

# Chapter 4 Community Development Plan

## *Did you know?*

Established in 1979, the Washington County Community Development Block Grant (CDBG) program has expended over \$80 million to build public facilities and infrastructure and provide services that benefit low- and moderate-income persons. Beaverton became a separate Entitlement Community with its own allocation of CDBG funds in 1994, and has expended approximately \$11.5 million to assist low- and moderate-income residents and revitalize areas of the city.

*Good Neighbor Center, Shelter for homeless families, Tigard*





# Chapter 4 Community Development Plan

This chapter provides an overview of the federal Community Development Block Grant Program as well as Washington County’s CDBG program by providing a summary of Washington County’s non-housing needs for the 2015-2020 reporting period as well as an outline of the allocation process for Washington County’s CDBG programs.

Funding from the Community Development Block Grant (CDBG) program is primarily targeted toward priority community development (non-housing) needs for low- and moderate-income persons throughout Washington County. Washington County and the City of Beaverton each receive their own annual allocations of CDBG funds and administer their jurisdiction’s programs independently. Although the programs are run separately, staff members coordinated a joint needs assessment.

Information to help identify community development needs was gathered through public outreach activities. Staff reviewed the findings from community workshops, one-on-one interviews with high-risk residents, community need surveys that were completed by local service providers and a community-wide survey of local residents. The results of all of these informational tools were used to create jurisdiction-specific Objective Statements, that were then used to identify what needs would most likely be addressed in the HUD Production Objectives. Each year public, local government and non-profit organizations apply for CDBG funds to help pay for specific community projects. Consistency with the needs identified in the Consolidated Plan is one of the many criteria used to approve funding for these projects. The Objective Statements (see Appendix D.1 in Volume II) are intended to be used by potential CDBG applicants for qualifying their project under the 2015-2020 Consolidated Plan.

## I. Federal Programs

Congress created the Community Development Block Grant (CDBG) Program by authorizing Title I of the Housing and Community Development Act of 1974. The overall purpose of the CDBG Program is to develop viable urban communities by providing decent housing, creating suitable living environments, and expanding economic opportunities, primarily benefiting low- and moderate-income persons.

CDBG activities are initiated and developed at the local level based upon a community’s perceptions of its local needs, priorities and benefits to the community. Each entitlement grantee receiving CDBG funds determines what activities it will fund, as long as each project is eligible and meets one of three broad national objectives (benefit low- and moderate-income person, prevent or eliminate slums and blight, or meet community development needs of a particular urgency).

### Needs

The Washington County and City of Beaverton non-housing (community development) component of this needs assessment was developed through an intensive information gathering process that involved local governments, non-profits, residents, and other organizations. The project team utilized surveys, focus groups, workshops, and other public involvement activities to gather public input. In November of 2013, the County, in conjunction with the City of Beaverton, held a “What’s Working Workshop” to evaluate the current CDBG program. Staff worked with representatives from local

governments, non-profits, and other organizations to review the program, and review the needs assessment process and forthcoming Community Needs Survey for our service providers. Needs identified in this process that are specific only to the City of Beaverton's CDBG program are covered later in this chapter.

**Focus Groups**

Beginning in March 2014, Washington County and the City of Beaverton issued a Request for Proposal to a variety of local agencies to conduct focus groups in order to help gather information from residents on their needs, both met and unmet, for housing and services including public facilities and public infrastructure. Three different agencies responded to the Request for Proposal including Centro Cultural, Adelante Mujeres and the Beaverton Hispanic Center. Centro Cultural conducted two focus groups in Washington County outside the City of Beaverton, and Adelante Mujeres conducted another two focus groups in Washington County outside the City of Beaverton. The City of Beaverton contracted with the Beaverton Hispanic Center for two focus groups in Beaverton and with Adelante Mujeres for another focus group held in Beaverton. These focus groups were all held at various locations from April to June 2014.

Respondents were asked to prioritize three types of infrastructure activities if they were only able to fund three activities. There were 163 votes tallied on infrastructure. Public safety in relation to infrastructure seemed to be the overarching theme of their priorities. Pedestrian safety improvements was the highest priority with 18.4% followed by street lighting or signal lights at 17.8%, building or repairing sidewalks at 16.6% and bike paths at 15.3%. Road repair or road extension was also notable as a priority with 12.3% of the responses.

Respondents were asked to prioritize five types of public facilities if they were only able to fund five public facilities. There were 183 votes tallied on public facilities. Facilities for youth and childcare seemed to be the overarching theme of their priorities, while it was notable that homeless shelters and addiction treatment centers were also prioritized. Youth center was the highest priority with 18.0% followed by homeless shelter at 15.3%, childcare center at 14.8% and addiction treatment center at 9.8%.

Respondents were asked to prioritize three types of affordable housing if they were only able to fund three types of affordable housing. There were 155 votes tallied on housing. Housing-related education was the highest priority with 18.1% followed by affordable homeownership at 16.1%, homeowner repair, renovation or rehabilitation programs at 14.8% and affordable rental housing at 14.2%. Renovation and rehabilitation of affordable apartment complexes and improvements in resident's homes and apartments for those with physical limitations were also notable as priorities with 12.3% and 10.3% of the responses respectively.

Respondents were asked to prioritize some of the challenges they faced in order to determine what public services might help them in their daily lives. There were 196 votes tallied on public services. Child care services was the highest priority with 14.8% followed by health services at 12.8%, rental assistance at 12.2%, youth services at 11.7% and transportation services at 10.2%.

**Citizen Survey**

With the intent of increasing citizen participation and input during the 2015-2020 Consolidated Plan drafting process, the Consolidated Plan Workgroup authorized staff to conduct a 2015-2020 Consolidated Plan Citizen Survey. The goal of this survey was to gather input from community members across Washington County to gain insight on their views regarding the current levels of support for various programs, and where they

see the greatest need for those programs that are eligible to receive funding from the HUD grant programs that Washington County and the City of Beaverton administer. The survey was provided in both English and Spanish, and was available to the public from January 2014 to April 11th, 2014.

Written media was sent to libraries across the county through the Washington County Cooperative Library Services. This included hardcopies of the survey, as well as flyers and signage to post near computers to encourage library patrons to take the survey. Additionally, a QR (Quick Response) code was created, for both English and Spanish, to allow people to use their smart phones to take the survey. This gave them the option to take the survey at a later time and provide access when no computers were available. Promotional bookmarks were created and sent out to the libraries along with the other materials to be distributed to library patrons. In addition to the libraries, 11 other Washington County organizations were contacted and asked to assist in distributing links to the survey electronically in an effort to be more sustainable and reduce paper waste. They were also offered hardcopies upon request. Washington County and City of Beaverton staff also provided the survey at the Project Homeless Connect event in Hillsboro.

Articles were published in the Beaverton Resource Guide, Beaverton Valley Times, The Oregonian, and in the City of Beaverton's Your City Newsletter. City of Beaverton staff in charge of the weekly Neighborhood Association Committee (NAC) email list and liaisons for all City of Beaverton boards and commissions were also contacted to help distribute the survey.

A utility bill insert promoting the survey was sent out in 19,000 water bills for the City of Beaverton in February. Hard copies with drop boxes were placed at both Beaverton Libraries in early April as part of a last push for survey results. As part of that same effort 30+ churches and faith based organizations in Beaverton and Hillsboro were contacted by email and phone, asking for their help in reaching out to community members for their input.

584 responses were received between January and April 2014, but it was observed that an inadequate number of responses were received from the lower-income population. The survey was then re-opened between June and the end of July 2014 to attempt to receive a better response rate from lower-income tenants living in Washington County. Notice of the survey's re-opening was sent by Washington County Department of Housing Services directly to all public housing tenants, inviting them to provide feedback about the needs they have identified in the community. At the end of July, an additional 202 responses were received, and most of them from lower-income households, making a total of 786 responses received in the Community Wide Survey. All responses were analyzed as a whole for the County, and then broken down by zip code to provide insight into individual communities. People were given the option to identify their specific neighborhood in which they lived. There were also options for people who work in Washington County but reside outside of County boundaries. A summary of the results of the Citizen Survey is included in Appendix B of Volume 2.

**Community Needs Assessment**

The Community Needs Survey was provided in an online format throughout the months of November to April. Outreach was conducted through email, direct mail and through various stakeholder meetings. Representatives from over 55 different organizations responded to the Community Needs Survey, identifying a total of 131 needs related to a wide variety of programs and facilities. Many organizations identified multiple needs. Of the total, 41 needs were identified by cities, 25 by the County, 62 by non-profit organizations and 3 by special districts or similar organizations. It should be noted that certain needs were identified by multiple agencies; therefore, there is duplication in the associated cost of fully addressing each need. This should be taken into consideration when looking at the cost to address all needs.

Needs identified through these assessments fall into the following major and sub-categories, which are stated here regardless of whether a need was identified through public outreach efforts:

**Public Facility Long Range Goal:** Develop or improve a variety of public facilities to benefit income-qualifying neighborhoods or income-qualified populations.

- Public Facilities, including the following sub-categories:
  - ◆ Senior Centers: Construct or improve senior centers for improved access to services and activities.
  - ◆ Handicapped Centers: Construct or improve centers to serve persons with disabilities.
  - ◆ Homeless Facilities: Construct or improve homeless facilities to shelter homeless persons, family and youth.
  - ◆ Youth Centers: Construct or improve youth facilities to serve low-income youth (includes abused/neglected children).
  - ◆ Neighborhood Facilities: Construct or improve parks and recreational facilities for low-income areas.
  - ◆ Child Care Centers: Construct or improve child care facilities to serve low-income children.
  - ◆ Health Facilities: Construct or improve health (physical and mental) facilities for low-income populations.
  - ◆ Mental Health Facilities: Construct or improve health (physical and mental) facilities for low-income populations.
  - ◆ Parks and/or Recreation Facilities: Construct or improve parks and recreational facilities for low-income areas.
  - ◆ Parking Facilities: Construct or improve parking facilities to serve low-income areas and populations.
  - ◆ Tree Planting: Plant trees in low-income areas for neighborhood beautification.
  - ◆ Fire Stations/Equipment: Construct or improve fire stations/equipment in low-income areas.
  - ◆ Non-Residential Historic Preservation: Rehabilitate and preserve non-residential historic buildings.
  - ◆ Other Public Facilities: Construct or improve other public facilities (which may include but not be limited to food banks, family resource centers, multi-purpose centers, libraries, and other facilities serving low-income populations).

**Infrastructure Long Range Goals:** Improve the infrastructure of income-qualified areas to ensure the health and safety of communities and increase neighborhood pride and viability

- Infrastructure, including the following sub-categories:
  - ◆ Water/Sewer System Improvements: Improve water/sewer systems by upgrading water lines or constructing new facilities to increase capacity
  - ◆ Street Improvements: Replace, repair or construct or improve streets and related infrastructure.
  - ◆ Sidewalks: Construct, repair or replace sidewalks.
  - ◆ Flood Drainage Improvements: Improve safety through storm water management and flood drainage improvements.
  - ◆ Other Infrastructure: Improve other infrastructure systems that will benefit low income areas.

**Public Services Long Range Goal:** Provide public services that ensure the health and welfare of income-qualified people living in the community.

- Public Services, including the following sub-categories:
  - ◆ Childcare Services: Provide child care services to support low-income families.
  - ◆ Crime Awareness: Support crime awareness and other anti-crime programs through education and training.
  - ◆ Employment and Training Services: Provide employment and training programs to help residents obtain and retain jobs.
  - ◆ Fair Housing: Provide fair housing services and landlord/tenant education and/or counseling.
  - ◆ Handicapped Services: Provide services/activities to persons with disabilities through access to services/centers.
  - ◆ Health Services: Improve access to health (physical and mental) and dental care services and/or education to low-income families.
  - ◆ Legal Services: Secure legal, advocacy, interpretation, and translation services for social service agencies
  - ◆ Other Public Services: Provide other public services such as homeless supportive services (rent prevention assistance, services for victims of domestic violence, mental health counseling, substance abuse counseling, life skills training, childcare, risk mitigation assistance, and other needs specifically targeted to the homeless), counseling for victims of crimes, emergency basic needs, access to affordable housing, homeownership classes, literacy programs, information and referral services, and life skills training and professional development opportunities.
  - ◆ Senior Services: Provide services to seniors to prevent isolation or elder fraud and ensure basic needs are met.
  - ◆ Substance Abuse Services: Provide substance abuse/chemical dependency services to low-income populations.
  - ◆ Tenant/Landlord Counseling: Provide fair housing services and landlord/tenant education and/or counseling.
  - ◆ Transportation Services: Increase affordable and accessible transportation services.
  - ◆ Youth Services: Offer an array of supportive services to low-income and at-risk youth.

Need statements were reviewed, compiled, categorized and have been summarized in this plan. The objective statements that reflect these identified needs are included in Appendix D.1 of Volume II.

## **II. Washington County Program**

Established in 1979, the Washington County CDBG program has expended over \$80 million on projects directed at activities benefiting low- and moderate-income persons. Over the years, the County’s strategies have changed to accommodate community needs. This has been accomplished through changes in the general allocation formula, which guides the proportion of funds to be expended within the program’s major funding categories. Program categories include: public facilities, infrastructure improvements, public services, and affordable housing.

### **Projects Funded**

- **Public Facilities:** In the early years of the Washington County program, a large portion of the funds was used to construct senior centers. In recent years, a significant portion of the money spent in this category has been used for shelters, group homes, parks and other multi-purpose community centers. Special needs housing, such as shelters, group homes and residential facilities for presumed benefit groups, are not considered to be permanent or new housing, and thus are included in Public Facilities.
- **Infrastructure Improvements.** This category includes projects such as streets and sidewalks. Expenditures for infrastructure improvements have fluctuated over the years, from a low of 20% to a high of 40% (of the total CDBG allocation minus public services and administration funds) in a given annual funding cycle.
- **Public Services.** Fifteen percent of the grant plus program income is the maximum allowed by the federal government for public services. This category is the most competitive, with the largest number of applications submitted.
- **Dedicated Funding for Weatherization and Housing Rehabilitation.** Expenditures in Washington County have fluctuated from a low of about 15% in the first funding cycle, to a high of about 30% in the 2010-2015 cycle. Within the Affordable Housing category (formerly the housing rehabilitation category) components have been added to address needs expressed in the community. One example of this is a CDBG set-aside for Community Housing Development Organizations (CHDOs) to use for eligible housing development activities.

### **Projects Not Funded**

The Washington County CDBG program has elected not to fund certain types of projects, although they are permitted to do so by the federal government. Reasons for not funding these projects vary.

- In the early 1990s, it was decided that economic development projects would not be funded using CDBG funds; however, job training and employment services are eligible under the public services category.
- Planning studies are not funded unless related to the overall functioning and general administration of the CDBG program.
- “Stand alone” projects to improve accessibility of public facilities are not funded because of concerns regarding the potential cost of ensuring that public facilities comply with federal accessibility requirements. The CDBG program, as required by federal law, ensures that all projects comply with federal accessibility requirements and standards.



## **Priorities**

Based upon the needs assessment process, policy development in Washington County and input from various stakeholders throughout Washington County, the County’s Office of Community Development and the City of Beaverton have both chosen to prioritize CDBG activities that address the goals and strategies set forth in the Washington County 10-Year Plan to End Homelessness. All activities that address goals and strategies from the 10-Year Plan will be considered High Priority activities. All other needs identified through the need statement process will be considered Low Priority.

Eligible activities that were not identified through the need statement process will be categorized as “no need.”

## **Allocation Process**

Guidelines for allocating CDBG funds are established by the Washington County Policy Advisory Board and approved by the Board of County Commissioners. The program uses three steps to determine which projects will receive funding. First, an allocation formula is developed that identifies the proportion of funds that will be allocated to each general program category. Second, objective statements are established based on the results of the Community Needs Assessment, and only projects that address those objective statements are considered for funding. Finally, projects are evaluated according to specific criteria. These criteria are designed to ensure that projects address long- and short-term County strategies and that only viable and effective projects are selected.

This Consolidated Plan includes the guidelines for program expenditures during the five-year planning cycle from 2015-2020. The allocation formula that was used for Year one of the 2015 – 2020 Consolidated Plan was revised for Year two to reflect changes made through the Consolidated Planning process. Actual expenditures may vary from these standards, depending on project submissions, the results of the project selection process, and the amount of funds needed for individual projects. The allocation formula, as follows, is based on the County needs as identified through the Community Needs Survey process described above. Consideration is also given to addressing needs for which other funding sources are limited.

## **Program Administration**

HUD allows CDBG entitlement grantees to set aside 20% of the annual entitlement award plus program income to administer the program and ensure that all grants are in compliance with program regulations. Administration and Public Service funds are withdrawn from the pool of available resources prior to distribution of funds in each of the remaining program categories.

## **Public Services**

HUD allows CDBG grantees to set aside up to 15% of the annual entitlement award plus program income to fund public service projects. For the current planning cycle, the County will allocate 15% of the total entitlement award plus 15% of program income to the public services pool of funding. This will effectively increase the percentage of public services funding available each year.

To continue support for fair housing and resident services for Tier I CHDO properties, the Policy Advisory Board has authorized the County to re-authorize two set-asides within the public services funding category. 13% of the public services funding will be set-aside for resident services programs administered by tier-one community development housing organizations (CHDOs) who have at least 51% of their housing units in Washington County.

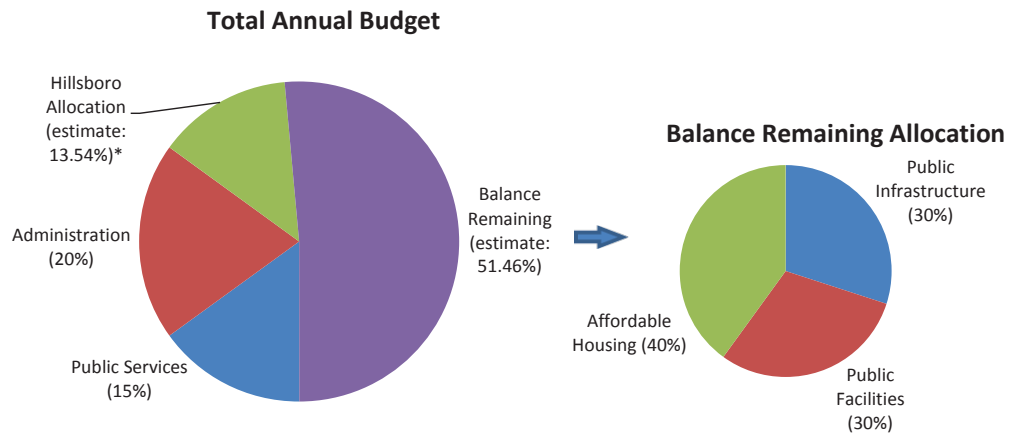
2% of the public services funding pool will be set aside for fair housing activities, in order to strengthen the County’s efforts to affirmatively further fair housing. The requirement to affirmatively further fair housing is one of the many activities HUD grantees must undertake in order to be eligible to receive CDBG funds.

### Balance of Remaining Funds

After program administration and public services allocations are subtracted from the entitlement award (including program income), the City of Hillsboro’s allocation of 50% of its total entitlement award is deducted. Remaining funds are then divided between the three remaining program categories: Public Facilities (30%), Public Infrastructure (30%) and a newly titled category, Affordable Housing (40%). In previous years, Hillsboro’s allocation was deducted directly from either the public facilities category or the public infrastructure category, depending on the type of project the City elected to fund that year. Due to fluctuations every two years in the amount of funds remaining in these competitive categories, the decision was made to set Hillsboro’s funds aside prior to splitting them between categories and is intended to prevent inconsistent funding amounts available for other projects.

Of the funds available in the Affordable Housing Category, up to \$100,000 will be set-aside to support the CDBG-eligible costs of affordable housing developments. This set-aside will be awarded to projects owned, developed, or sponsored by CHDOs seeking competitive tax credits through the State of Oregon’s annual Low-income Housing Tax Credit (LIHTC) NOFA. Organizations should be aware that not all program activities in the Affordable Housing Category are open to competition; funding is dedicated for other CDBG-eligible activities including the County’s Housing Rehabilitation Programs, Community Action’s Comprehensive and Self-Help Weatherization programs, and Rebuilding Together of Washington County activities. The pie chart below demonstrates how CDBG funds will be allocated to different activities.

### Washington County CDBG Budget Allocation Methodology



\*Note: The City of Hillsboro’s portion will be 50% of its annual HUD allocation.

## **Application, Selection and Funding Processes**

Each year, the County hosts informational meetings regarding the CDBG program and application process in mid-August. Proposals are due each October. Competitive categories are as follows: Public Facilities, Infrastructure and Public Services. It should be noted that the Policy Advisory Board will only accept proposals that address the objective statements identified in this Plan.

Following receipt of project proposals, OCD staff reviews proposals and clarifies questions with applicants. Staff prepares a preliminary analysis of proposals, which are then sent to applicants and the PAB. The PAB allows applicants to briefly present proposals and address questions in a public forum. The PAB rates proposals according to established criteria and projects are then listed in order of rank within program categories (30% to public facilities, 30% to public infrastructure, and 15% to public service activities).

Each year, when the federal government informs the County of the amount of its annual entitlement, funds will be allocated to each program category, according to the formula in this Plan. Subsequently, grant awards will be made to the highest-ranking projects in each category, to the extent that funds are available. Following PAB recommendation and endorsement by the Board of County Commissioners, selected projects are included in the County's annual Action Plan, which is submitted to HUD. The County then enters into agreements with project sponsors, with funding normally beginning July 1.

## **III. City of Beaverton Program**

Established in 1994, the City of Beaverton's CDBG program has expended approximately \$11.5 million on projects directed at activities primarily benefiting low- and moderate-income persons. Over the years, the City's strategies have changed to accommodate community needs. For the past five years the City of Beaverton has worked on improving the downtown area with the Storefront Improvement Project. The City of Beaverton continues to see a need in providing affordable housing to residents, as well as economic development for microenterprises and Storefront Improvement programming, but may elect to phase out CDBG funding of the Storefront Improvement Project. Going forward the City of Beaverton will continue to utilize the CDBG program to help first time homebuyers successfully gain access into neighborhoods that have previously been unattainable, rehabilitate existing housing, and fund the microenterprise business development model that assists in job creation and skills training. The City of Beaverton continues to be open to creating new relationships with partners that plan to benefit the City of Beaverton populations, while retaining existing partnerships that are working well.

### **Beaverton-specific Needs**

Out of the 786 people that responded to the 2015-2020 Consolidated Plan Community Wide Survey between February 2014 and June 2014, 36% stated they reside in Beaverton. The following are those survey results:

- Housing Needs: In order of perceived need: (1) Affordable rental housing, (2) Affordable homeownership, (3) Housing for people with physical and mental disabilities, (4) Accessibility improvements, (5) Homeowner rehabilitation, (6) Rental rehabilitation, (7) Transitional housing for offenders, (8) Other. In order of perceived priority, (1) Affordable rental housing, (2) Senior housing (3) Housing for people with physical and mental disabilities, (4) Affordable homeownership (5) Homeowner rehabilitation, (6) Rental rehabilitation, (7) Transitional housing for offenders, (8) Accessibility improvements.

- **Public Service/Infrastructure Improvement Needs:** The top seven perceived need, in order, to construct, expand or rehabilitate the following buildings, spaces, or activities is: (1) Abused/Neglected Children Center, (2) Homeless Shelter, (3) Handicapped Center, (4) Child Care Center, (5) Neighborhood/Community Center, (6) Youth Center, (7) Addiction Treatment Center. The top specific infrastructure improvement was sidewalk building and repair.
- **Economic Development Needs:** Microenterprise (businesses with five or fewer employees), other types of economic development, and the Downtown Storefront Improvement Program were all identified as being the highest need. In the last five years at least 49% have experienced job loss, over 71% a reduced income, and approximately 50% were experiencing underemployment (defined as only having part-time employment when needing full-time or not making full use of your skills).

In addition to the Consolidated Plan Community Wide Survey, Beaverton has received input regarding community needs through a few other sources such as Beaverton Focus Groups, and the Draft Recommendations from the Diversity Advisory Board.

Two focus groups were held in Beaverton to address the priority for economic development. The perceived highest need for economic development, in order, are: (1) Grants, (2) Loans, (3) Coaching to help with business plans and budgeting, and (4) Business classes and training. There was no need stated for facility renovation, which is an eligible activity.

According to the recent recommendations from the Diversity Advisory Board, the needs of Beaverton (as they relate to CDBG) are outlined below:

- **Housing Needs:** Plan for accessing emergency shelters and supportive housing. Strengthen the rental housing inspection program, increase knowledge of tenants' rights, and monitor for housing discrimination. Expand programs to support first-time homebuyers while establishing a housing trust to establish public housing for low income populations across city neighborhoods.
- **Public Service Needs:** Limited English proficiency awareness, and access to materials in other languages besides English.
- **Infrastructure Improvement Needs:** Reduce barriers to having community gardens, and create outreach program that links communities of color to community gardens.
- **Economic Development Needs:** There still remains an extreme disparity of people of color working in management positions compared to the Caucasian population. The study, *Examining Racial Disparities in Beaverton*, conducted by Alexis Ball in 2014, shows 40% of Caucasians are in management positions compared to only 10% of people of color. By 2020, just the Latino population is expected to increase by another 10%, not to mention the other non-white population increase expected by 2020. The need for education levels to increase in these populations is apparent, and programs designed to expand access to job training, support of local minority women developing small businesses, and systems that provide small business loans is requested.

### **Projects Funded**

- **Housing Rehabilitation:** The City has consistently allocated a portion of its annual entitlement award to its housing rehabilitation program. For the past five years, Unlimited Choices, Inc. has administered the City of Beaverton's housing rehabilitation through three programs: Hope-4-Homes, Adapt-A-Home, and Mend-A-Home. These programs offer low interest rehabilitation loans, accessibility modification grants, and small grants for mobile home rehabilitation.

- **Homeownership:** The City partners with Proud Ground to assist income qualified first time homebuyers with a buyer-initiated grant program. A large portion of the grant is used for down payment assistance, with money remaining to assist with home repairs. Homes that are purchased with CDBG funds will remain in the Proud Ground Community Land Trust which ensures long term affordability.
- **Public Facilities:** In past years, the City has used CDBG funds to rehabilitate public service buildings to better serve clients, and to develop or improve a variety of public facilities to benefit income-qualifying neighborhoods or income-qualified populations.
- **Public Services:** HUD allows CDBG grantees to set aside up to 15% of the annual entitlement award. The City of Beaverton plans to continue allocating 15% of the total entitlement award to the public services pool of funding to provide public services that ensure the health and welfare of income-qualified people living in Beaverton.
- **Infrastructure Improvements:** Improve the infrastructure of income-qualified areas to ensure the health and safety of communities, and to increase neighborhood pride and viability, particularly when related to other real-estate development projects. Infrastructure improvements include street and sidewalk repair/expansion, water and sewer lines, storm drains, bike paths, street lighting, and undergrounding utility lines.
- **Economic Development:** Increase economic opportunities through re-development and job creation activities using microenterprise and other economic development activities that support this goal, microenterprise being priority. Microenterprise is used to provide financial assistance, technical assistance, or general support services to owners and developers. Technical Assistance will facilitate skills and knowledge in planning, develop and administer activities for both microenterprises and other economic development actions. Other economic development activities may include financial assistance to for-profit businesses to acquire property, clear structures, build, expand or rehabilitate a building, purchase equipment, or provide operating capital. Forms of assistance include loans, loan guarantees, and grants.

The City helps people attend Foundations for Business (a 6 week course on how to start a business), participate in business seminars, and utilizes a match savings program to provide economic opportunities for the Hispanic/Latino community, and to other low and moderate income residents. The Storefront Improvement Program is not expected to continue using CDBG funds for the duration of the 2015-2020 Consolidated Plan, however the City may elect to use CDBG funds if general funds or other financial assistance are not available to continue this program.

### **Projects Not Funded**

The City's CDBG program has elected not to fund certain types of projects, although they are permitted to do so by the federal government. Reasons for not funding these projects vary.

- Planning studies are not funded unless related to the overall functioning and general administration of the CDBG program.
- "Stand alone" projects to improve accessibility of public facilities are not funded because of concerns regarding the potential cost of ensuring that public facilities comply with federal accessibility requirements. The CDBG program, as required by federal law, ensures that all projects comply with federal accessibility requirements and standards.

### **Priorities**

In keeping with Washington County’s 10-Year Plan to End Homelessness that was created in 2008, the City will continue to hold a higher priority for ending homelessness (especially for Beaverton youth), and continue to support programs and ideas that get Beaverton students into safe and adequate housing. Foster care projects, like 5th and Main that address homelessness, will continue to be a high priority. Other ideas worth considering are projects like Bridge Meadows, which is looking to develop a site in Beaverton. Bridge Meadows is a unique multi-generational community located in the Portsmouth neighborhood of North Portland where adoptive parents, foster children, and elders live together in affordable housing, and have a support network for low-income elders and families in the process of adopting foster children.

Other priorities remain as stated in the Public Facility, Infrastructure, Public Service and Economic Development Goals section previously outlined in this document.

### **Allocation Process**

This Consolidated Plan is the basic overview for CDBG program expenditures during the five-year planning cycle from 2015-2020. HUD allocates the CDBG to be used for public services, administration, and for benefits to low-and-moderate income persons (each is defined in greater detail below). The City will determine the priorities within these areas in Beaverton’s Annual Action Plan that is prepared and available for review annually in April.

### **Program Administration**

HUD allows CDBG entitlement grantees to set aside up to 20% of the annual award, plus program income, to administer the program and ensure that all grants are in compliance with program regulations. The amount of program income the City receives each year fluctuates greatly, therefore the City only sets aside 20% of its annual award for administrative activities.

### **Public Services**

HUD allows CDBG entitlement grantees to set aside up to 15% of the annual award, plus program income, to fund public service projects. Public Service project priorities are in alignment with Washington County’s 10-Year Plan to End Homelessness.

### **Public Facilities, Infrastructure, Housing Rehabilitation & Economic Development**

After Program Administration and Public Services allocations are subtracted from the annual entitlement award the remaining funds are divided between housing rehabilitation, homeownership activities, public facilities, public services, infrastructure improvement, economic development, and other programs and activities that have been identified herein.

### **Application, Selection and Funding Process**

The City may elect to directly fund specific projects that meet the Consolidated Plan goals, or may solicit applications. The City allocates funds based on funding availability and program demand. Projects are included in the Annual Action Plan, which is generally made available for public comment in March, approved by City Council in April, and submitted to HUD in May. The City then enters into agreements with subrecipients with funding normally beginning July 1.