

DRAFT

2019 Action Plan

for Washington County and
the Cities of Beaverton and Hillsboro



The 2019 Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Action Plan report is then downloaded into a Word format. The Action Plan template in IDIS has a series of prescribed questions that align with the CDBG, HOME, ESG and Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please don't hesitate to contact the Office of Community Development at 503-846-8814. Thank you for your interest and time spent reviewing this report.

Cover photos of CDBG and HOME projects: (Clockwise from the top left):

City of North Plains Claxtar St. Waterline, Street and Sidewalk Improvements

City of Hillsboro Walnut Park Improvements

Northwest Housing Alternatives Alma Gardens Apartments, Hillsboro

City of Hillsboro Dairy Creek Park Picnic Shelters and Accessibility Improvements

WaCo LUT SW 173rd Sidewalk Improvements, Aloha

City of Tualatin's Juanita Pohl Center

Centro Cultural de Washington County, Cornelius

Bienestar, Inc.'s Juniper Gardens Apartments, Forest Grove

Public Service activities funded by the City of Beaverton

Home assisted by WaCo Office of Community Development's Housing Rehabilitation Program

Boys and Girls Aid Transitional Living Program, Beaverton

Sequoia Mental Health Services Clinical Office Building (adjacent to Spruce Place Apartments)

Copies of this document may be accessed online at:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/annual-draft-action-plan.cfm>

To be approved by the Washington County Board of Commissioners

Date: 5/7/2019

2019 Action Plan

Washington County Consortium

Washington County and
The Cities of Beaverton and Hillsboro
Oregon

Prepared by
Washington County Office of Community Development
In collaboration with
City of Beaverton Community Development Division and
City of Hillsboro City Manager's Office



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2015-2020 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income residents of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium). It sets forth a five-year strategic plan consisting of actions and production targets to address community needs. The success of the plan depends on the participation of numerous agencies and local governments in the collaborative implementation of the strategies. The Washington County Office of Community Development is the Lead Agency responsible for plan coordination and reporting.

The Consolidated Plan is augmented by annual Action Plans, which identify how the jurisdictions will spend the scarce public resources each year to meet the goals and priorities identified in the Consolidated Plan. In Washington County, three jurisdictions receive formula allocations from the federal programs described above. Washington County receives a direct allocation of CDBG funds annually which can be used throughout Washington County, except for in the City of Beaverton and the City of Hillsboro. The Cities of Beaverton and Hillsboro will also receive their own allocation of CDBG funds and these funds must be used to benefit their residents exclusively. The Washington County Office of Community Development acts as the Lead Agency for the Washington County HOME Consortium; HOME funds can be used throughout the county. The Washington County Office of Community Development, City of Beaverton, and the City of Hillsboro worked together in the development of this Action Plan.

HUD does not receive its annual funding appropriation until several months into the federal fiscal year and has therefore issued guidance through CPD Notice 19-01 that grantees should include “contingency provision” language in their action plan to explain how the plan will be adjusted to match its actual allocation amounts, once actual amounts become known. Washington County uses a percentage of the allocation to determine its administration and set-aside funding amounts, which would be adjusted accordingly. For the public facilities and infrastructure categories, if the CDBG allocation is increased, any additional funds would go to the contingency funds’ category as there are no additional projects. If the allocation is decreased, adjustments will be made to the public infrastructure category by decreasing the amount awarded to the City of Banks. In the competitive public service category, funds would be subtracted from the Boys and Girls Aid- Safe Place for Youth project. This project was on the cusp of the funded competitive public service projects and is currently only partially funded. All public services set-aside projects would be reduced to reflect the 15% cap. For HOME Investment Partnership funds, any increase or decrease in the allocation would go to the unobligated category.

2. Summarize the objectives and outcomes identified in the Plan

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years. This year, the following goals are being carried out through projects to be funded:

- Homeless Supportive Services
- Projects that implement the 10 Year Plan Strategies
- New Construction of Affordable Rental Housing
- Assistance to Affordable Rental Housing
- Owner-occupied Housing Rehabilitation
- Public Infrastructure Improvements
- Supportive Services

3. Evaluation of past performance

In the 2017 Consolidated Annual Performance and Evaluation Report (CAPER), OCD provided an evaluation of the third year of the five-year Consolidated Plan. Washington County made significant progress in meeting its five-year goals. Some notable accomplishments included the following:

CDBG funds provided the following accomplishments in the PY 2017 (July 1, 2017-June 30, 2018):

- Completion of three public facility projects; including the Hillsboro Community Senior Center Renovation, Community Warehouse Safety and Accessibility Project, and the Family Promise of Washington County Day Center Improvements. These projects served a total of 3,301 persons.
- Completion of five infrastructure projects; including the City of Cornelius - S Dogwood St Pedestrian Improvements, City of Cornelius - S. Heather St. Pedestrian Improvements, City of Tigard - Commercial Street Sidewalk, Timber Water Association - Reservoir Replacement, and the City of Forest Grove - Firwood Lane Sanitary Sewer Project. These projects served a total of 7,009 persons.
- Public services served a total of 7,502 persons. Projects that met a strategy in "A Road Home: 10 Year Plan to End Homelessness" benefited 5,963 persons and non-homeless services benefitted 1,539 persons.
- Housing Rehabilitation and weatherization improvement projects benefitted 311 households. These included 19 households through the Office of Community Development's Housing Rehabilitation Program, 42 households through Rebuilding Together, and 250 households through Community Action's self-help and comprehensive weatherization programs.

HOME funds provided the following accomplishments in PY 2017:

- Bridge Meadows Beaverton project. This is a mixed-income, multigenerational community that consists of seven buildings with forty-one (41) units of rental housing for seniors and families with foster children exiting the child welfare system, including five (5) HOME-assisted units.
- Pomeroy Place (aka Blanton Street) project. This project created twenty (20) units of rental housing in two buildings targeting homeless veterans and veteran families. It contains one, two and three-bedroom units, a community room, and an outdoor playground area, including five (5) HOME-assisted units.

ESG funds provided the following accomplishments in PY 2017:

- Homeless outreach enrolled 567 persons
- Rapid re-housing served 16 households
- Overnight shelter accommodation served 601 persons

4. Summary of Citizen Participation Process and consultation process

Thirty-day notices were posted prior to the public comment period, which was between March 12 and April 11. Public comment period for this Action Plan were published in El Latino de Hoy, the Oregonian, the Washington County Tribune, and the Hillsboro Tribune. Public hearings at the time of this writing are planned for Wednesday, April 3rd at the Beaverton City Hall at 10:00 (directly following the HSSN meeting to maximize attendance) and Thursday, April 11th at 7:00 p.m. in Hillsboro at the Washington County Public Services Building in front of the Policy Advisory Board.

5. Summary of public comments

Summary of public comments will be included in final Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Summary of comments or views not accepted will be included in final Action Plan.

7. Summary

Minutes of the two public hearings will be included in the Appendix

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Washington County Office of Community Development
HOME Administrator		Washington County Office of Community Development
ESG Administrator		Washington County Office of Community Development

Table 1 – Responsible Agencies

Narrative

Washington County's Office of Community Development (OCD) is the Lead Agency for the development of the Action Plan. OCD works closely with the City of Beaverton and the City of Hillsboro in the development of this Plan. We also work closely with the Department of Housing Services on portions of the plan related to Public Housing and the Continuum of Care.

Consolidated Plan Public Contact Information

Office of Community Development
328 West Main, Suite 100 (MS# 7)
Hillsboro, OR 97123
503-846-8814
cdbg@co.washington.or.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The main focus on consulting with other entities occurred during the development of the 2015-2020 Consolidated Plan. A full discourse on those efforts can be found in Volume 1 and Volume 4 of the Consolidated Plan at:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/2015-2020-consolidated-plan.cfm>

The Office of Community Development (OCD), the City of Beaverton, and the City of Hillsboro participate in the Housing and Supportive Services Network (HSSN) and the Coalition of Housing Advocates (CHA) on a monthly basis where strategic discussions, consultations, information sharing, and feedback are provided between local government, non-profit housing and services providers, the faith community and private citizens. OCD coordinates a funders group where we consult with Oregon Housing and Community Services, Housing Authority, Community Housing Fund, Enterprise and Network of Affordable Housing on housing affordability issues and housing pipeline. In addition, OCD and Community Action lead the Anti-poverty Work Group which meets every other month to address broad policy issues impacting poverty.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

During the Consolidated Plan consultations, Washington County brought in the Washington County Department of Housing Services and nonprofit providers like Community Partners for Affordable Housing and private health agencies like Virginia Garcia Memorial Health Center, public mental health agencies like the Mental Health Services Division of the Washington County Department of Health and Human Services. These agencies all presented on the County's needs regarding integration of health and mental health and housing. There was also a consultation presentation from Amanda Saul of Enterprise Community Partners regarding their privately funded Health and Housing Initiative Study to determine the health benefits of onsite healthcare in assisted housing. Many of those efforts opened up on-going opportunities for consulting at meetings, participating on panel discussions at workshops, checking in by phone to address issue-specific discussions, and even partnerships in seeking grant funding and new initiatives. Other efforts to support coordination include regular consultations with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, and through the operation of Community Connect, the County's Coordinated and Centralized Assessment System (CCAS) for the provision of housing and homeless services in Washington County. Through these monthly meetings, we have access to local, state, and federal government representatives, non-profits, faith-

based partners and interested community members. At the Anti-poverty Work Group meetings, we meet regularly with Oregon Department of Human Services staff, WorkSystems, cities of Beaverton and Hillsboro, County Departments of Housing Services, Disability, Aging and Veterans Services, and Legal Aid working to reduce barriers to people in poverty. Through the Homeless Plan Advisory Committee, of which OCD is a participant, we have access to the business community to hear their thoughts on housing and homeless issues. In addition, through Washington County Thrives, we are able to meet with people from many of these same sectors that are invested in housing and homeless issues. Other on-going efforts to stay abreast of emerging issues occurs at HSSN and CHA monthly meetings, HSSN Work Group bi-monthly meetings, periodic funders group meetings, and as-needed meetings with local housing developers. OCD staff is involved in these meetings as a way of keeping abreast of changing or emerging themes to inform our work. The original Con Plan consultation efforts were to inform the five-year strategic plan effort while on-going opportunities to connect with our community partners inform our day-to-day work.

In November 2018 the voters in Washington, Multnomah and Clackamas counties approved the Metro Affordable Housing Bond. The measure will provide funds used to build affordable housing for low-income households; purchase, rehabilitate, and preserve affordability of existing housing; and buy land for affordable housing. Washington County has worked closely with Metro with monthly meetings over the past year. These meetings will continue, both internally and with Metro, over the next year to develop Implementation Strategies that will guide the future use of these funds.

Washington County has worked closely with the City of Beaverton and the City Hillsboro on the 2019 Action Plan. Meetings are set up to discuss timing, deliverables, coordination, etc. This collaboration extends to CAPER production as well as Consolidated and Fair Housing planning efforts. As this process moves forward, the County will need to continue to reassess its housing and community development goals and expected outcomes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Office of Community Development is a member of the HSSN and we attend monthly meetings. It is at these meetings that we consult with the HSSN on the Emergency Solutions Grant program providing evaluation of performance as well as allocation priorities of the new grant period. We are also a member of the HSSN Work Group and meet with this group every other month throughout the year.

The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, a daytime walk-in center providing basic need resources, and community partners that includes severe weather shelters, meal sites, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. Through this engagement, all at-risk and homeless persons are referred to Community Connect, the Coordinated and Centralized Assessment System that

serves as Washington County's single-point entry system that screens individuals for homeless eligibility, assesses their housing and service needs, and refers the homeless individual to programs that can provide client-specific services integrated with housing, linkage to employment and health care resources.

The Consolidated Plan aligns and supports the work of the Continuum of Care by prioritizing, through additional points, projects that implement a strategy in A Road Home.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Washington County consulted with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, to discuss the allocation of Emergency Solutions Grant funding for eligible activities, develop ESG performance standards, and provide on-going evaluation of ESG projects to refine established ESG policies for the provision of housing and homeless services in Washington County. Consultation with the HSSN provided the forum for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from consultation with the HSSN include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, and development of a process to ensure that policies and procedures related to the administration and operation of the County's ESG-funded programs and Homeless Management and Information System (HMIS) are evaluated annually. Consultation with the HSSN work group and with the full HSSN membership on Friday, February 8th and Wednesday, March 6th respectively.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As Washington County is the lead consortium agency please refer to the consultation tables provided in their matching Annual Action Plan section.
2	Agency/Group/Organization	Community Action Organization of Washington County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
3	Agency/Group/Organization	BIENESTAR
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
4	Agency/Group/Organization	Domestic Violence Resource Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
5	Agency/Group/Organization	Good Neighbor Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
6	Agency/Group/Organization	Luke-Dorf
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
7	Agency/Group/Organization	Washington County Department of Community Corrections
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
8	Agency/Group/Organization	Washington County Department of Disability, Aging and Veterans Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
9	Agency/Group/Organization	Washington County Department of Health and Human Services' Mental Health Services Division
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
10	Agency/Group/Organization	Washington County Department of Housing Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
11	Agency/Group/Organization	City of Hillsboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
12	Agency/Group/Organization	BEAVERTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
13	Agency/Group/Organization	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
14	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
15	Agency/Group/Organization	Family Bridge
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
16	Agency/Group/Organization	HomePlate
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
17	Agency/Group/Organization	Cascade AIDS Project
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
18	Agency/Group/Organization	Boys and Girls Aid
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
19	Agency/Group/Organization	OPEN DOOR COUNSELING CENTER
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
20	Agency/Group/Organization	CODA
	Agency/Group/Organization Type	Substance Abuse Services
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
21	Agency/Group/Organization	LIFEWORKS NORTHWEST
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
22	Agency/Group/Organization	Lutheran Community Services NW
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.
23	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the 10 Year Plan to End Homelessness.

Identify any Agency Types not consulted and provide rationale for not consulting

We consulted with a broad range of agencies and we used a wide variety of techniques to solicit input. Federal, State, County, cities, non-profits and citizens are part of the HSSN Membership. The membership is open to all and the meeting agendas are published well in advance of each meeting. No agency was intentionally left out of the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	The Department of Housing Services (DHS) and OCD have worked closely to align A Road Home with the Consolidated Plan.
Aloha Town Center/TV Highway Plan	Wash Co. Land Use and Transportation	Affordable housing is an element of the LUT Plan and both DHS and OCD are partners in that effort.
Metro Affordable Housing Bond	Housing Authority of Washington County	The overall goal for the Housing Authority of Washington County (HAWC) is to support at least 814 units of affordable housing in the community.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The citizen participation process for the overarching Consolidated Plan set the goals and priorities for the five-year period. Barring any emerging urgent issues that could change the existing goals and priorities, there should be no changes to the current goals and priorities as identified in the Consolidated Plan.

Notices of the March 12 - April 11 (30 day) public comment period for the 2019 Action Plan were published in El Latino de Hoy, the Oregonian, The Hillsboro Tribune, and the Washington County Tribune. There will be two public hearings for 2019 Action Plan. The first on Wednesday, April 3rd at the Beaverton City Hall at 10:00 (directly following the HSSN meeting in order to maximize attendance) and the second on Thursday, April 11th at 7:00 p.m. in Hillsboro at the Washington County Public Services Building in front of the Policy Advisory Board. A consultation for the ESG program took place on February 8th and March 6th with the HSSN Work Group and full HSSN membership respectively.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community				n/a
2	Public Hearing	Non-targeted/broad community				n/a
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish				n/a

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The anticipated resources identified in this section include Community Development Block Grant (CDBG) program funds for Washington County, the HOME Investment Partnerships Program funds for the Washington County HOME Consortium, the Emergency Solutions Grant program funds for Washington County, and the Competitive McKinney-Vento Homeless Assistance Act funds for the Hillsboro/Beaverton/Washington County Continuum of Care. They are based on the most recent allocations for these programs from the U.S. Department of Housing and Urban Development

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,143,998	107,764	0	2,251,762	2,251,762	These CDBG funds are used towards administration, public services (capped at 15%), public facilities, public improvements and Housing Rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,694,985	340,562	310,295	2,345,842	2,345,842	These HOME funds are primarily used towards new unit production, rehabilitation, acquisition, preservation and homebuyer assistance. They are also used towards CHDO set-aside activities, and CHDO Operating Grant funds for Tier 1 CHDOs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	169,025	0	0	169,025	169,025	These ESG funds are used towards Rapid Re-Housing activities; up to but not to exceed the 7.5% of each year's annual allocation will be used for admin costs.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing Overnight shelter Rental Assistance Transitional housing	3,853,943	0	0	3,853,943	3,853,943	These Continuum of Care funds include Supportive Housing Program and Shelter Plus Care funding for the Hillsboro, Beaverton, Washington County Continuum of Care managed by the Washington County Department of Housing Services.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As a result of both federal mandate and local policy, each of the County's entitlement programs requires or encourages some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County's CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources.

These CDBG, HOME, and ESG federal entitlement funds will leverage additional public and private resources from the state and local levels. This year, these federal funds leveraged a total of \$18,429,313 in private, state and local funds. Of this amount, \$1,187,521 (5.5%) is from other non-federal public funds and \$16,755,353 (78.26%) is from private funds. This is due to the fact that these federal funds are often the first funds generated for housing and community development projects and generate interest for additional leverage and demonstrate local commitment towards a housing or community development project. For public resources, this can include leveraged resources from the state for homeless assistance projects, weatherization activities, infrastructure projects, and public services projects. It can also include microenterprise assistance tax credits and state housing dollars for Washington County rental housing developments. Locally, leveraged resources include resources for homeless assistance projects, infrastructure projects, public facilities, public service projects and economic development projects. In private resources, leveraged resources include resources from foundations and churches, donations, in-kind services, private loans, sweat equity, volunteers and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources. Match will come from Emergency Housing Account (State) funding and Supportive Housing Assistance Program funding for rapid re-housing; Community Action will ensure that match funding also covers the value of administrative funds so that the matching funds equal the ESG allocation of \$169,025.

It should be noted that some HOME projects may not yet meet the 25% match requirement at the time of application but future match may be obtained through things such as property tax exemption which can't be realized until the property is leased up and operating. Currently, Washington County has a surplus of match in its account.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is some publicly owned land or property located within Washington County that may be used to address the needs identified in the plan. For housing, Washington County and the cities of Forest Grove, Beaverton, Cornelius and Sherwood have all identified parcels that may be used to address housing needs in the future. The City of Beaverton has donated land to assist in the development of the REACH 1st and Main Project.

Discussion

With the loss many years ago of Section 811 and Section 202 funding to support the capital grants for construction, HOME projects were almost exclusively pursuing 9% tax credits through the State of Oregon's annual NOFA. These housing dollars are extremely competitive and Participating Jurisdictions are dependent on successful projects in order to meet HOME expenditure deadlines. While some of the regulatory burden has been lifted, Washington County is still working to ensure timely commitments and expenditures through a pipeline of projects. Two affordable housing projects were successful in competing for over \$18 million in equity from tax credit allocations last year which was an unusual success and this year REACH will pursue 9% credits for the 1st and Main project. Assuming one HOME/tax credit project per year over the course of the five-year strategic plan, that would equate to leveraging approximately \$45 million in tax credit equity. The State of Oregon's Housing and Community Services has worked hard to bring new resources to the table. The addition of the Metro Affordable Housing Bond measure will add funds to the development of affordable units within Washington County. HUD's National Housing Trust Fund is a source of funds available through the State of Oregon as is the document recording fee and new funding authorized by the State Legislature over the last several years. OHCS and its partners have worked hard to find ways to promote the use of 4% tax credits by providing other gap resources (example the LIFT program). It remains to be seen how those additional funds will assist in increases in production or perhaps simply lending to more timely production.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Supportive Services	2015	2019	Homeless	Washington County	Homelessness	ESG: \$169,025	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
2	Projects That Implement 10 Year Plan Strategies	2015	2019	Homeless Non-Housing Community Development	Washington County	Homelessness	CDBG: \$277,422	Public service activities other than Low/Moderate Income Housing Benefit: 1730 Persons Assisted
3	New Construction of Affordable Rental Housing	2015	2019	Affordable Housing	City of Beaverton Washington County	Rental Housing	HOME: \$1,284,748	Rental units constructed: 54 Household Housing Unit
4	Assistance to Affordable Rental Properties	2015	2019	Affordable Housing	Washington County	Rental Housing	CDBG: \$9,000	Rental units rehabilitated: 19 Household Housing Unit
5	Owner-Occupied Housing Rehabilitation/ Assistance	2015	2019	Affordable Housing	Washington County	Owner-Occupied Housing	CDBG: \$293,617	Homeowner Housing Rehabilitated: 219 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Infrastructure Improvements	2015	2019	Non-Housing Community Development	Washington County	Public Infrastructure	CDBG: \$897,950	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 237 Persons Assisted
7	Supportive Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Washington County	Public Services	CDBG: \$48,956	Public service activities other than Low/Moderate Income Housing Benefit: 1765 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Supportive Services
	Goal Description	This goal addresses the "homelessness" priority need and will provide supportive services for homeless persons and families utilizing Washington County Emergency Solutions Grant (ESG) funding. The populations targeted under this priority need include extremely low-income households, low-income households, persons with disabilities and persons experiencing or at-risk of homelessness.
2	Goal Name	Projects That Implement 10 Year Plan Strategies
	Goal Description	The associated goals will be to provide support to projects that implement strategies from the Washington County Ten Year Plan to End Homelessness utilizing Community Development Block Grant (CDBG) funds. The populations targeted under this priority need include extremely low-income, low-income and moderate-income households, persons with disabilities and persons experiencing or at-risk of homelessness.

3	Goal Name	New Construction of Affordable Rental Housing
	Goal Description	The associated goal to this high priority need will be to provide focus on the construction of new affordable rental housing. The populations targeted under this priority need include (but are not limited to) Extremely low-, low- and moderate-income households, families with children, elderly and frail elderly, persons with disabilities, and farmworkers.
4	Goal Name	Assistance to Affordable Rental Properties
	Goal Description	The associated goal to this high priority need will be to provide weatherization, rehabilitation, and accessibility improvements to affordable rental properties. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income households, families with children, elderly and frail elderly, persons with disabilities, and farmworkers.
5	Goal Name	Owner-Occupied Housing Rehabilitation/ Assistance
	Goal Description	The associated goal to this high priority need will be to provide support for rehabilitation of housing owned and occupied by low-income households, including, but not limited to, rehabilitation, weatherization and accessibility improvements. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income households, elderly and frail elderly, and persons with disabilities.
6	Goal Name	Public Infrastructure Improvements
	Goal Description	This goal is to increase neighborhood pride and viability through improvements to existing public infrastructure. The populations affected under this priority need include (but are not limited to) extremely low-, low- and moderate-income persons.

7	Goal Name	Supportive Services
	Goal Description	The associated goal to this low priority need will be to provide a vast array of supportive services designed to assist low-income and vulnerable households overcome the barriers in an effort to achieve self-sufficiency. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income persons, persons with disabilities, families with children, and children who have been abused and/or neglected. <i>This priority need is for public services activities that do not specifically address a strategy identified in the Ten Year Plan to End Homelessness.</i>

AP-35 Projects - 91.420, 91.220(d)

Introduction

Washington County will use CDBG funds to provide assistance to two (2) Public Infrastructure projects; four (4) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”; three (3) other Supportive Service projects benefiting extremely low-, low-, and Moderate-income persons; five (5) Affordable Housing Preservation programs; and Office of Community Development (OCD) housing rehabilitation administration and overall program administration activities. Washington County allocates 15% of its annual grant plus 15% of the program income from the prior year towards public service activities. The total value of awards to projects carrying out public services in FY 19/20 is \$326,378, which is 15% of the annual grant (\$2,143,998) plus a portion of the program income (\$107,764) received in the prior fiscal year. We will not exceed the 15% threshold set by the regulations.

HOME funds will provide funding for the construction of fifty-four units of affordable rental housing; CHDO operating costs; and overall program administration. ESG funds will provide Rapid Re-housing activities as well as provide funding for program administration.

#	Project Name
1	City of Tigard - Frewing Street Sidewalks
2	City of Banks - Park Street Water Line and Accessibility Improvements
3	Bienestar - Resident Services
4	Community Partners for Affordable Housing, Inc. - Resident Services
5	Fair Housing Council of Oregon - Fair Housing Outreach and Enforcement
6	Sonrise - Homeless Connect
7	Washington County - Disability, Aging and Veteran Services (DAVS)
8	HomePlate Youth Services - Connection for Homeless Youth
9	Boys and Girls Aid - Safe Place for Youth
10	Office of Community Development - Home Access and Repair for the Disabled and Elderly (HARDE)
11	Office of Community Development - Housing Rehabilitation Program
12	Rebuilding Together - Homeowner Support and Outreach
13	Community Action - Comprehensive Weatherization
14	Community Action - Self-help Weatherization
15	Office of Community Development - CDBG Program Administration
16	Community Action - Emergency Solutions Grant
17	Office of Community Development - Housing Rehabilitation Administration
18	REACH - 1st and Main
19	Bienestar - CHDO Operating Grant
20	Community Partners for Affordable Housing, Inc. - CHDO Operating Grant

#	Project Name
21	Office of Community Development - HOME Administration
22	Unobligated HOME funds

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations for the 2019 Action Plan align with the Strategies identified in Chapter 6 of the 2015-2020 Consolidated Plan. Obstacles to addressing underserved needs can primarily be attributed to the lack of funding support available in the community to meet the demand for the new construction of affordable housing and other public facility, infrastructure, and public services benefitting extremely low-, low- and moderate-income persons. Obstacles encountered in the housing market by providers of homeless services include barriers in identifying housing for persons who have landlord debt or past evictions on their record. A trend of charging “double-deposits” as well as first and last month rent has limited the number of formerly homeless individuals that can be rapidly re-housed utilizing ESG funds. Finally, the current housing market with vacancy rates under 2% and escalating rents is causing displacement of low-income households especially seniors and persons with disabilities on fixed incomes. Given the tight market, once housing is lost, it is extremely difficult to regain. Rent assistance programs trying to bridge the gap caused by escalating rents has decreased the number of households that can be served. Another obstacle that Washington County faces the increased cost of construction and the difficulty finding contractors to bid on projects, which has impacted larger construction projects as well as smaller projects through our Housing Rehabilitation program. Construction projects are taking two years to compete which is impacting management of the CDBG timeliness ratio.

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Tigard - Frewing Street Sidewalks
	Target Area	Washington County
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$435,604
	Description	<p>The City of Tigard will create improvements of approximately 1,000 lineal feet of continuous sidewalk along the east side of SW Frewing Street between HWY 99W to the north and SW Ash Ave to the south. This section of Frewing Street currently includes no sidewalks along either side of the street. When cars park along the shoulder and/or pavement edge, pedestrians must walk around these obstacles and into the traffic lanes, which causes safety problems for pedestrians. The sidewalk will provide a waiting area for school children and parents, who must currently wait for the school bus on isolated sections of sidewalk and on the road. Approximately 60 elementary, middle, and high school students are picked up and dropped off at four school bus stops located along Frewing Street within the project area.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 03K
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	190 low/moderate income persons
Location Description	SW Frewing Street between HWY 99W to the north and SW Ash Ave to the south	

	Planned Activities	CDBG funds will be used to pay for construction costs associated with the proposed improvements. The CDBG amount includes an additional amount of \$10,000 added to cover the expense of Davis Bacon Project Management.
2	Project Name	City of Banks - Park Street Water Line and Accessibility Improvements
	Target Area	Washington County
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$462,346
	Description	<p>The City of Banks will make roadway and water infrastructure improvements including the replacement of approximately 650 lineal feet of undersized 2-inch water main piping with 8-inch piping on Park Street, relocation of an existing fire hydrant on Park Street, replacement of approximately 19 service laterals and water meters on Park Street, and construction of approximately 250 lineal feet of new 6-inch water main piping on Woodman Ave Alley. Street improvements including 2,000 square yards of 2-inch grind and overlay on Park Street, 350 square yards of 2-inch overlay pavement on Woodman Ave Alley, sidewalk improvements of approximately 10 ADA compliant ramps and 900 lineal feet of new ADA compliant sidewalks along the west side of Park Street and the south side of Woodman Ave.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 03K
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	47 low/moderate income persons
Location Description	Park Street between Sunset Avenue and Wilkes Street, Woodman Avenue, Woodman Ave Alley and NW Parmley Avenue between Woodman Ave and Woodman Ave Alley	

	Planned Activities	CDBG funds will be used to pay for engineering, construction management, administrative and permitting costs and construction costs associated with the proposed improvements. An additional amount of \$10,000 has been added to cover the expense of Davis Bacon Project Management.
3	Project Name	Bienestar - Resident Services
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Rental Housing
	Funding	CDBG: \$21,215
	Description	<p>Bienestar will provide comprehensive resident services for low-income youth and adults in nine properties. Adult programs include ESL classes, GED Preparation classes, computer classes, financial literacy programs, IDA Programs, Job Club, Recetas, emergency cash assistance program, nutrition classes, Promotores (12 resident peer leaders who receive special training and conducts home visits), and community meetings and activities. Youth Programs include homework clubs (called MpowR), for children of Juniper, Elm Park, Willow Park and Jose Arciga, Science Clubs, Basketball Club, Summer Lunch and Fun (for children of Montebello, Sierra West, and Sunset) Financial Fitness for Life, Kids Computer Club, Teens Build Your Own Computer Club, Explorador Nature Camp, Youth IDA program, Education Navigation and other special events.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	1460 low and moderate income persons

	Location Description	<p>Bienestar will provide resident services at the following property locations:</p> <ul style="list-style-type: none"> • Cornelius Park - 481 S. Alpine St Cornelius OR 97113 • Cornelius Park - 425 N 29th Ave Cornelius OR 97113 • Cornelius Park - 1744 N. Davis St. Cornelius OR 97113 • Elm Park, Elm Street, Forest Grove, OR 97116 • Jose Arciga, 584 N. 15th Ave., Cornelius, OR 97113 • Jose Arciga, 3231 22nd Place., Forest Grove, OR 97116 • Juniper Gardens, 2718 Juniper Street, Forest Grove, OR 97116 • Reedville Apartments, 21141 SW Alexander Street, Aloha, OR 97006 <p>Willow Park, 2824 22nd Ave., Forest Grove, OR 97116</p>
	Planned Activities	CDBG funds will be used to pay for personnel costs associated with the salary of the Resident Services Director (1 FTE).
4	Project Name	Community Partners for Affordable Housing, Inc. - Resident Services
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Rental Housing
	Funding	CDBG: \$21,215
	Description	<p>CPAH will provide supportive community and skill-building activities and housing stability resources to diverse youth, adult, and senior residents in five properties. Services provided include after school and summer youth programs, homework help and summer lunch programs, monthly food distribution, Thriving in Place physical/cognitive health programs, community garden activities, seasonal activities, life skills classes, onsite recovery groups, partnerships with service providers to help residents maintain their housing stability, and outreach services to encourage participation in resident service programs.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	230 low and moderate income persons
	Location Description	CPAH will be provide resident services at the following locations: <ul style="list-style-type: none"> • Greenburg Oaks – 11905 SW 91st Ave., Tigard, OR 97223-6335 • Oleson Woods – 9140 SW 91st Ave., Tigard 97223-6811 • Metzger Park – 10025 SW 85th Ave., Tigard 97223-8892 • Village at Washington Square – 11159 SW Hall Blvd., Tigard, OR 97223-2431 • The Knoll at Tigard– 12291 SW Knoll Dr., Tigard 97223-8247
	Planned Activities	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project. This includes a portion of the salaries of the Deputy Directory, the Resident Services Manager, and two (2) Resident Services Coordinators.
5	Project Name	Fair Housing Council of Oregon - Fair Housing Outreach and Enforcement
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,526

	Description	<p>CDBG funds will be used to affirmatively further fair housing outreach efforts, which may include funding the Fair Housing Hotline to track calls from Washington County (non-Beaverton/Hillsboro) callers with questions about fair housing issues; provide fair housing trainings/activities/events for low income tenants to educate them on their respective rights and responsibilities under the law relative to fair housing; offer landlord training opportunities to educate them on their compliance responsibilities under the law relative to fair housing; provide visual fair housing displays in county building; provide staffing at annual cultural festival; and provide fair housing complaint data and analysis.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05J
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	75 low/mod persons
	Location Description	Administrative offices are located in Portland at, 1221 SW Yamhill Street, Suite 305, Portland, OR 97205. Services to be held in Washington County. Hotline will serve Washington County residents excluding City of Beaverton and City of Hillsboro.
	Planned Activities	CDBG funds will be used to pay for personnel costs, operating supplies, travel and training costs, and indirect costs associated with the project.
6	Project Name	Sonrise - Homeless Connect
	Target Area	Washington County
	Goals Supported	Homeless Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$76,000

	<p>Description</p> <p>Through Homeless Connect, Sonrise Church is able to provide temporary housing as well as care for the mental and physical health of the clients they serve. These services include a 90-day enrolled homeless shelter, child care, housing education, mental health and addiction counseling, dental, vision, chiropractic, massage, homeless prevention services, haircuts, feet care and other services that directly impact the mental and physical health of those in the community.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05
	<p>Target Date</p> <p>6/30/2020</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>1200 Homeless adults</p>
	<p>Location Description</p> <p>Washington County. Services are provided through Sonrise Church located at 6701 NE Campus Drive, Hillsboro OR 97124</p>
	<p>Planned Activities</p> <p>This project will support two FTE, Trimet passes and supplies</p>
7	<p>Project Name</p> <p>Washington County - Disability, Aging and Veteran Services (DAVS)</p> <p>Target Area</p> <p>Washington County</p> <p>Goals Supported</p> <p>Projects That Implement 10 Year Plan Strategies Supportive Services</p> <p>Needs Addressed</p> <p>Homelessness</p> <p>Funding</p> <p>CDBG: \$75,000</p>

	<p>Description</p> <p>Washington County Disability, Aging and Veteran Services (DAVS) will provide one-time stipend payments to provide any combination of security deposits, rental assistance, and emergency financial housing support to stabilize and/or obtain housing for older adults, people with disabilities and veterans in Washington County. One time stipends/awards will range from \$500-\$2,500 to eligible at risk consumers. The Homeless Outreach Coordinator will also provide support and wrap around service connection to all consumers served in the program. These services include assistance applying for stable income, low income housing, counseling, SNAP, Medicaid benefits, veterans medical and financial benefits, and behavioral health support; if needed.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05 										
	<p>Target Date</p> <p>6/30/2020</p>										
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>30 low/moderate income individuals</p>										
	<p>Location Description</p> <p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p>										
	<p>Planned Activities</p> <p>Project will be used directly for one time stipends/awards paid to vendors and landlords in lieu of direct payments to participants and verification of these expenses will be collected prior to approval and payment of awards.</p>										
<p>8</p>	<table border="1"> <tr> <td data-bbox="245 1480 532 1535">Project Name</td> <td data-bbox="532 1480 1430 1535">HomePlate Youth Services - Connection for Homeless Youth</td> </tr> <tr> <td data-bbox="245 1535 532 1589">Target Area</td> <td data-bbox="532 1535 1430 1589">Washington County</td> </tr> <tr> <td data-bbox="245 1589 532 1686">Goals Supported</td> <td data-bbox="532 1589 1430 1686">Homeless Supportive Services Projects That Implement 10 Year Plan Strategies</td> </tr> <tr> <td data-bbox="245 1686 532 1740">Needs Addressed</td> <td data-bbox="532 1686 1430 1740">Homelessness</td> </tr> <tr> <td data-bbox="245 1740 532 1801">Funding</td> <td data-bbox="532 1740 1430 1801">CDBG: \$75,000</td> </tr> </table>	Project Name	HomePlate Youth Services - Connection for Homeless Youth	Target Area	Washington County	Goals Supported	Homeless Supportive Services Projects That Implement 10 Year Plan Strategies	Needs Addressed	Homelessness	Funding	CDBG: \$75,000
Project Name	HomePlate Youth Services - Connection for Homeless Youth										
Target Area	Washington County										
Goals Supported	Homeless Supportive Services Projects That Implement 10 Year Plan Strategies										
Needs Addressed	Homelessness										
Funding	CDBG: \$75,000										

	<p>Description</p> <p>The Connection for Homeless Youth program will support an Outreach Coordinator position (0.875 FTE) who will work with 300 homeless youth (up to age 24), primarily focusing in the Forest Grove, Cornelius, Aloha and Tigard areas. The Outreach worker will be the key access point for connecting youth to services that help them gain stability. These essential resources include education, housing and specific job preparation and employment opportunities. This position will also help build new capacity to better serve Latino youth in Washington County. This project offers homeless youth the first steps to stability by providing access to specialized services, including education, housing, parenting, mental health, medical and substance abuse services and especially employment.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05
	<p>Target Date</p> <p>6/30/2020</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>300 Homeless Youths to the age 24</p>
	<p>Location Description</p> <p>Forest Grove, Cornelius, Aloha and Tigard. Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005</p>
	<p>Planned Activities</p> <p>This project will support the salary of an Outreach Coordinator.</p>
9	<p>Project Name</p> <p>Boys and Girls Aid - Safe Place for Youth</p> <p>Target Area</p> <p>Washington County</p> <p>Goals Supported</p> <p>Homeless Supportive Services Projects That Implement 10 Year Plan Strategies</p> <p>Needs Addressed</p> <p>Homelessness</p> <p>Funding</p> <p>CDBG: \$51,422</p>

	Description	<p>Safe Place for Youth program will provide housing, case management, family mediation, skills training, financial assistance, and independent living support that will lead youth to stable housing and self-sufficiency. The program will be available to youth who have stayed at the Safe Place shelter for 30 days and need additional time and support to work on their goals for stable housing. Services will focus on employment and/or educational support, individual and family counseling, financial literacy (including checking and savings accounts), accessing public assistance, time management, household care, decision making, and interpersonal communication. Housing and all basic needs will be provided at the Safe Place facility.</p> <ul style="list-style-type: none"> • Objective Category: Suitable Living Environment • Outcome Category: Availability/Accessibility • National Objective: LMC • Matrix Code: 05
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	180 homeless youth over the two year period
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Services are provided through Boys & Girls Aid, located at: 454 SE Washington St., Hillsboro, OR 97123.
	Planned Activities	Project will support a portion of the personnel costs for seven employees including Youth Care Counselors, Mental Health Coordinator, Program Director and Program Coordinator
10	Project Name	Office of Community Development - Home Access and Repair for the Disabled and Elderly (HARDE)
	Target Area	Washington County
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$261,335

	Description	The Office of Community Development's HARDE Program will provide grants to persons over the age of 62 for the purpose of making repairs of an urgent nature or accessibility improvements for disabled homeowners or renters. <ul style="list-style-type: none"> • Objective Category: Decent Housing • Outcome Category: Affordability • National Objective: LMH • Matrix Code: 14A
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 income-qualified households will be assisted through this project.
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton).
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the HARDE Program. Washington County will also be administering the City of Hillsboro's CDBG Housing Rehabilitation grant funds in the amount of approximately \$200,000.
11	Project Name	Office of Community Development - Housing Rehabilitation Program
	Target Area	Washington County
	Goals Supported	Owner-Occupied Housing Rehabilitation/ Assistance
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$147,617

	Description	The Office of Community Development will provide seven low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton residents) to make needed repairs to the owner-occupied homes. <ul style="list-style-type: none"> • Objective Category: Decent Housing • Outcome Category: Affordability • National Objective: LMH • Matrix Code: 14A
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 income-qualified homeowners
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton and City of Hillsboro).
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities.
12	Project Name	Rebuilding Together - Homeowner Support and Outreach
	Target Area	Washington County
	Goals Supported	Owner-Occupied Housing Rehabilitation/ Assistance
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$10,000
	Description	Rebuilding Together Washington County provides necessary repairs to homes owned by low and moderate-income homeowners, especially seniors and the disabled, to keep them safe, warm and dry. <ul style="list-style-type: none"> • Objective Category: Decent Housing • Outcome Category: Affordability • National Objective: LMH • Matrix Code: 14H
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	10 low/mod income households
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Rebuilding Together administrative office located at 12550 SW 3rd Street, Beaverton, OR 97005.
	Planned Activities	CDBG funds will pay for a portion of the salary costs of the Executive Director who manages the Rebuilding Together home repair program.
13	Project Name	Community Action - Comprehensive Weatherization
	Target Area	Washington County
	Goals Supported	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance
	Needs Addressed	Rental Housing Owner-Occupied Housing
	Funding	CDBG: \$20,000
	Description	<p>Community Action provides no-cost weatherization assistance to improve the efficiency, safety, comfort and durability of people's homes. Eligible households will receive a comprehensive energy audit by an Energy Auditor to determine potential cost-effective improvements which could include insulation, air duct sealing, ventilation, heating systems, and/or windows. Once improvements are selected, licensed contractors will perform the installations. Clients will also receive education on energy savings, health and safety, and water conservation. Priority will be given to low income homeowners over the age of 60 and/or persons with disabilities. The Agency will obtain information on household income to substantiate benefit to persons who are income-qualified.</p> <ul style="list-style-type: none"> • Objective Category: Decent Housing • Outcome Category: Affordability • National Objective: LMH • Matrix Code: 14H

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 low/mod households
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.
	Planned Activities	CDBG Funds will pay a portion of the salary of the energy auditor/inspector who works with eligible client households and the contractors.
14	Project Name	Community Action - Self-help Weatherization
	Target Area	Washington County
	Goals Supported	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance
	Needs Addressed	Rental Housing Owner-Occupied Housing
	Funding	CDBG: \$25,000

	Description	<p>Community Action (CA) provides energy conservation education and training in the uses of weatherization materials to reduce high heating/utility costs of income-qualified households. CA will conduct energy conservation workshops and make home visits to supply low cost weatherization materials to qualified clients. Energy staff will train client households how to install low cost weatherization measures (example: caulking, weather stripping, interior storm window kits, switch plates, CO2 alarms) and will inspect all installations. In addition, if warranted, staff will assist in replacing older less efficient refrigerators with more efficient models. Materials averaging \$50 per household will be provided. Staff will conduct follow-up to evaluate changes in client energy usage. One Baseload Auditor will be assigned to CDBG-eligible units to ensure that the costs assigned to CDBG are eligible and supported by time records.</p> <ul style="list-style-type: none"> • Objective Category: Decent Housing • Outcome Category: Affordability • National Objective: LMH • Matrix Code: 14H
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	120 low/mod income households
	Location Description	<p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p> <p>Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.</p>
	Planned Activities	<p>CDBG Funds will pay for a portion of the salary of an energy auditor/inspector associated with providing individualized energy conservation counseling to a minimum of 120 program participants (households).</p>
15	Project Name	Office of Community Development - CDBG Program Administration
	Target Area	Washington County

	Goals Supported	Projects That Implement 10 Year Plan Strategies Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance Public Infrastructure Improvements Supportive Services
	Needs Addressed	Homelessness Rental Housing Owner-Occupied Housing Public Infrastructure Public Services
	Funding	CDBG: \$428,800
	Description	General administration, management, and oversight of Washington County's CDBG program. The CDBG funded portion of Admin is no longer sufficient to fund the Admin program budget. A portion of the Program Manager's time will be charged to the HOME Program. The admin budget this year includes funding for both fair housing planning and consolidated planning, both of which occur once every five years. The CDBG amount does not exceed the 20% cap set under the regulations [calculation was based on 20% of the HUD grant]. <ul style="list-style-type: none"> Matrix Code: 21A
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	CDBG funding will be provided to support administrative costs associated with carrying out the 2019 Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, Office of Community Development may apply up to 20% of that amount to address administrative expenses incurred through June 30, 2020. Any unspent CDBG Administrative funds at the end of the year will be used to cover HOME expenditures.
16	Project Name	Community Action - Emergency Solutions Grant
	Target Area	Washington County

	Goals Supported	Homeless Supportive Services
	Needs Addressed	Homelessness
	Funding	ESG: \$169,025
	Description	Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of homeless or at-risk of becoming homeless, depending on the activity to be undertaken. Further discussion of ESG-funded activities can be found under the Planned Activities section.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 60 households that are extremely low-income (30% AMI and below) and meet the definition of "literally homeless" will be assisted with Rapid Re-housing activities, including rent and/or financial assistance and Housing Relocation and Stabilization services.
	Location Description	Services provided countywide. Administrative activities for general oversight of the ESG program will be undertaken by Washington County Office of Community Development, located at 328 West Main, Suite 100, Hillsboro. Rapid re-housing activities will be delivered primarily through Community Action's Multi-purpose facility located at 1001 SW Baseline, Hillsboro.
	Planned Activities	
17	Project Name	Office of Community Development - Housing Rehabilitation Administration
	Target Area	Washington County
	Goals Supported	Assistance to Affordable Rental Properties Owner-Occupied Housing Rehabilitation/ Assistance
	Needs Addressed	Rental Housing Owner-Occupied Housing
	Funding	CDBG: \$382,996

	Description	<p>General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. The Housing Rehab Admin budget reflects costs for an additional Housing Rehab staff person. The funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program.</p> <ul style="list-style-type: none"> • Matrix Code: 14H
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Households served will be reported under the respective rehabilitation activity.
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs.
18	Project Name	REACH - 1st and Main
	Target Area	Washington County
	Goals Supported	New Construction of Affordable Rental Housing
	Needs Addressed	Rental Housing
	Funding	HOME: \$1,200,000
	Description	The 1st and Main project will construct fifty-four (54) units of affordable housing for low-to-moderate income families. It will include 25 one-bedroom units, 25 two-bedroom units and 3 three-bedroom units. Six units will be HOME assisted and eight units will be project-based Section 8 vouchers. The project will also utilize Housing Trust funds, Low Income Housing Tax Credits (LIHTC) and Phase I Metro Bond Funds. The site has a walk score of 95 and the transit score is 69 with the TriMet buses one block away and the Beaverton Transit Center just 10 blocks away.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Fifty-four (54) low to moderate income families
	Location Description	The project is located on the eastern half-block consisting of four tax lots on the block bordered by SW 1st Street to the north, SW Main Avenue to the east and SW 2nd Street to the south.
	Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the development of the project.
19	Project Name	Bienestar - CHDO Operating Grant
	Target Area	
	Goals Supported	New Construction of Affordable Rental Housing
	Needs Addressed	Rental Housing
	Funding	HOME: \$42,374
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	220 SE 12th Avenue, Suite A-100, Hillsboro, OR 97123 (administrative offices).
Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.	
20	Project Name	Community Partners for Affordable Housing, Inc. - CHDO Operating Grant
	Target Area	Washington County
	Goals Supported	New Construction of Affordable Rental Housing
	Needs Addressed	Rental Housing
	Funding	HOME: \$42,374

	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (administrative offices).
	Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.
21	Project Name	Office of Community Development - HOME Administration
	Target Area	Washington County
	Goals Supported	New Construction of Affordable Rental Housing
	Needs Addressed	Rental Housing
	Funding	HOME: \$227,896
	Description	Oversight, management, and monitoring for the HOME Program..
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123

	Planned Activities	HOME funds will be used to provide funding for staffing and administrative costs of the program. The admin budget is made up of: \$227,896 (10% of the HOME grant) plus \$207,947 carryforward Admin unused from prior years for a total of \$435,843. The HOME Program Admin budget reflects a portion of the Program Manager’s time as well as the additional costs associated with the Consolidated Plan and Fair Housing planning efforts which occurs once every five years. 10% of the grant amount is estimated to be \$227,896 which is not sufficient to cover the cost of this program. Unused carryforward admin funds will augment the budget.
22	Project Name	Unobligated HOME funds
	Target Area	Washington County
	Goals Supported	New Construction of Affordable Rental Housing
	Needs Addressed	Rental Housing
	Funding	HOME: \$581,302
	Description	These funds will remain unallocated to a project at this time and will be added to a project underway if additional funds are needed or will be carried over to the next funding round.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not known at this time
	Location Description	Not known at this time
	Planned Activities	Not known at this time

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG projects will serve residents within Washington County, excluding City of Beaverton and City of Hillsboro which have their own CDBG entitlement.

Geographic Distribution

Target Area	Percentage of Funds
Washington County	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This Strategic Plan does not designate any geographic area as a priority, CDFI Area, Local Target Area or Strategy Area. The needs in Washington County and the cities of Hillsboro and Beaverton are great and spread throughout the County.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Washington County will continue to foster development and preservation or maintenance of affordable housing development in 2019 utilizing HOME funds (and CDBG-funds for rent assistance and rental and owner-occupied housing rehab programs). Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of 54 units of affordable rental housing. The Office of Community Development HOME Program coordinates with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2018 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties.

The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2019 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Corporation (CHDO).
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments in Washington County.
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements resulting from having multiple funding entities invest in individual projects.
- Washington County will continue to consider other planning strategies that will facilitate the construction or rehabilitation of affordable housing, such as affordable housing tools amongst its jurisdictions such as system development charge waivers and property tax abatement. The collection of strategies in Table 6-4 of the Consolidated Plan calls for creating model guidelines and approaches that can be customized to fit an individual jurisdiction’s circumstances.
- Washington County's Long-Range Planning will address several affordable housing Tier 1 work tasks which are described in later sections.

One Year Goals for the Number of Households to be Supported	
Homeless	8

One Year Goals for the Number of Households to be Supported	
Non-Homeless	90
Special-Needs	0
Total	98

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	54
Rehab of Existing Units	44
Acquisition of Existing Units	0
Total	98

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing activities will include construction of fifty-four (54) new rental units. The 1st and Main project will construct fifty-four (54) units of affordable housing for low-to-moderate income families. An estimated forty-four (44) existing units will be rehabilitated serving non-homeless households. This will include four (4) households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and ten (10) households served through the Rebuilding Together home repair program. In addition, an estimated thirty (30) special needs households will be assisted through the County’s Housing Access and Repair for the Disabled and Elderly (HARDE) program to help make necessary repairs to their homes. Washington County will also serve an approximately 220 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public housing was established by the federal government to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Residents of public housing pay approximately 30% of their monthly adjusted household income for rent. The Housing Authority of Washington County (HAWC) operates 243 units of public housing located at scattered sites across Washington County. The units include five multi-family apartment complexes ranging in size from 5 to 17 units, with the balance being single family homes and duplexes.

Actions planned during the next year to address the needs to public housing

In general HAWC Public Housing properties are in good condition. HAWC continues to educate residents on the proper care of their unit through the use of quarterly Newsletters and monthly inspections. Other actions to maintain the properties include capital repairs or replacements using the Capital Fund Program. The Capital fund program also includes the Replacement Housing Fund. This fund was used to purchase one additional Public Housing unit for \$369,900 in late October 2017. The unit is currently being rehabbed and will come on line in March 2018 bringing the total of Public Housing units to 244.

At the end of 2014, the Housing Authority engaged EMG Corporation to conduct a Green Physical Needs Inspection of all Public Housing units. This inspection not only included the standard physical review but and energy and environmental review of the properties. The inspection results were then uploaded into the new HUD web site which will be used in the future by HUD to assist in determining the amount of Capital Funds required to maintain the properties in a decent, safe and sanitary condition. HAWC has already began addressing select physical issues and implementing several energy efficient changes. Recent changes in the Capital Funds budget program (EPIC) has more closely associated energy conservation with the use of these funds.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. This includes meetings of the Resident Advisory Board (RAB) and client Newsletters. There were two semi-annual RAB meetings this past year, but the vision is to have four quarterly meetings per year moving forward. Currently, there are two Public Housing clients on the Housing Advisory Committee and one on the Housing Authority Board of Directors. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are also encouraged to open an Individual Development Account (IDA) for future use towards several goals such as a home purchase or educational costs. FSS funds are matched by HUD at a percentage based on the reduction of rental assistance. IDA funds are matched at the rate

of 3 to 1.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Housing Authority of Washington County is designated as a High Performing Agency.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Homelessness is a community concern with no jurisdictional boundaries and can best be addressed through a comprehensive plan implemented through collaborative partnerships to care for this most vulnerable population. In 2007-08, Washington County Department of Housing Services led a community-wide effort to create “A Road Home: Ten Year Plan to End Homelessness”. The 2015-2020 Consolidated Plan recognized “A Road Home” as the County’s official homeless strategy. In 2018, Washington County completed a 6-month comprehensive community engagement process to develop the next phase of the plan called “A Road Home: Community Plan to Prevent and End Homelessness”, which updates the plan and extends it through 2025. The plan is organized around the following goals:

- Prevent people from becoming homeless
- Move people into housing
- Link people to appropriate services and remove barriers
- Increase income support and economic opportunities
- Expand data collection
- Implement public education on homelessness

This Action Plan identifies how to best deploy resources available through the Community Development Block Grant (CDBG), HOME Investment Partnership, and the Emergency Solutions Grant (ESG) programs. Washington County’s CDBG Program gives priority to public service projects that implement a strategy in “A Road Home”. Washington County has awarded funding to four different non-profits agencies for FY 2019 to carry out CDBG-funded projects that provide assistance to persons who are homeless or at-risk of becoming homeless. These projects will include Sunrise Homeless Connect, Washington County DAVS, HomePlate Youth Services and Boys and Girls Aid Safe Place for Youth. FY 2019 HOME funds will include the construction of the REACH – 1st and Main project, a 54-unit apartment complex.

Washington County will use FY 2018 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County

Continuum of Care network will remain approximately the same.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The one-year Action Plan goals to support outreach activities to homeless persons and assessing their individual needs align with “A Road Home” by supporting strategies to link people to appropriate services and removing barriers and improve and expand Homeless Outreach and Engagement. The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, daytime walk-in centers providing basic need resources, and community partners that include severe weather shelters, meal sites, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. Through this engagement, all at-risk and homeless persons are referred to Community Connect, that serves as Washington County’s coordinated entry system that screens individuals for homeless eligibility, assesses their housing and service needs, and refers the homeless individual to programs that can provide client-specific services integrated with housing, linkage to employment and health care resources. It should be noted that the cost of supporting such a system is high. Our community sustains this system primarily through the investment of State funds.

Community Action will use Emergency Housing Assistance (EHA) funds to support street outreach activities targeted to homeless singles and families without children. Services will be targeted to engagement, case management, emergency health services, emergency mental health services, and or transportation activities. The three agencies in Washington County that currently provide street outreach services to the homeless are Open Door Counseling Center, Luke-Dorf, Inc., and HomePlate Youth Services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The one-year Action Plan goals to support emergency shelter and transitional housing needs of homeless persons align with “A Road Home” by supporting strategies to increase availability of transitional housing programs, creating an efficient and effective system for runaway and homeless youth to access short-term (emergency) shelter, and increasing access to case management and supportive services for clients receiving rental assistance. Though not named as a specific strategy in “A Road Home”, funding for operations of shelters continues to be a priority because funding for these activities can be limited and shelter still serves a crucial element in the road to transitioning individuals

and families from homelessness into permanent housing.

The Shelter Network in Washington County is made up of six shelters. These include the Community Action Shelter, Family Promise of Washington County, Family Promise of Beaverton, the Good Neighbor Center, Boys and Girls Aid Safe Place for Youth, and the Domestic Violence Resource Center (Monika's House). The Shelter Network works collaboratively to find other housing options, or if none, shelter opportunities within the network of shelters so as to prevent households from living on the street. The nonprofit shelter network provides emergency shelter for persons fleeing domestic violence, families with children, and runaway/homeless youth. Emergency Shelter and Transitional Housing provide homeless with safe temporary housing while more permanent housing can be located.

Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support Emergency Shelter activities in Washington County's Shelter Network. In addition, Washington County's local safety levy will provide \$842,552 funds for shelter operations. Washington County, through a partnership with agencies and the faith-based organizations, also has a Severe Weather Shelter Response Plan to activate emergency shelters in times of freezing and inclement weather providing more than 9,000 bed stays annually.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The one-year Action Plan goals support the transition of homeless persons to permanent housing by aligning with "A Road Home" goals to provide support to Housing First strategies, including rapid re-housing and permanent supportive housing. The vision of a single-point entry system to access an array of housing and service programs is outlined in "A Road Home". The system - Community Connect –seeks to divert people from entering emergency shelter, when possible, and support their rapid re-housing into permanent housing with a lease in the formerly homeless individual's name. When this is not possible, the shelter and transitional housing programs focus on providing emergency basic needs in addition to case management services that supports the development of a housing plan, and focus on increased economic supports through earned income and access to mainstream resources. The end goal is always permanent housing.

Community Action will receive an estimated \$156,348 in ESG funds to support Rapid Re-Housing

activities; including rent assistance, financial assistance, and housing relocation and stabilization services to serve approximately 60 households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The one-year Action Plan goals to support low-income persons from becoming homeless align with the “A Road Home” by supporting strategies to:

- Implement a Universal Point of Referral for At-Risk Tenancies (Community Connect) to remove barriers to accessing resources, thus preventing homelessness and providing a rapid entry system to re-housing for homeless persons.
- Supporting Homeless Prevention and Rapid Re-Housing and One-Month Emergency Rental Assistance programs to prevent homelessness as a result of episodic incidents coupled with underemployment, unemployment or related economic factors.
- Supporting prevention of homelessness for runaway and unaccompanied youth, including Family Mediation and Reunification Services.

Washington County certifies yearly that there are policies regarding discharge planning to minimize homelessness following discharge from publicly funded institutions. Protocols are outlined that deal with youth exiting foster care, persons leaving the health care system, persons leaving the Oregon State Hospital and inmates released from correctional facilities. In summary, Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans for youth leaving the foster care system. The transition plan is carried out through three different Independent Living Programs. Local hospitals perform discharge in accordance with Standards of Practice governing health care operations. Hospitals work in partnership with community social service providers to refer homeless to appropriate programs. Washington County's Mental Health and the Oregon State Hospital have entered into an agreement concerning policies and procedures to be followed by the local program and the hospital when a patient is admitted and discharged. The Oregon Department of Corrections prepares a discharge plan for inmates as they near release from incarceration and forwards to Washington County's Community Corrections a copy of the individualized Transition Plan. Prison release counselors, Corrections Center residential counselors and probation/parole officers take an active role in developing transitional release plans that may include provisions for, but are not limited to, housing, employment,

continuing education, supportive services, conditions and level of supervision.

Community Action works to prevent and end poverty for all low-income people living in Washington County and to prevent individuals from becoming homeless by providing greater access to affordable housing and support services that create opportunities for individuals and communities to thrive and prosper.

Discussion

Consultation with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from this consultation process include how to allocate funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and development of policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). Consultation with the HSSN Work Group took place on Friday, February 8, 2019. A second consultation with the full HSSN membership took place on Wednesday, March 6, 2019. All competitive public services projects this year are serving persons who are either homeless or at-risk of becoming homeless. There were no other public service projects serving special needs populations that are not homeless or at-risk.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The following barriers adversely affect public policies for affordable housing and residential investment in Washington County. These include Tier 1 and Tier 2 barriers. Tier 1 barriers include things that Washington County is unable to address locally, such as inadequate federal funding for affordable housing, federal programs that are not in alignment, lack of incentives to spur homeownership, conservative investment criteria for LIHTC (low income housing tax credit) investors, and a lack of alternatives to the LIHTC program. Tier 2 barriers include things that Washington County is able to affect locally, such as multiple reporting requirements from the multiple funding sources, the lack of system development charge exemption programs, vulnerability of community development corporations to financial instability, difficulty of providing service-enriched housing, multiple jurisdictions and multiple development pathways with each jurisdiction having its own planning and permitting process, affordable housing being one of several priorities, land costs, limited availability and likely impact of density bonuses, and the need for property tax exemption to be expanded as a tool. The County's strategies to address Tier 2 barriers appear in Chapter 6, Strategic Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Washington County will continue to include strategies within the 2019 Action Plan that prioritize state and local funding sources for affordable housing, advocate for alignment of federal programs, streamline reporting requirements when possible (such as the Streamlining Compliance Initiative), and encourage affordable housing tools amongst its jurisdictions, including system development charge waivers and property tax abatement. Both the City of Beaverton and the City of Hillsboro recently approved a tax exemption for affordable housing. To address the vulnerability of community development corporations to financial instability and the difficulty of providing service-enriched housing, Washington County will continue to allow for reasonable developer fees for community development corporations, provide CHDO operating grants for Community Partners for Affordable Housing (CPAH) and Bienestar, and provide CDBG funds for resident services for CPAH and Bienestar affordable housing projects.

The passage of the ballot measure in November 2018 will allow the Metro Affordable Housing Bond to provide additional funding for the creation of affordable units within Washington County. Additionally, the State focuses on funding by enacting the Statewide Housing Plan.

The County's Department of Land Use and Transportation hired a full time Senior Planner specializing in housing in September 2016. This has allowed Land Use and Transportation to more actively implement land use policies to facilitate affordable housing. Actions in 2017 included increasing locations that allow

Retirement Housing Communities, updates to the parking code that include a reduced parking ratio for regulated affordable housing, and recommendations in the Aloha Tomorrow Final Report to support housing affordability. Actions in 2019 will include proposed Community Development Code (CDC) updates to better comply with Fair Housing recommendations and best practices, and proposed code revisions to mitigate barriers to housing development recommended through the Equitable Housing grant project. Other work in cooperation with Housing Services and OCD to support housing affordability may include further consideration of Transportation Development Tax/SDCs adjustments, exploration of local funding options such as CETs, and ongoing efforts to identify opportunities to improve housing affordability.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following is a discussion of the actions planned in 2019 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The proposed Washington County FY 19/20 budget includes the following affordable housing/homelessness initiatives:

- Homeless to Work Transitional Housing (Request = \$138,000) – Pass-through to Bridges To Change*
- Homeless Program Administration (Request = \$305,881) *
- HomeShare Program (Request = \$25,000) – Pass-through to Ecumenical Ministries of Oregon
- Project Homeless Connect (Request = \$1,500) – Pass-through to Sunrise Church*
- Reentry Navigator Program (Request = \$218,500) – Request For Proposal (RFP)
- Housing Development Account Management (Request = \$136,035)
- Affordable Housing Development Activities (Request = \$30,000) *
- Mary Mac Transitional Housing Program (Request = \$50,000) Pass-through to Domestic Violence Resource Center*
- Chronic Health Case Manager (Request = \$46,500) * Pass-through to Open Door Counseling Center
- Administrative Support (Request = \$105,838)
- Department of Health & Human Services Health Career NW Grant (HPOC) non-reimbursable indirect costs (Request = \$45,000)
- Community Connect (Request = \$95,000) - Pass-through to Community Action*
- Prevention (short-term) Rent Assistance (Request = \$75,000) * Pass-through to Community Action
- Renters Rights Hotline (Request = \$10,000) - Pass-through to Community Alliance of Tenants*
- Housing Production Opportunity Fund (HPOF) (\$1M)
- Housing Services Financial Management \$161,154

*Items with an asterisk reflect no increase from FY 18/19.

Actions planned to address obstacles to meeting underserved needs

Developing housing for the underserved needs of homeless individuals is one of the most challenging aspects of affordable housing development. In Washington County, housing for extremely low income individuals (persons earning thirty percent MFI) continues to be a High Priority. HOME funds will be used to leverage units supported by Section 8 Project-based vouchers for the creation of housing that is affordable to extremely low-income persons, attempting to create a financing structure with no debt

payments, but also with an operating subsidy. Thus, housing for residents with incomes below thirty percent MFI is not only the most costly to create, but also requires identifying sources of operating subsidy (such as rent subsidies). Some organizations have addressed this structural challenge by including housing for homeless or extremely low-income persons in mixed income housing, where the cash flow from units affordable at fifty or sixty percent MFI provide a bit of a cushion. With Metro Bond funding approved by the voters in November 2018, a greater emphasis will be given to structuring housing with full wraparound services to support those most in need.

Actions planned to foster and maintain affordable housing

Washington County will continue to foster development and preserve/maintain affordable housing in 2019 utilizing HOME funds (and CDBG-funds for rental and owner-occupied housing rehab programs). Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of fifty-four (54) units of affordable rental housing. The Office of Community Development will continue to coordinate with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2019 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties. The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2019 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs)
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments (\$42,430 total to CPAH and Bienestar)
- Allocating approximately 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes (approximately \$500,000).
- Continuing participation in the Streamlining Reporting initiative involving Oregon Housing and Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements.
- See Continuation of this section in the "Discussion" section below (this section had a text limitation).
- \$156,000 in ESG funding for Rapid Re-housing rental assistance

Actions planned to reduce lead-based paint hazards

There are relatively few cases of lead hazards noted in housing in Washington County based on local data. While there are over 80,000 housing units built before 1980 in Washington County, less than one-

third of the housing units have children present. In May 2012, the Centers for Disease Control and Prevention (CDC) revised the level at which children are considered to have too much lead in their blood. Based on the absence of an identified blood lead level (BLL) without deleterious effects, combined with the evidence that these effects appear to be irreversible, CDC eliminated the term “level of concern” and adopted a new BLL reference value of ≥ 5 $\mu\text{g}/\text{dL}$. According to the Oregon Health Authority, from 2010-2017 a total of 805 Oregon children had confirmed BLLs of ≥ 5 $\mu\text{g}/\text{dL}$. Of those children, 227 had confirmed elevated blood lead levels ≥ 10 $\mu\text{g}/\text{dL}$. While the number of children with BLL ≥ 10 $\mu\text{g}/\text{dL}$ declined from 2003-2013, it has remained relatively flat since 2013. In Washington County from 2010-2015, 1255 children were tested for lead and 107 children had confirmed BLLs of 5-9 $\mu\text{g}/\text{dL}$ and two children had confirmed BLLs ≥ 10 $\mu\text{g}/\text{dL}$.

The Washington County Community Development Housing Rehabilitation Coordinator is currently certified as a lead-based paint risk assessor, but the County will continue to contract out risk assessments for lead. In addition, the HOME Investment Partnerships Program rarely sees rental and owner-occupied developments constructed prior to 1978 come in for funding. In the few instances it has occurred, these applicants already have clearance for lead-based paint hazards. While it is rare to fund HOME activities in housing built before 1978 that does not yet have clearance, Washington County will follow the Lead Safe Housing Rule to ensure any lead-based paint hazards are abated, mitigated and cleared when present in housing assisted with federal funds.

Actions planned to reduce the number of poverty-level families

Washington County’s public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the 2019 Action Plan include provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County’s A Road Home (CDBG). Several policies support these overarching goals. The County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Washington County also allocates a percentage of public service funding to support resident services at properties owned by local Tier 1 Community Housing Development Organizations. These resident services, receiving approximately \$42,430 in 2019 CDBG funding, are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing. Washington County’s support for projects that implement A Road Home is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

Actions planned to develop institutional structure

There are strengths in the institutional delivery system. Collaboration, coordination and communication are strong in Washington County with relationships and advocacy in groups such as the Housing and Supportive Services Network of Washington County and the Coalition of Housing Advocates. These

groups work to ensure there are a continuum of housing and services for low-income households, the homeless and populations with special needs. Referrals are made between agencies and oftentimes housing providers reach out to service providers for on-site resident services or recruitment of tenants. The gaps in the institutional delivery system center on the difficulty in finding units for the hard-to-house populations. There are no overnight shelter beds for single men. There are a limited number of shelter beds for women. There are no respite homes.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action. The Homeless Management Information System (HMIS) has also been a strength within the service delivery point. For special needs populations, there are several agencies that provide services that are specific to special needs populations including persons with disabilities, ex-offenders, seniors, farmworkers, persons with HIV/AIDS, domestic violence survivors, and persons with addictions. Many of these agencies provide both housing and supportive services for their clients. The gaps in the service delivery system include the fact that many of the supportive services are not targeted to homeless persons or those with HIV/AIDS. Funding is also erratic and inconsistent in meeting the needs within the service delivery system, especially given the needs in Washington County. There is a gap in permanent supportive housing models in Washington County that adequately integrate targeted supportive services with the permanent housing. Community Connect staff, and the group formed to provide oversight, is continually working to refine and address issues that arise. In addition, the HSSN will continue to work to address gaps. This will continue in FY 19/20.

Over the past year Washington County has worked together with Metro in preparation for the passage of the ballot measure in 2018. Continuing into the coming year, there will be a concerted effort to work together across jurisdictions and county departments to develop successful strategies and outcomes.

Actions planned to enhance coordination between public and private housing and social service agencies

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action, Community Connect. These agencies serve as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Agencies such as Virginia Garcia Memorial Health Clinic look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. The

previous year saw the loss of the Southwest Community Health Center from the healthcare system. For mental health, area agencies like Sequoia Mental Health Services, Luke-Dorf, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and work closely with homeless services providers to provide access to mental health services. These agencies not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of Shelter Plus Care vouchers within a Housing First model that will help stabilize them. For access to employment services, agencies such as Luke-Dorf, Community Action and the Washington County Department of Housing Services partner with WorkSystems to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment and a road to self-sufficiency. In addition, the Department of Housing Services operates the Homeless to Work program, a transitional housing program that is focused specifically on supporting homeless individuals as they regain employment. These efforts will continue in FY 19/20. With the development of strategies related to the implementation of the Metro Affordable Housing Bond, Washington County continues to seek ways to coordinate housing and supportive services within the community.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following is a description of the program specific requirements under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program.

As a result of both federal mandate and local policy, each of the County's entitlement programs require or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County's CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	107,764
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	107,764

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In order to meet its HOME match obligation to construct the 1st and Main affordable housing project, REACH is including funding from match eligible sources like Beaverton URA Predevelopment Funds, URA Development Funds, Energy Trust of Oregon Incentives, Oregon Affordable Housing Tax Credits, OHCS General Housing Account Program Funds, OHCS Multifamily Energy Program Funds, Metro Transit Oriented Development Grant, Washington County Housing Production Opportunity Funds and donated land from the City of Beaverton. The total non-federal match from these sources is currently estimated at approximately \$4.09 million but when you apply the pro-rata share of HOME-assisted units, it will generate more than \$450,000 in match.

HOME is not being proposed to provide forms of assistance beyond those listed in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

Upon sale of the property or transfer of title, the HOME investment will be recaptured from the net proceeds. Only in cases where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principle payments, and any capital improvement investment, will the HOME investment amount that must be recaptured be reduced.

In order to insure compliance with the recapture provisions, restrictions will be incorporated into each project Deed of Trust and Promissory Note and must be included in the signed written

agreement. The restrictions are as follows:

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear.

In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g. down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

Upon sale of the property or transfer of title, the HOME investment will be recaptured from the net proceeds. Only in cases where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principle payments, and any capital improvement investment, will the HOME investment amount that must be recaptured be reduced.

In order to insure compliance with the recapture provisions, restrictions will be incorporated into each project Deed of Trust and Promissory Note and must be included into the signed written agreement. The restrictions are as follows:

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of

affordability to any willing buyer, and at the price the market will bear.

In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g. down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multi-family housing in FY 2019.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Agencies receiving ESG funds will be monitored annually to ensure that program guidelines are being followed. Monitoring procedures will be conducted similarly to the HPRP program, including verification of income and homeless documentation. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices. In addition, the contract requires quarterly reimbursement requests, certification of match, and timely expenditure of funds.

An expanded version of ESG written standards can be found on the County Website at:

<http://www.co.washington.or.us/CommunityDevelopment/policies.cfm>

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Agencies receiving ESG funding must use a barrier level assessment tool as part of complying with policies and procedures for Washington County's coordinated and centralized assessment system called Community Connect. These policies and operating procedures have been adopted under the local Continuum of Care (CoC) in Washington County, commonly referred to as the Housing and Supportive Services Network (HSSN). Grant recipients and subrecipients under the CoC and ESG Programs must use Community Connect which was established by the HSSN, in accordance with requirements established by HUD, to ensure that screening, assessment, and referral of program

participants is consistent with the written standards established.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Washington County commenced a consultation process with its Continuum of Care, through its Housing and Supportive Services Network (HSSN), to provide for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under ESG. Policies and other decisions resulting from this consultation process include how to allocate the ESG funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). The consultation process is a three step process. First, OCD staff assesses the need for changes to the program based on emerging issues and/or historical trends in administration of the ESG contract. OCD then consults with the HSSN Work Group on the proposed allocation method (activities, dollar amounts, etc). And then the consultation is taken to the full HSSN group for feedback, discussion, etc. The decision to allocate directly to Community Action was the result of past experience with the HPRP program, administrative capacity of the organization as a recipient of state and federal funding and the size of the ESG formula grant relative to undertaking a proposal process. It was decided in partnership with the HSSN to use FY 2019 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County Continuum of Care network will remain approximately the same. The decision was made as a part of the consultation process – not by Community Action.

OCD's decision to retain the ESG administrative funds was made to support the in-house staffing costs to administer this grant. The County's Policy Advisory Board maintains overall responsibility and oversight over the program for the approval of program policies and projects under the ESG program as an advisory body to the Board of County Commissioners.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Washington County Office of Community Development (OCD) consulted with members of the

Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area to discuss the activities to be funded under regulatory guidelines of ESG. The HSSN Strategic Planning Workgroup members were asked to attend a meeting held on February 8, 2019 and the HSSN at-large was asked at their monthly meeting held March 3, 2019 to assist in the consultation process. Participants of these meetings included current recipients under the Emergency Solutions Grant program, former HPRP recipients, formerly homeless individuals, and other service providers in the area representing all segments of the CoC including domestic violence providers, permanent supportive housing providers, emergency shelter providers, and emergency service providers.

5. Describe performance standards for evaluating ESG.

During the past year, OCD has used specific performance objectives and outcomes for all of its programs based on consultations with the HSSN. Refer to Table 6-1, ESG Performance Objectives and Standards by Activity, for more information on how Washington County will work to align performance outcome data with the federal objectives and standards governing the use of ESG funding.

Maps have been appended to the 2019 Action Plan to indicate the type and location of projects and services that will be funded under the Washington County Consortium's HOME, ESG and CDBG programs, as well as the type and location of projects that will be funded under the City of Beaverton and the City of Hillsboro's CDBG program.

A summary of the impediments to fair housing, as identified in Washington County and the City of Beaverton's 2012 Analysis of Impediments, was included in NA-05 of the 2015-2020 Consolidated Plan. A list of activities that will be undertaken in 2019 has been included as in this section to further describe those specific actions that the Washington County Consortium, the City of Beaverton and the City of Hillsboro's plan to implement to address these impediments in the 2019 program year.

City of Beaverton 2019 Action Plan





Annual Action Plan / Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Beaverton (the city) is part of a consortium (Washington County, Hillsboro, Beaverton) of Community Development Block Grant (CDBG) entitlements who share planning platforms. Although our work may be viewed holistically, the city prepares its own Annual Action Plan with cross-consortium sections, and submits its plan to Washington County, the lead agency, for public comment and submission to HUD. The Annual Action Plan implements activities needed to reach objectives identified in a five-year plan known as the Consolidated Plan (Con Plan), also a consortium effort. The Con Plan objectives are determined through considerable research and community outreach efforts. This Annual Action Plan represents the consortium's fifth and last year of the 2015-2020 Con Plan. The activities specified in this plan are for the period from July 1, 2019 through June 30, 2020 (PY19).

A significant component of each Annual Action Plan is the amount of CDBG funds available to meet Con Plan objectives. Because the city's CDBG annual entitlement (Federal Award) is based upon Congressional appropriation and formula, funding will vary year to year. Once in a while funding may be significantly reduced, zeroed out, or delayed. At the time of this writing for public comment, the city's CDBG allocation has not been determined. The city will use the following as guidance with regards to funding activities, should the Entitlement be greater or lesser than anticipated.

The city has budgeted a federal award of \$710,000 (this year's Entitlement was \$754,252). Should Entitlement be somewhat lower or higher than budgeted, the city will make activity funding changes that consider the following priorities, which are in order of importance.

- Con Plan/Annual Action Plan Objectives
 - Priorities: homeless prevention, supportive services, housing rehabilitation and adaption, homeownership, and microenterprise activities
- Administrative burden
 - Defined as adding a new activity
- Public Services support, which is capped at 15% of (Entitlement plus previous year's program income)
 - Homeless prevention and supportive service
- Housing adaption and rehabilitation
- Homeownership

The city funds public services which is capped and therefore only 15% of an award that exceeds estimates may be used. We fund microenterprise technical assistance and each awarded applicant was fully funded. The only other activities the city funds are owner occupied housing rehab/adaption and homeownership. The amount overlaid by the priorities above will determine which activity receives funding, if not both. Any decrease between anticipated and actual Entitlement can be back-filled with uncommitted funds, unless there is a significant drop in funding. In that instance the priorities above would be applied.

All awards are subject to further applicant vetting.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Beaverton is on target to meet and exceed all Con Plan objectives. The table just below provides Con Plan persons served to date against five year Con Plan objectives. With half of PY18 remaining and all of PY19 ahead staff are comfortable with meeting and exceeding objectives.

	Con Plan To Date thru PY18 Q2	Con Plan 5yr Objectives
Total persons served by Shelter	201	190
Total persons by Prevention and Shelter	1127	690
Total Housing Rehab units to date	127	160
Total Microenterprise persons served to date	206	275
Total Supportive Services persons served to date	928	435

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Beaverton is a relatively small entitlement with limited and proscribed Con Plan objectives. We tend to practice single-year only awards. There is no perpetually affordable homeownership competition, no family shelter, youth shelter, or emergency rent competition, and no housing rehab/adaption competition (we typically fund all four). Our Economic Development mandate is to provide microenterprise technical assistance to very small existing

and developing businesses and over the years we have funded each of these project providers. The city will meet all of its Con Plan objectives subject to general normality in the market place.

We do have the opportunity to review a wider array of supportive services project submittals that meet Con Plan family and or children/youth objectives. During this Con Plan we have funded various projects that meet Con Plan objectives. This Annual Action Plan includes new projects (activities) not funded previously during this Con Plan. The CDBG Application Review Committee found child advocacy, youth gap foster care presentations to be very compelling and recommended funding for each.

Annually how well the community has been served using actual accomplishments to objectives may be viewed in a report we prepare known as the CAPER or Consolidated Annual Performance and Evaluation Report. The city is currently in its fourth Con Plan year, PY18, and no later than September 30, 2019 will submit its CAPER to share this year's achievements. HUD's approval of the CAPER is subject to public notice and hearing.

CDBG staff pride themselves on forecasting the likelihood of partners meeting objectives, financial control, and awareness of partner business practices.

4. Summary of Citizen Participation Process and consultation process

Highlights of the Citizen Participation Process and consultations include:

- Formation of a Con Plan Work Group comprised of individuals representing diverse interests, including people who have not been involved in this planning process in the past. The Con Plan Work Group advised the Washington County Office of Community Development on the process and content of the plan.
- Conducting two sets of community workshops at strategic points in the planning process to meet with key stakeholders (local jurisdictions, agencies, non-profits and other partners) to discuss major trends likely to affect low income residents and their sense of community needs and priorities, and to review sections of the draft plan.
- Conducting focus groups with 35 low-income residents, including residents of color, to obtain their views about the challenges and barriers they face in their day-to-day lives.
- A public screening hosted to highlight the challenges and barriers faced by area residents for the general public through an award-winning documentary focused on the region. This included inviting one of the families featured in the film to relate their experiences living in Washington County, followed by a panel of social service providers who discussed identified needs in the community.
- Coordination of a county-wide community needs survey by the City of Beaverton for Washington County citizens. The City received 786 responses in electronic and paper format combined. This information helped inform the development of the Housing and Community Development strategies.
- Coordination of a county-wide community needs questionnaire from over fifty-five nonprofit agencies, citizens, cities and other applicants with 132 responses in electronic and paper format combined. This information helped inform the development of the Community Development strategies.
- Coordination with a County-sponsored housing preference study with 1,975 completed surveys from residents about preferences and attitudes regarding housing types, renting vs. owning and other trade-offs, commuting, and amenities with regards to housing.
- Solicitation of responses from a community-wide survey with 1,260 completed surveys from residents about how they receive information about housing and community development programs and what areas of interest might get them to attend public meetings and public hearings.
- Presentations by key agencies on relevant plans at Con Plan Work Group meetings. Presentations were made by key agencies such the Washington County Department of Housing Services; Community Action; Washington County Department of Community Corrections; Fair Housing Council of Oregon; Community Alliance of Tenants; Community Partners for Affordable Housing; Enterprise Community Partners; Work Systems; Washington County Department of Disability, Aging & Veterans Services; Cascade AIDS Project; Boys and Girls Aid Society; Virginia Garcia Memorial Health Clinic; Tri-Met and others. These presentations and the follow-up that ensued formed the core of Washington County's consultation process. During the comment period for the draft plan (March 10 - April 9, 2015), two public hearings were held and additional comments were accepted by mail or e-mail.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Four official public comments were received from the period of March 10th – April 9th, 2015 from Ron Thompson, City Councilor for the City of Forest Grove; Bridget Cooke, Executive Director of Adelante Mujeres; Kathy Armstrong, Deputy Director of Proud Ground; and Lynn Boose, Executive Director of Community Services, Inc. Each comment received was addressed in writing by providing clarification of data and/or narrative contained within the plan, adding additional language to the Plan where applicable to better reflect the identified need described in the public comment, and acknowledging the importance of the need identified by those agencies and concerned citizens that provided public comment on the Plan. Copies of comments submitted in writing are contained in the Citizen Participation comments section of this plan, as well as a summary of comments received over the phone and reflected in public hearing meeting minutes.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views received were accepted with the exception of one: Public comment received from Bridget Cooke, Executive Director of Adelante Mujeres, advocated for priorities for farmworkers, LEP and GED learners who face barriers in obtaining housing and economic stability. Through the 18 month long process of data collection and analysis, the needs of all low-income populations were recognized and it was decided by the Con Plan Workgroup that prioritizing one population over another becomes difficult as it pits groups against one another. It was explained that the current priority in the 2015-2020 Consolidated Plan instead focuses on a system-wide initiative (the Ten Year Plan to End Homelessness) as opposed to one specific population over another. Within that system, needs of vulnerable populations as a whole are prioritized, including the special needs groups identified in this public comment by Adelante Mujeres. Copies of response letters to each public comment received are contained in the Citizen Participation comments section of this plan.

7. Summary

The City of Beaverton is a Washington County HUD Consortium member and an annual CDBG entitlement. The city fully participates in the consortium's Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report. CDBG is audited by HUD when issues arise and historically annually by an independent audit firm. The city has a good track record of meeting community needs, within the scope of CDBG objectives, identified through extensive research and community outreach efforts. Please also see Washington County's, Executive Summary.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BEAVERTON	Community Development

Table 1 – Responsible Agencies

Narrative

Washington County is the lead HUD consortium agency.

Consolidated Plan Public Contact Information

Office of Community Development

328 West Main, Suite 100 (MS# 7)

Hillsboro, OR 97123

503-846-8814 / cdbg@co.washington.or.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Throughout the Annual Action Plan the city shares its collaboration efforts with other jurisdictions, internally, and through numerous committee activities. For more specifics see the Con Plan Summary of Consultations, Volume 2, Appendix

B(3): <https://s3.amazonaws.com/washcomultimedia/assets/final-volume-2-of-the-2015-2020-con-plan.pdf>.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The city's CDBG staff are active networkers for the purposes of finding and improving approaches to affordable housing. The CDBG Coordinator continues to work directly with clients seeking housing beyond just a referral to the next bus stop. The coordinator takes a proactive approach with Beaverton resident housing distress referrals, from other city departments. Not only has the CDBG Coordinator been successful with housing placement this work has helped the coordinator better understand how the support system works and in particular where the gaps are. The work includes on-going attempts to bring awareness to silo approaches of the city and numerous others, including; housing services providers and support services providers. Improving outcomes requires both a willingness and ability to use operational performance lens. The CDBG Coordinator works closely subrecipients and other city departments as well as significant committee participation discussed further, just below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The CDBG Coordinator works with Continuum of Care staff to address approaches to the needs of homeless persons including chronically homeless individuals and families, families with children, veterans, unaccompanied youth and persons at risk of homelessness. The coordinator serves on the Continuum of Care Board. Please see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and value outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City of Beaverton oversees CDBG only. Please see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WASHINGTON COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See the matching Section in Washington County's Annual Action Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

See the corresponding section in Washington County's Annual Action Plan. Created in collaboration with Washington County.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	Created in collaboration with Washington County; see Consolidated Plan.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Washington County, the City of Hillsboro, and the City of Beaverton are committed to keeping all interested groups and individuals informed of each phase of the consolidated planning process, and of activities being proposed or undertaken under HUD entitlement programs. Opportunities to comment on or participate in planning community development and affordable housing activities and projects will be publicized and disseminated throughout the Washington County Consortium. To allow for convenient citizen access, the City of Beaverton makes all housing and community development plans and reports available via pages on our website. In addition the site provides access to our CDBG services and programs and links to supporting information including the county's website. Documents seeking public comment are posted on the site as well as in the Beaverton Valley Times. In terms of goal setting, the city hears from residents regularly about the need for more affordable housing and the city continues to prioritize that activity.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Advertisement for upcoming Public Hearings.	No opportunity to comment at time of this writing.		
2	Public Hearing	Non-targeted/broad community	Hearing scheduled at Beaverton City Hall, 4/3/19, following Housing & Supportive Services Network Meeting Attendees:	No opportunity to comment at time of this writing.		
3	Public Meeting	Non-targeted/broad community	Joint hearing to Washington County Public Advisory Board. See matching section in Washington County's Annual Action Plan.	No opportunity to comment at time of this writing for later comment see matching section in Washington County's Annual Action Plan.		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

As of public notice the city estimates its entitlement at \$710,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	710,000	93,700	211,000	1,014,700	1,014,700	As of the public hearing the city estimated it's entitlement at \$710,000.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While CDBG has no matching requirement, CDBG activities this year are anticipated to leverage CDBG at a rate exceeding \$2 for every CDBG dollar. This year the city anticipates over \$1,800,000 of leverage funding. Generally the city is unable to fully fund projects, requiring subrecipients to provide funding from other sources to support services for Beaverton residents, at or below 80% of the Area Median Income (AMI). We capture budgeted leverage during our CDBG funding application round and report these amounts in HUD's IDIS software, which rolls up into the Consolidated Annual Performance and Evaluation Report or CAPER. Please contact Alan Trunnell at 503.526.5233 / atrunnell@beavertonoregon.gov for a copy of the city's Program Year 2017 report, covering July 1, 2017 – June 30, 2018.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

- The Longhorn Building provides Program Income to CDBG via rents collected, which provides the City a reasonably consistent income stream used to support Con Plan objectives and a reserve account for repair, maintenance, and vacancy.
- Community Action Organization rents the Longhorn building to provide early childhood education to low-income families through their Head Start program.
- CDBG also owns half of the city's Community Services Building. The facility has been used to provide free rent to a nonprofit providing multiple support services.

Discussion

The need for affordable housing continues to exceed the supply in the Portland Metro area. Wages continue to fall further against housing costs. Drug addiction deaths continue to increase and more children are becoming homeless. The gap between the wealthy and everyone else appears to be increasing. The cost of vouchers and entitlements, like social security, are rising faster than taxes and under constant threat. The cost of climate change will likely weigh more and more on annual federal deficit spending. With considerable resource shortfall we (the community) must consider looking harder at how we do business to discover cost saving efficiencies. The City of Beaverton supports the great work of our partners, most of which leverage CDBG and other city mission driven funding, providing services and housing to the less fortunate.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Projects of 10-Year Plan to End Homelessness	2015	2020	Homeless	City of Beaverton	Homelessness	CDBG: \$75,000	Homeless Person Overnight Shelter: 78 Persons Assisted Homelessness Prevention: 173 Persons Assisted
2	Homebuyer Programs	2015	2020	Affordable Housing	City of Beaverton	Owner-Occupied Housing	CDBG: \$240,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Owner-Occupied Housing Rehabilitation	2015	2020	Affordable Housing	City of Beaverton	Owner-Occupied Housing Rehabilitation	CDBG: \$195,000	Homeowner Housing Rehabilitated: 59 Household Housing Unit
4	Supportive Services	2015	2020	Non-Homeless Special Needs Non-Housing Community Development	City of Beaverton	Homelessness	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 245 Persons Assisted
5	Micro Enterprise Technical Assistance	2015	2020	Non-Housing Community Development	City of Beaverton	Micro Enterprise Technical Assistance	CDBG: \$141,947	Businesses assisted: 80 Businesses Assisted

Goal Descriptions

1	Goal Name	Projects of 10-Year Plan to End Homelessness
	Goal Description	This goal supports projects that implement strategies from the Washington County 10-Year Plan to End Homelessness. Homeless families served with transitional shelter. Homeless youth served with transitional shelter. Households at risk of homelessness.
2	Goal Name	Homebuyer Programs
	Goal Description	The city supports the land trust approach to homeownership, supporting long term affordability.
3	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	Goal is to provide support for rehabilitation of housing that is owned and occupied by low-income households (includes mobile homes) to include, but not limited to, rehabilitation, weatherization and accessibility adaptations.
4	Goal Name	Supportive Services
	Goal Description	This goal is to provide a vast array of supportive services designed to assist low-to-moderate income persons to help overcome barriers in an effort to achieve self-sufficiency. Youth and or families served with enrichment and well-being programs.
5	Goal Name	Micro Enterprise Technical Assistance
	Goal Description	Micro Enterprise Technical Assistance provided to low-to-moderate income persons and businesses with culturally competent services and staff.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Four Consolidated Plan goals are high priority needs (needs that fall under Washington County's 10-Year Plan to End Homelessness) and one goal is a lower priority need. These goals serve as the basis for our PY19 and fiscal year 2019-2020 CDBG projects. The goals are listed below in no particular order or ranking:

- Prioritize programs and opportunities that prevent homelessness, which is in line with Washington County's 10-Year Plan to End Homelessness. Of special interest and consideration is to serve high school age and young adults with opportunities that will alleviate, or prevent homelessness.
- Increase the number of affordable homes in Beaverton by reducing the cost to low income qualified borrowers to purchase a home (This language replaces Consolidated Plan language that indicated the city provides direct down payment assistance. This is not a substantial change as the net impact is the same and therefore no amendment is required).
- Provide housing rehabilitation loans and grants for low income Beaverton residents that own their home for accessibility, health and safety modifications and repair.
- Provide technical assistance to help low income persons desiring business start-up, business expansion, and business sustainability support. The technical assistance is expected to increase the self-sufficiency of Beaverton workers and families by creating new jobs and increased income to low income households.
- Rehabilitation of public facilities and infrastructure projects are considered when it will help to better serve clients, and to develop or improve a variety of public facilities that benefit income-qualifying neighborhoods or income qualified populations. (The City will consider funding infrastructure projects 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.) This goal is low priority when not addressing needs outlined in the 10-Year Plan to End Homelessness.

The projects listed on the table just below represent projects preliminarily awarded with PY19 funding to provide services that meet Con Plan objectives.

Post Hearing Note:

#	Project Name
1	Boys & Girls Aid
2	Good Neighbor Center
3	Community Action - Emergency Rent/Energy Payment
4	Ecumenical Ministries of Oregon
5	CPAH
6	Child Advocates (CASAs)
7	Rebuilding Together Washington County
8	Willamette West Habitat for Humanity
9	Unlimited Choices, Inc.
10	Community Action - Housing Rehabilitation/Weatherization
11	Proud Ground
12	Adelante Mujeres
13	Micro Enterprise Services of Oregon
14	Longhorn Reserves
15	CDBG Administration

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The city utilizes the HUD annual allocation for:

- Up to 20% for Administration Costs
- Up to 15% for Public Services
- The remainder is split between homeownership, homeowner rehabilitation, economic development, public facilities and infrastructure.

The city is not aware of any obstacles to addressing

underserved needs.

Historically the city has not planned activities for all CDBG funds. This allows the city to take advantage of opportunity as it may arise and as it aligns with the Consolidated Plan. We may find entitlement to be short funded or very late. In PY17 we amended Unlimited Choices, Inc.'s agreement to fund an emergency underground water problem for a low income homeowner. Several housing initiatives are in planning stages each providing permanent housing. Please note that the city meets HUD's funding carryover requirements every year.

AP-38 Project Summary

Project Summary Information1	Project Name	Boys & Girls Aid
	Target Area	City of Beaverton
	Goals Supported	Projects of 10-Year Plan to End Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$25,000
	Description	At risk youth offered shelter in college-dorm style bedrooms. Rec room, common area, meals.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	30 Youth at or below 80% AMI
	Location Description	City of Hillsboro
	Planned Activities	One on one case management provided and connections to counseling, public resources, school and GED programs, and helping youth repair or build support systems. Skill building group sessions offered with topics such as communication, school work, organization, stress management, relationship building, health and well-being, and community resources. There are also recreational activities.
2	Project Name	Good Neighbor Center
	Target Area	City of Beaverton
	Goals Supported	Projects of 10-Year Plan to End Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$22,000
	Description	Family Homeless Shelter
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	53 persons / 17 households at or below 80% AMI
	Location Description	Just outside of City of Beaverton limits.
	Planned Activities	Up to six weeks shelter stays for families, includes meals and participants are referred to other transitional and permanent housing programs, and employment and training programs. Participants must participate in weekly mandatory life skills classes, the Rent Well curriculum, and will be provided access to public benefits. Children in school may receive counseling, participate in a daily homework club, get individualized tutoring, and go to a ten week full day summer school. Adult GED services are available.
3	Project Name	Community Action - Emergency Rent/Energy Payment
	Target Area	City of Beaverton
	Goals Supported	Projects of 10-Year Plan to End Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$28,000
	Description	One-time emergency rent or energy bill payment.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	173 persons below 80% AMI
	Location Description	City of Hillsboro
	Planned Activities	One time energy cost or emergency rent assistance payment. All households are assessed for other programs and services for which they may be eligible, such as energy assistance and long term rent assistance.

4	Project Name	Ecumenical Ministries of Oregon
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$20,000
	Description	Youth short term foster home placement
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	35 Youth below 80% AMI
	Location Description	City of Portland
	Planned Activities	A stable, safe home allows the student to focus on academic success and take advantage of educational opportunities, apply to college and find scholarships and employment. Stable housing leads directly to improved educational outcomes. These outcomes in turn, lead to stronger employment potential, better health and mental/emotional well-being, and a more developed sense of self-worth, empowerment and belonging.
5	Project Name	CPAH
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	Resident Services

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	115 persons served below 80% AMI
	Location Description	City of Portland
	Planned Activities	Services are focused on youth and school success, including programming that serves the entire family, as well as eviction prevention and stability services that are aimed to prevent homelessness and increase health and wellness on-site. This project focuses primarily on Spencer House (48 apartments) and the Barcelona at Beaverton (47 apartments.) Additionally, CPAH is able to provide some support to young people at Fircrest Manor- owned by another company - so that those kids can access resources provided to youth at CPAH properties.
6	Project Name	Child Advocates (CASAs)
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,000
	Description	CASA For Children's mission is to improve and protect the mental and physical health of children who have been abused and neglected and removed from their families. In court, at a critical inflection point in the life of a child, a Court Appointed Special Advocate (CASA) takes actions that are strictly in the child's best interest, for example: maintaining a stable living situation; linking them to essential services at partner social service agencies, schools, and other government agencies; and, helping to find a safe, permanent home.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	95 children at or below 80% AMI
	Location Description	City of Portland
	Planned Activities	Funds will be used for the Court Appointed Special Advocates (CASAs) for the City of Beaverton with the goal of sustaining the number of children served this year. In FYE June 30, 2018, we served 374 children/194 family groups in Washington County generally, with approximately 25% in the City of Beaverton. In 2019-20 depending on the judges' assignments, we expect to serve approximately 95 children in Beaverton. (The number of children served this year is approximate because we cannot predict how many children will be removed from their families.)
7	Project Name	Rebuilding Together Washington County
	Target Area	City of Beaverton
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing Rehabilitation
	Funding	CDBG: \$15,000
	Description	Administrative support only for small project urgent and critical needs repair and accessibility adaptations.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 Households at or below 80% AMI
	Location Description	City of Beaverton

	Planned Activities	Urgent and Critical Needs repairs, volunteer based, serving owner occupied including mobile homes. Serving incomes at or below 80% with priority for seniors and special needs. Includes ramps, handholds, and toilet modifications as needed.
8	Project Name	Willamette West Habitat for Humanity
	Target Area	City of Beaverton
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing Rehabilitation
	Funding	CDBG: \$30,000
	Description	Administrative support only for small and large projects.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four households needing new roofs each below 80% AMI
	Location Description	City of Hillsboro
	Planned Activities	Critical need owner-occupied new roofing. Volunteer based grant, fee, and loan program. Does not include mobile homes.
9	Project Name	Unlimited Choices, Inc.
	Target Area	City of Beaverton
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing Rehabilitation
	Funding	CDBG: \$50,000
	Description	Accessibility adaptations including bathroom and kitchen modifications.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	10 Households to be served below 80% AMI
	Location Description	City of Portland
	Planned Activities	Critical need Accessibility Adaption.
10	Project Name	Community Action - Housing Rehabilitation/Weatherization
	Target Area	City of Beaverton
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing Rehabilitation
	Funding	CDBG: \$100,000
	Description	Large and small project repairs, including mobile homes.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 Households below 80% AMI.
	Location Description	City of Hillsboro
	Planned Activities	Critical need owner-occupied rehab, small and large projects. Contractor based grant program, includes mobile homes.
11	Project Name	Proud Ground
	Target Area	City of Beaverton
	Goals Supported	Homebuyer Programs
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$240,000

	Description	Reduced cost home acquisition
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 Households below 80% AMI
	Location Description	City of Portland
	Planned Activities	Support homeownership through acquisition and necessary repairs/replacements. Provide homeownership education and counseling. Land portion placed into land trust to reduce cost to buyer and to insure permanent affordability.
12	Project Name	Adelante Mujeres
	Target Area	City of Beaverton
	Goals Supported	Micro Enterprise Technical Assistance
	Needs Addressed	Micro Enterprise Technical Assistance
	Funding	CDBG: \$61,947
	Description	Small Business Development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 persons served at or below 80% AMI
	Location Description	City of Forest Grove, with by appointment office in Beaverton.
	Planned Activities	Enhanced small business development services, including an extensive Spanish language business course, one-on-one technical assistance, customized business coaching, access to capital, and access to market for Latino micro entrepreneurs.

13	Project Name	Micro Enterprise Services of Oregon
	Target Area	City of Beaverton
	Goals Supported	Micro Enterprise Technical Assistance
	Needs Addressed	Micro Enterprise Technical Assistance
	Funding	CDBG: \$80,000
	Description	Small Business Development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 persons seeking to start or improve a business, below 80% AMI.
	Location Description	City of Beaverton
	Planned Activities	Work with members of the community to support the economic advancement of Latinos and others. Provide business development, business sustainability, and business expansion skills to Latino and other clients that are in pre-business, start-up, or business stages at the time of intake. Work includes one-on-one technical assistance, classroom services, and providing loans. Many business owners are expected to participate in an Individual Development Account (IDA) to increase their assets.
14	Project Name	Longhorn Reserves
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness Public Facility & Infrastructure
	Funding	CDBG \$8,000

	Description	Supports a reserve account. This reserve account covers repair and maintenance, and any vacancy management needed which would include; hazard insurance, any loss deductible, security to protect the asset, and marketing.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Beaverton
	Planned Activities	A significant source of Program Income, beginning this year is rental income from a CDBG owned building providing Head Start services. A reserve is established to cover repair and maintenance along with hazard insurance and security should the building no longer be occupied.
15	Project Name	CDBG Administration
	Target Area	City of Beaverton
	Goals Supported	Projects of 10-Year Plan to End Homelessness Homebuyer Programs Owner-Occupied Housing Rehabilitation Supportive Services Micro Enterprise Technical Assistance
	Needs Addressed	Homelessness Owner-Occupied Housing Owner-Occupied Housing Rehabilitation Micro Enterprise Technical Assistance Public Facility & Infrastructure
	Funding	CDBG \$152,183
	Description	Administration of CDBG Program, Fair Housing impediments work and Con Plan work.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Beaverton
	Planned Activities	Administration of CDBG is complicated requiring subrecipient performance and compliance monitoring, invoice processing, considerable record keeping, reporting, audit prep, workouts, on-going community participation, planning, budgeting, and community support. This year CDBG staff will also be participating in Con Plan and Fair Housing Plan work.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic service area is within the Beaverton city limits.

Geographic Distribution

Target Area	Percentage of Funds
City of Beaverton	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city has not designated any particular geographic area as a priority. The services we provide using CDBG funds will benefit persons with incomes at or below 80% AMI that reside or do business within the city limits of Beaverton.

Discussion

Activities/Projects use city provided mapping to verify persons seeking services live within City of Beaverton limits. CDBG staff spot checks addresses for compliance.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Beaverton shares barriers adversely affecting public policies for affordable housing and residential investment, with Washington County. These include Tier 1 and Tier 2 barriers. Tier 1 barriers are barriers that Washington County is unable to address locally, while Tier 2 barriers are barriers that Washington County can affect locally. Beaverton Tier 1 barriers include the following: inadequate federal funding for affordable housing and support services, likely reduced appetite for Low Income Housing Tax Credits (LIHTC) due to corporate tax reductions, lack of alternatives to the LIHTC program, low focus on wage earners between 60%-80% AMI, aligning the timing of the multiple sources of funding needed to make a deal work, the color of one's skin, language, high turnover due to low wages at the delivery level, lack of connectivity, poor life skills, and so much more.

Tier 2 barriers in Beaverton include the following: multiple reporting requirements from multiple funding sources, the cost of system development charges, the difficulty of providing service-enriched housing, multiple jurisdictions and multiple development pathways with each jurisdiction having its own planning and permitting process, affordable housing location, size, and design barriers, high cost of land, little applicable vacant land. Strategies to address Tier 2 barriers appear in Chapter 6 of the Consolidated Plan under Strategic Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

- City collaboration with housing developers
- Tax exemptions
- Partial or full land contributions to developers for affordable housing
- Development review and building permit fee waivers
- Development review and permitting turnaround time
- Allocation of funding for off-site improvements in low income neighborhoods
- Allocation of funding for on/near housing supportive services
- Funding support to the Community Housing Fund (a non-profit that provides preconstruction and bridge loans for affordable housing)
- Determining impediments to Fair Housing

Discussion

The city is very excited to be getting the jump on over 215 units of affordable housing due to our Metro Bond allocation. In addition the city is working with council to form a new housing advisory committee. Preliminarily this group will up of nonprofit and for-profit housing professionals, a tenant, concerned citizens, and others.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Following are other actions the city plans to take during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The city will continue to; provide housing navigation services for Beaverton residents, pursue improved connectivity within the housing delivery system, and push for more training at the direct services level. The CDBG Coordinator is very involved in discussions around meeting needs. The coordinator is a member of the Washington County Housing and Supportive Services Network, a Board Member of the Washington County Continuum of Care, sits on Washington County's Community Connect Advisory Committee, and participates in relevant ad hoc committees. Also a board member of the National Community Development Association and member of the Northwest Association of Community Development Managers the coordinator attends trainings and roundtables where obstacles to meeting underserved needs are discussed/addressed.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing

The Consolidated Plan guides the city with regards to the annual activities it undertakes to meet objectives outlined in the Consolidated Plan. The Consolidated Plan also provides the strategies and approaches the city plans to use to implement Annual Action Plan objectives. The Projects outlined in AP-38 include affordable housing objectives.

The city will continue to provide homeownership opportunities to moderate-income residents as well maintaining its ongoing housing rehabilitation program providing services to low- and moderate-income homeowners and eligible tenants in eligible properties. Work includes critical small, medium, and large repair, replacement, modification, and accessibility adaptations. In addition to CDBG-funded activities, the city allocates general fund resources to support affordable housing development including efforts to establish the improvement and preservation of naturally occurring affordable housing. The city also provides property tax exemption for nonprofit regulated housing. As mentioned previously we are planning for more than 215 units of new affordable housing and the city will be adding/supporting another affordable housing provider, increasing access to homeownership.

Actions planned to reduce lead-based paint hazards

The city has a long standing and successful housing rehabilitation program. The city requires projects providing rehab to have staff trained in the recognition, handling, and removal

of lead-based paint. City actions planned to reduce lead-based paint hazards are addressed in the Con Plan. These actions may be found in the 2015-2020 Consolidated Plan for Washington County, Beaverton, and Hillsboro at Volume 1, pages 294-296, or by viewing the PDF version of this section at the following link:

<http://www.beavertonoregon.gov/DocumentCenter/View/17393>

Actions planned to reduce the number of poverty-level families

The city is on-line to meet all Con Plan objectives. Throughout this document city objectives are shared that are intended to reduce the number of poverty level families; family and youth shelters, youth foster care, emergency rent, youth legal advocacy, and increasing income via microenterprise. In addition to meeting Con Plan objectives CDBG staff support any efforts to reduce the cost of service delivery. It is hoped one such effort would include homeless data sharing restrictions.

For example when John Smith arrives on the door step of Beaverton, from outside of Washington County, needing homeless services, he is directed to Community Connect for intake and help. Through intake he is entered into HUD's (national) Homeless Management Information System, or HMIS. Neither Community Connect staff nor eventual case management staff have access to previously provided services if those services were provided outside of Washington County. Those outside areas might include Eugene, Medford, Bend, Portland, Clackamas County, or another state. In fact intake and service objectives start anew each time Mr. Smith travels. This makes little sense in terms of efficiency/cost and effectiveness. While HIPAA (Health Insurance Portability and Accountability Act of 1996) is United States legislation that provides data privacy and security provisions for safeguarding medical information it is often cited as the barrier to sharing information. Not all information is medically related and there is opportunity to collect releases. Changes to this structure should not fall upon the lead care agencies in any county or city. Federal guidance would be helpful.

Actions planned to develop institutional structure

CDBG staff are committed to facilitating collaborative efforts between the Mayor's offices and CDBG staff. Our Blue Ribbon Homeless Committee and Housing Implementation Team are examples. Committees are made up of city employees from various departments; planning, economic development, community development, public involvement and communication, and community services. Guidance for city housing work is provided by the city's Housing Five Year Action Plan which will include an annual performance report, beginning this year. The City of Beaverton recently hired its first Affordable Housing Manager helping to ensure affordable housing becomes part of our DNA.

Actions planned to enhance coordination between public and private housing and social service agencies

The city believes results do not take place in a vacuum. CDBG staff and Community Services staff work with nonprofits throughout the year. Community Services typically budgets \$200,000 to support community services provided by nonprofits. Other city staff attend housing developer forums, which often include a fair housing lens. The CDBG Coordinator is a member of the Washington County Housing and Supportive Services Network, board member of the Washington County Continuum of Care, sits on Washington County's Community Connect advisory committee, and is part of the city's Housing Implementation Team.

A good example of a city led coordinated effort is an initiative that seeks to match persons needing very affordable housing with homeowners offering rooms for rent. The HomeShare program currently serves Clackamas County and Portland. Development, policy, support, and performance are shared by the City of Beaverton, the City of Tigard, the Housing Authority of Washington County, and likely the City of Hillsboro. Outcomes should improve due to collaborative and efficient approaches. To the best of this author's knowledge this is a first in Washington County and a potential platform for future endeavors.

Discussion

The CDBG Coordinator has firsthand knowledge, learned through housing navigation work, of the need for ongoing efforts to improve coordination between service providers, between service providers and jurisdictions, and between jurisdictions in Washington County.

It is difficult to look internally at how we do business and how well we effectively interlink with others sharing similar objectives. Capacity is likely the tallest barrier. The permanent housing and supportive services system is stressed. Federal funding has not met need/demand in Washington County and as a result our mission driven partners are primarily focused on funding, compliance, meeting objectives, and in many cases staff retention. What room is there for self-assessment? Meanwhile the Continuum of Care lead brings providers together regularly to seek improvement in coordination. Some 40 staff of nonprofit services providers in Washington County as well staff from the Housing Authority of Washington County, Hillsboro, Beaverton, and Washington County Community Services come together each month.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The city is required to describe activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year), except that an amount generally not to exceed ten percent of such total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified for the contingency of cost overruns.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	93,700
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	93,700

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

A minimum overall benefit of 70% of CDBG funds may be used to benefit persons with household incomes at or below 80% AMI, but the city goal is 100%.

City of Hillsboro 2019 Action Plan



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Washington County Consortium is comprised of the County, all non-entitled cities within the county, the City of Hillsboro and the City of Beaverton. The Washington County Consortium's 2015-2020 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the Consortium's vision are proposed in the City of Hillsboro's Action Plan for FY 2019-20 as part of the strategy. The FY 2019-20 Annual Action Plan represents the second year the City of Hillsboro is submitting a plan as its own entitlement grantee.

2. Summarize the objectives and outcomes identified in the Plan

The City of Hillsboro has identified goals and objectives to address the City's priority needs. Projects have been designed and selected to carry the goals and objectives identified below. These activities are also consistent with HUD's national objectives and outcomes. The FY 2019-20 Annual Action Plan focuses on two goals outlined below:

Goal 1 – Decent Affordable Housing: Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.

- Objective 1.1: Preserve, improve and expand the supply of affordable housing for low- and moderate-income homeowners and renters.
- Objective 1.2: Increase homeownership opportunities for low and moderate income community members

Goal 2 – Suitable Living Environments: Create environments that promote neighborhood improvement, safety, and access to fair housing.

- Objective 2.1: Provide support to improve neighborhood safety and livability by expanding or improving public facilities and infrastructure.
- Objective 2.2: Provide programs that support access to fair housing.

Contingency Language: Funding Scenarios

If the City receives a reduced or increased entitlement, the impact will be applied equitably across all projects.

3. Evaluation of past performance

Prior to FY 2018-19, the City of Hillsboro operated as a Joint Entitlement with Washington County. Evaluation of past performance was reported by Washington County's Consolidated Annual Performance and Evaluation Report (CAPER) in which the City's activities were reported.

4. Summary of Citizen Participation Process and consultation process

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

5. Summary of public comments

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

7. Summary

The City of Hillsboro is committed to providing opportunities to low- and moderate-income resident's access to decent, safe and affordable housing by supporting the development, preservation, and improvement of neighborhoods.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HILLSBORO	City of Hillsboro - City Manager's Office

Table 1 – Responsible Agencies

Narrative

Washington County Office of Community Development is the lead HUD consortium agency.

Consolidated Plan Public Contact Information

Office of Community Development

328 West Main, Suite 100 (MS#7)

Hillsboro, OR 97123

503-846-8814

cdbg@co.washington.or.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Hillsboro developed its Program Year 2019 Action Plan through collaboration with the Washington County Consortium. A detailed description of these consultations can be found in Volume 1 of the Consolidated Plan:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/2015-2020-consolidated-plan.cfm>

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Hillsboro works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate the support of residents of low-income and affordable housing. The City's supports programs that enhance nonprofit agencies that provide housing and services that promote quality of life. The City is a member of the Housing and Supportive Services Network and regularly attends its monthly meetings as well as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Hillsboro has created a homeless workgroup comprised of various City departments that provide public services to Hillsboro residents. The workgroup is tasked with identifying ways to support chronically homeless individuals and families that are living in homelessness within our City.

Please also see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Please see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WASHINGTON COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Employment County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See the matching Section in Washington County's Annual Action Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

See the corresponding section in Washington County’s Annual Action Plan. Created in collaboration with Washington County.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	Created in collaboration with Washington County; see Consolidated Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

Other consultation efforts include the quarterly Regional Fair Housing Collaborative meeting, which is comprised of jurisdictions from the Portland Metropolitan region.

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Hillsboro in coordination with Washington County and the City of Beaverton engaged in a series of public hearings held throughout the county, one in each Hillsboro and Beaverton, in March and April 2019. Residents were notified of the meetings through our respective websites and public media notices distributed throughout the region. Public media notices were also sent to the local Spanish media outlet to reach out to the largest minority community in our county. Additionally, the City utilized email and regular mailing lists to notify interested citizens and agencies of the upcoming meetings. The City will provide the public the opportunity to review and comment on the proposed Action Plan through its display at 4 public locations, including government offices, public libraries, recreation centers, and neighborhood resource centers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of the April Public Hearing of the 2019 Action Plan	Please see attached public hearing results	All comments were accepted	
2	Public Meeting	Non-targeted/broad community	Please see attached detailed minutes.	Please see attached detailed minutes.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The FY 2019-20 Annual Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives, and description of projects and activities that implement the strategies established in the Consolidated Plan. This Annual Action Plan is the second for the City and the final annual plan of the 2015-2020 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities. The City expects the resources below to be available to implement its community development strategies during the 2019-2020 program year.

The city is part of the Washington County Consortium. For more details about other anticipated resources, please see the Washington County Strategic Plan SP-35.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	670,000	0	0	670,000	670,000	Estimated CDBG Annual Allocation 2019-20 is \$670,000. Estimated annual allocation remains \$670,000 for the remaining year of consolidated plan. \$670,000 x 1 = \$670,000 for a total estimate.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Hillsboro will partner with local non-profit organizations to carry-out some of the identified goals and objectives. The City funds the administrative cost of the CDBG with City general funds. Public Service activities are also funded through City general funds at an amount equivalent to 15% of its projected CDBG allocation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Hillsboro has identified some publically owned land within the city limits that may be used to address the needs identified in the plan in the future. If the City determines the sites suitable for development, the City will establish criteria and instruments for disposition and development through a request for proposal (RFP) for potential affordable housing development.

Discussion

The City of Hillsboro has created an Affordable Housing Team to effectively discuss and identify opportunities the City can take in support of creating decent, safe and affordable housing for low and moderate-income households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2015	2019	Affordable Housing	City of Hillsboro	Owner-Occupied Housing	CDBG: \$200,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Homebuyer Programs	2015	2019	Affordable Housing	City of Hillsboro	Owner-Occupied Housing	CDBG: \$335,000	Homeowner Housing Added: 3 Household Housing Unit
3	Public Facility Investment	2015	2019	Non-Housing Community Development	City of Hillsboro	Homelessness Public Facilities	CDBG: \$130,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 16 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	The related goal of this high priority need will be to provide support for rehabilitation of housing owned and occupied by low-income households, including, but not limited to, rehabilitation, weatherization, and accessibility improvements. The populations targeted under this priority need include (but are not limited to) extremely low-, low- and moderate-income households, elderly and frail elderly, and persons with disabilities.
2	Goal Name	Homebuyer Programs
	Goal Description	The related goal to this high priority need will be to provide support for homeownership opportunities under the land trust model.
3	Goal Name	Public Facility Investment
	Goal Description	This goal is to improve or rehabilitate public facilities benefitting eligible populations

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. The City will use CDBG funds to provide to one (1) Housing Rehabilitation program, one (1) Homebuyer program, and two (2) Public Facility Investment. The majority of the projects are targeted to low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income.

#	Project Name
1	Office of Community Development - Housing Rehabilitation
2	Proud Ground - Homebuyer Assistance
3	Boys & Girls Aid - Safe Place Youth Shelter
5	City of Hillsboro - CDBG Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Hillsboro's allocation for the 2018 Action Plan aligns with the Strategies identified in the 2015-2020 Consolidated Plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	Office of Community Development - Housing Rehabilitation
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$200,000
	Description	Office of Community Development of Washington County provides necessary repairs to homes owned by low and moderate-income homeowners.Objective Category: Decent Housing- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 14A
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the City's Housing Rehabilitation Program.
2	Project Name	Proud Ground - Homebuyer Assistance
	Target Area	City of Hillsboro
	Goals Supported	Homebuyer Programs
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$335,000
	Description	Funding will support the acquisition and necessary repairs/replacements of an owner-occupied housing unit.- Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds will be used to provide assistance for acquisition, repairs/replacement and homeowner education and counseling.
3	Project Name	Boys & Girls Aid - Safe Place Youth Shelter
	Target Area	City of Hillsboro
	Goals Supported	Public Facility Investment
	Needs Addressed	Homelessness Public Facilities
	Funding	CDBG: \$100,000
	Description	Funding will support the improvement of public facility structure that will benefit at-risk youth.- Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code: 03Q Facilities for Abused and Neglected Children
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand a public facility structure that will benefit approximately 16 at-risk youth.
	Location Description	454 SW Washington Street, Hillsboro, OR 97123
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
4	Project Name	City of Hillsboro - CDBG Administration
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation Homebuyer Programs
	Needs Addressed	Homelessness Rental Housing Owner-Occupied Housing
	Funding	CDBG: \$5,000

Description	CDBG Administrative funds will be used for fair housing training provided by the Fair Housing Council of Oregon. This amount does not exceed the 20% cap set under the regulations. Matrix Code: 21D
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2018 Action Plan Annual Goals and Priority needs.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic service area is the Hillsboro city limits.

Geographic Distribution

Target Area	Percentage of Funds
City of Hillsboro	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hillsboro has not designated any particular geographic area as a priority. CDBG funds will benefit low- and moderate-income persons that reside in the Hillsboro city limits.

Discussion

The City of Hillsboro utilizes CDBG funds for projects operated citywide. However, the majority of the projects are targeted to neighborhoods within census tracts with 51% or more of the residents who are low- or moderate-income.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Barriers to affordable housing in Hillsboro, and throughout the Portland Metropolitan Area, center around the high costs of development and other market forces such as low vacancy rates and increasing land values. Due to a region-wide construction uptick (particularly in high-end multifamily residential and mixed-use development products), the costs for labor, materials, land and other development expenses have risen significantly enough to manifest as a clear barrier for the development of affordable housing. There is a particular challenge in providing housing affordable to very low-income populations of 0-30% of median family income. The rise in need and the costs of associated wraparound resident services for very low-income populations is a contributing factor, as is the limited availability of Section 8 Housing Choice Vouchers and Project-Based Vouchers. Limited access to public transit options is also a barrier to affordable housing development in Hillsboro. Despite a centrally located light rail alignment and other transit options like buses or shuttles, there are still many areas within the community that are not well served by frequent public transit services, thus limiting siting options for affordable housing with good access to services and amenities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Hillsboro is working to help overcome these barriers through exploring the use of various tools and policies to increase its participation in affordable housing development projects. The City is considering land donations or write-downs of City-owned parcels with potential remnant acreage that may be suitable for affordable housing development. Eliminating or greatly reducing land costs would have significant economic benefit to affordable housing development feasibility. The City is researching potential development code changes in parking requirements and other areas, as well as developing gap financing mechanisms and other tools to facilitate affordable housing development. The City also continues to plan and advocate for increased transit services and coverage. Finally, the City continues to provide grant funding sourced from City General Funds for a range of affordable housing development and preservation activities including, but not limited to emergency rent assistance, home rehabilitation and critical repair programs, resident services, homeownership programs, affordable housing predevelopment support programs and many others.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Hillsboro undertakes the actions listed below to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City of Hillsboro strategy to address obstacles in meeting underserved needs are centered around providing public service providers additional support by increasing the City's general funds focused on supporting public service providers.

Actions planned to foster and maintain affordable housing

The City of Hillsboro will make resources available to create additional affordable housing and the preservation of housing through its partnerships with Washington County's Office of Community Development:

- Provide housing rehabilitation programs to improve housing conditions
- Provide homeownership assistance program

Actions planned to reduce lead-based paint hazards

The City of Hillsboro will partner with the County's Housing Rehabilitation program to provide lead-based paint risk assessments. The County's Housing Rehabilitation Coordinator is certified as a lead-based paint risk assessor.

Actions planned to reduce the number of poverty-level families

The City of Hillsboro's poverty reducing goals are coordinated with the City's affordable housing plan in addressing the need for additional affordable housing as well as the preservation of housing. The City is focused on creating opportunities in which it can support the development of affordable housing, improving the housing stock for low- and moderate-income families and provide homeownership opportunities.

Actions planned to develop institutional structure

The City formed a Housing Affordability Team comprised of staff from various City departments with the goal of broadening its knowledge of affordable housing, building relationships with community

stakeholders and studying and pursuing ways for the City to make a greater impact on developing opportunities for affordable housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Hillsboro will enhance coordination between public and private housing and social service agencies by collaborating on projects consistent with the identified goals of the plan. The City will meet with these entities on regular bases to discuss the progress of the unmet needs identified in the plan and seek ways to further coordinate and collaborate on solutions.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following is a description of the program specific requirements under the Community Development Block Grant (CDBG) program.

Note: This is the City of Hillsboro's first year as an Entitlement grantee and therefore does not have program income. Most of the required fields are not applicable under this section.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

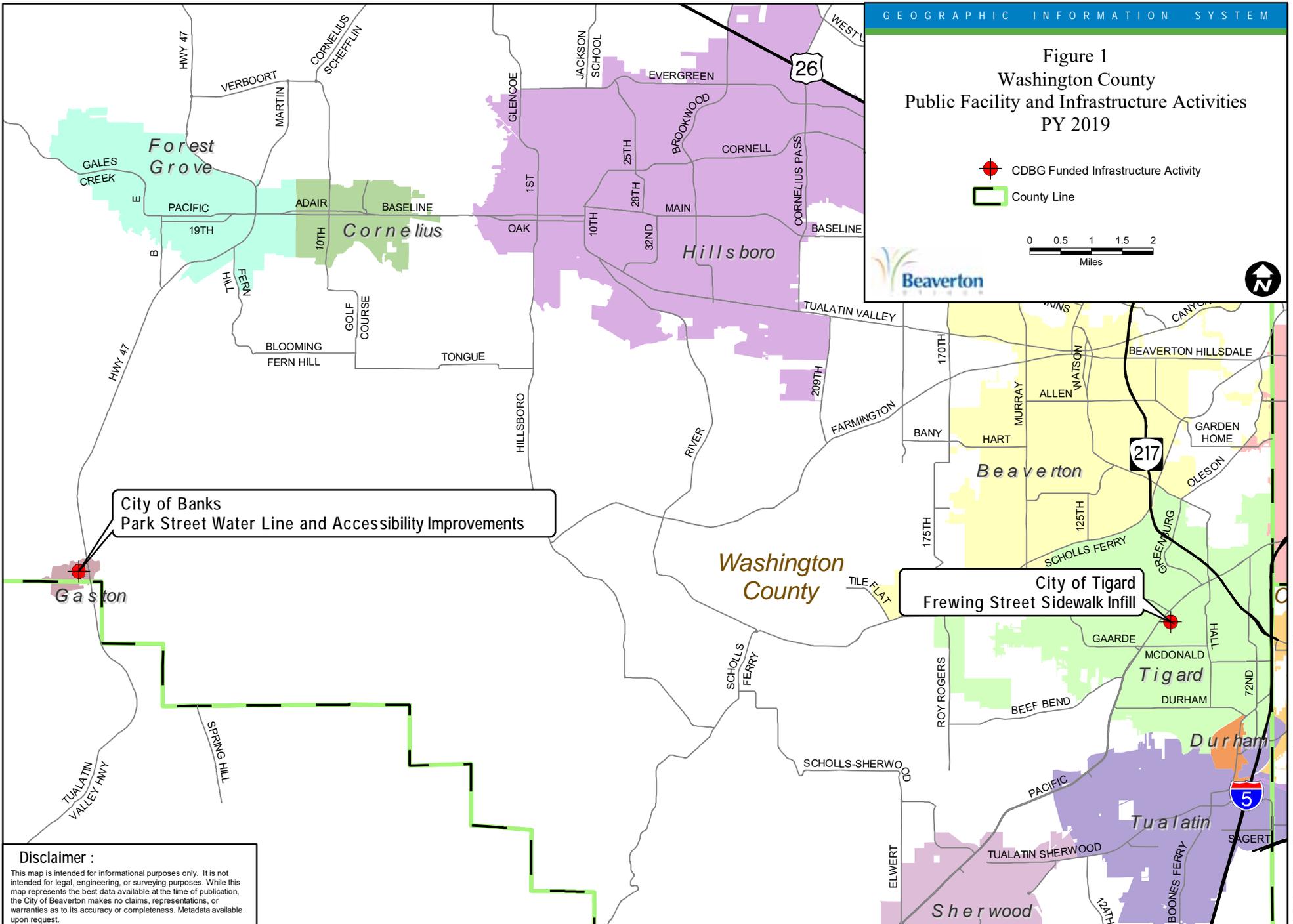
The City of Hillsboro's goal is for CDBG funds to benefit 100% of persons with household incomes at or below 80% of area median income.

Appendix A

Washington County Maps

Figure 1
Washington County
Public Facility and Infrastructure Activities
PY 2019

-  CDBG Funded Infrastructure Activity
-  County Line



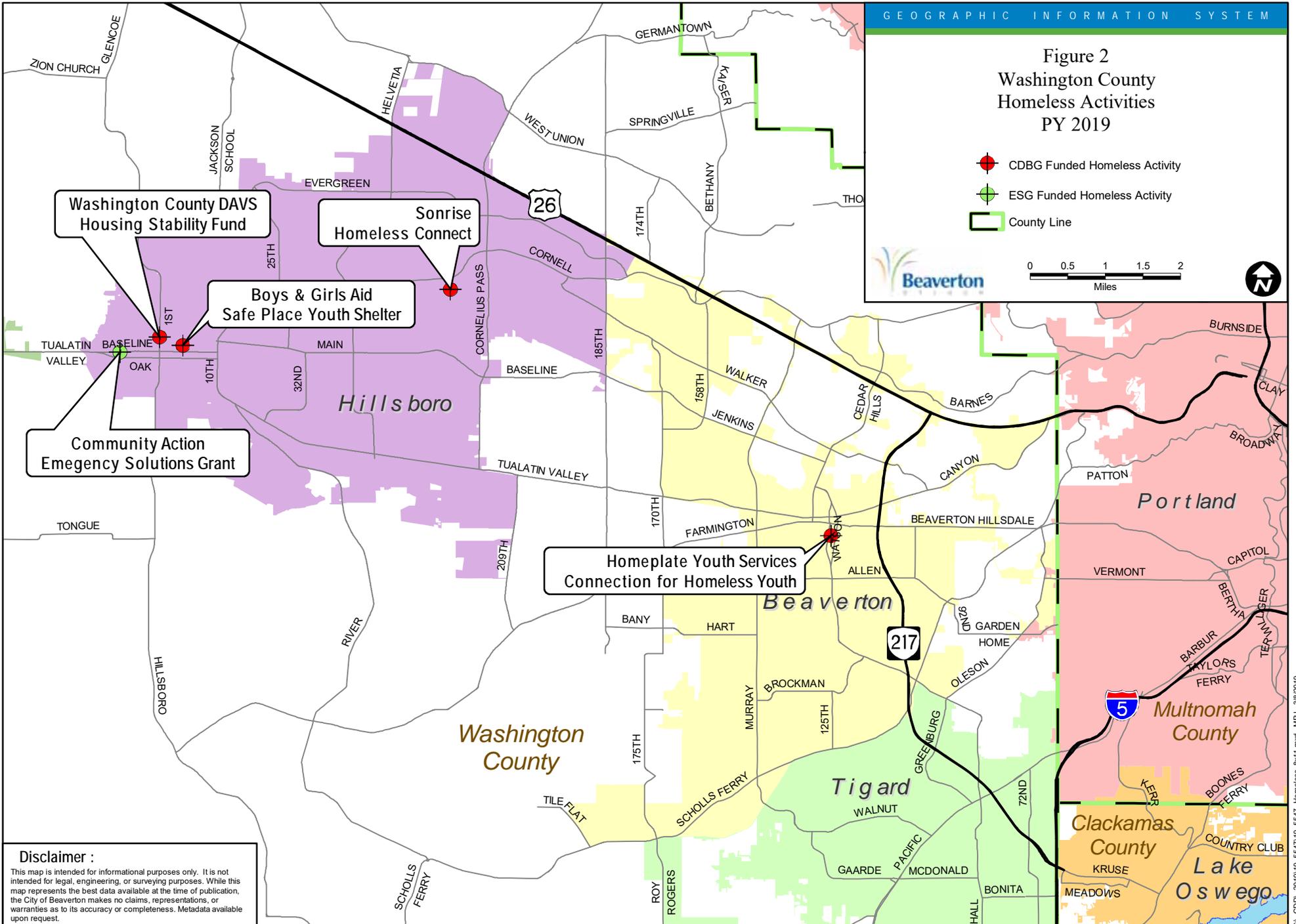
City of Banks
Park Street Water Line and Accessibility Improvements

City of Tigard
Frewing Street Sidewalk Infill

Disclaimer :
This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. While this map represents the best data available at the time of publication, the City of Beaverton makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.

Figure 2
Washington County
Homeless Activities
PY 2019

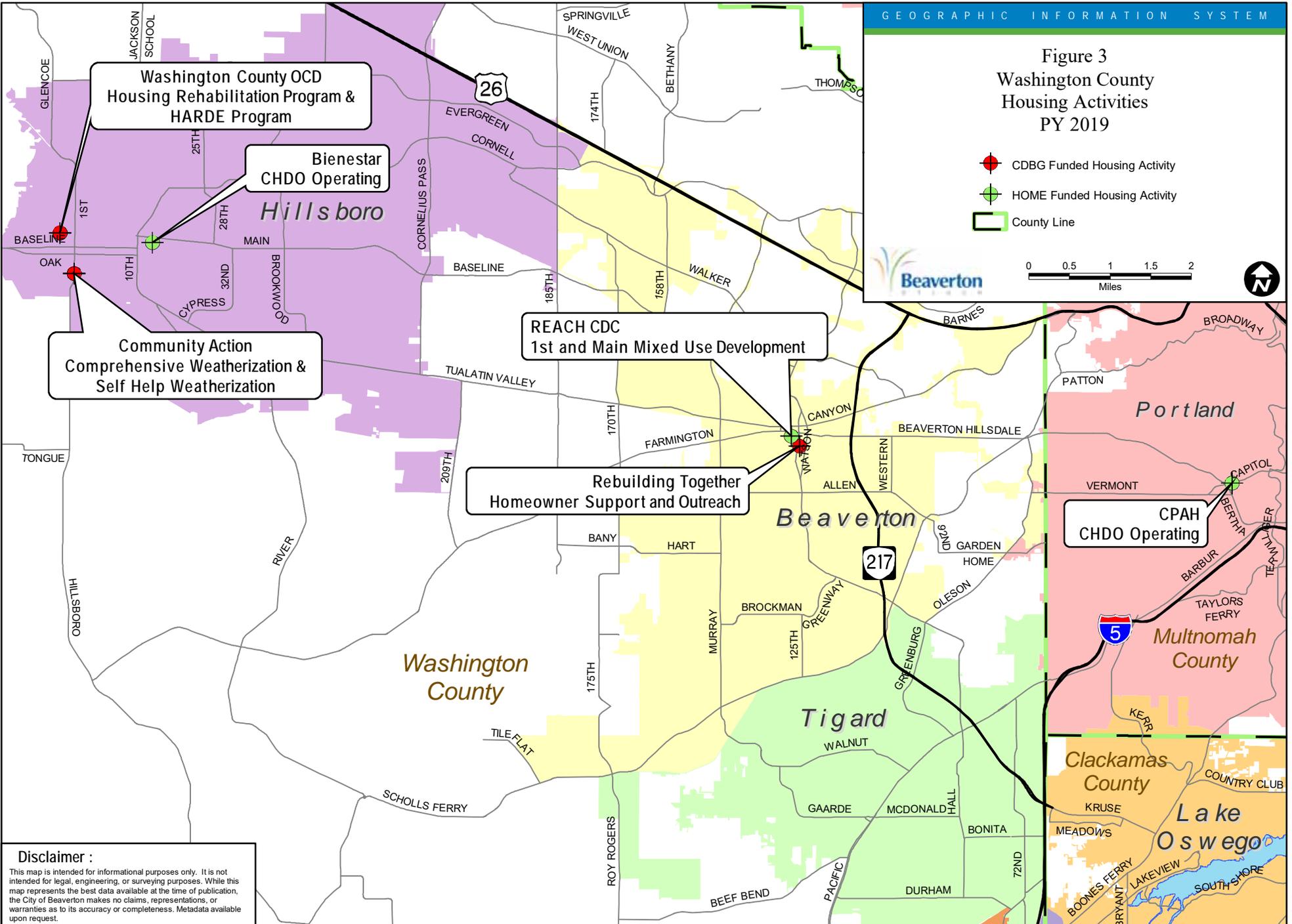
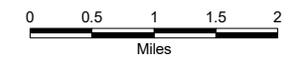
-  CDBG Funded Homeless Activity
-  ESG Funded Homeless Activity
-  County Line



Disclaimer :
 This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. While this map represents the best data available at the time of publication, the City of Beaverton makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.

Figure 3
Washington County
Housing Activities
PY 2019

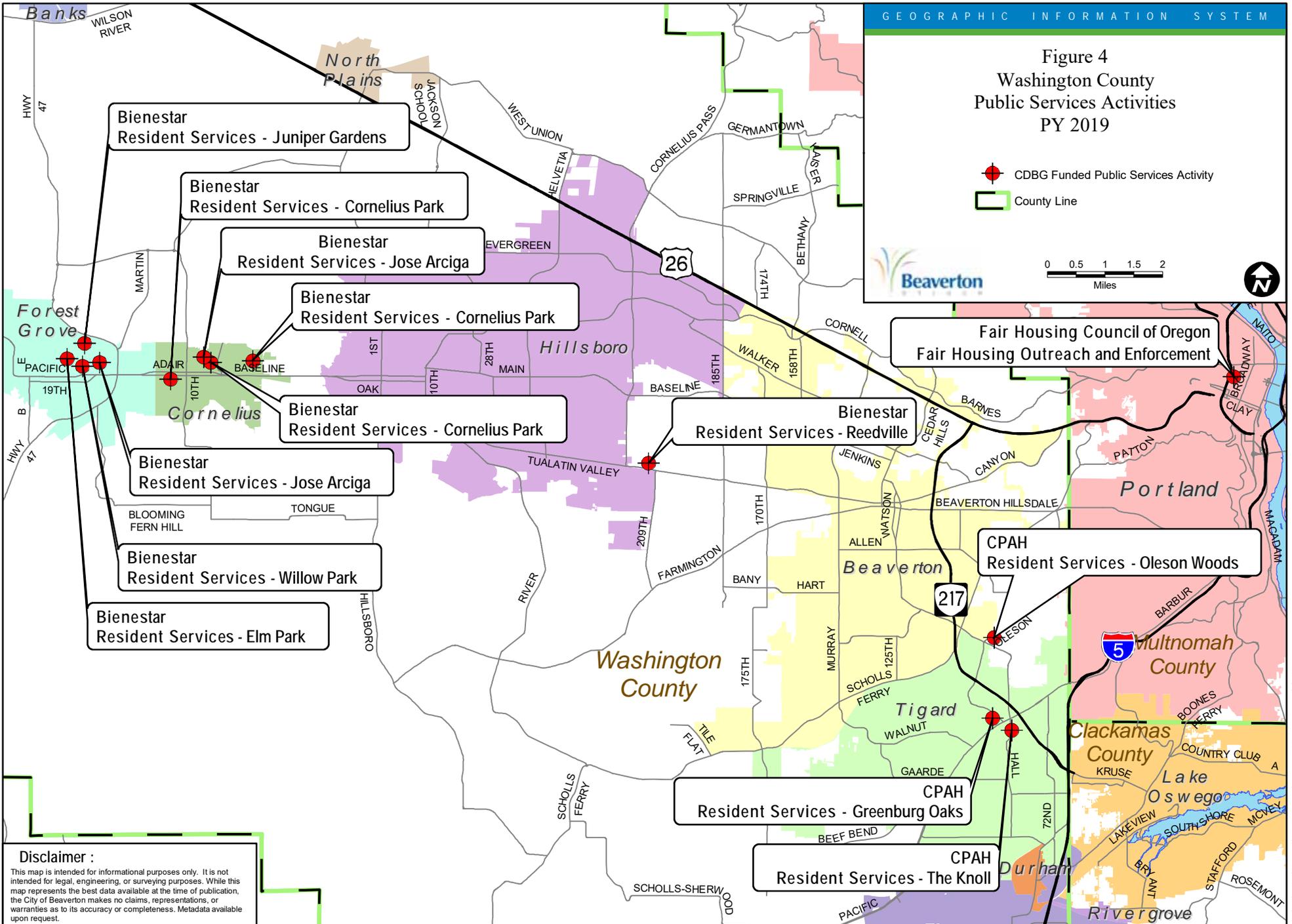
-  CDBG Funded Housing Activity
-  HOME Funded Housing Activity
-  County Line



Disclaimer :
 This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. While this map represents the best data available at the time of publication, the City of Beaverton makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.

Figure 4
Washington County
Public Services Activities
PY 2019

 CDBG Funded Public Services Activity
 County Line



Bienestar Resident Services - Juniper Gardens

Bienestar Resident Services - Cornelius Park

Bienestar Resident Services - Jose Arciga

Bienestar Resident Services - Cornelius Park

Bienestar Resident Services - Cornelius Park

Bienestar Resident Services - Jose Arciga

Bienestar Resident Services - Willow Park

Bienestar Resident Services - Elm Park

Bienestar Resident Services - Reedville

Fair Housing Council of Oregon
Fair Housing Outreach and Enforcement

CPAH Resident Services - Oleson Woods

CPAH Resident Services - Greenburg Oaks

CPAH Resident Services - The Knoll

Disclaimer :
This map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. While this map represents the best data available at the time of publication, the City of Beaverton makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.

Appendix B

Fair Housing Actions, Anti-poverty Strategies, and ESG Performance Objectives and Standards

Fair Housing Actions to be Taken in FY 2019

The following actions will be pursued in FY 2018. Actions from the Fair Housing Plan that are not anticipated to be addressed in FY 2018 are not reflected in this matrix but would be reported on in the annual performance report if outcomes were achieved.

I. Awareness, Information and Training

Action	FY 2019 Expected Outcomes
<p>Washington County, the City of Beaverton, and the City of Hillsboro will develop a coordinated schedule of trainings and educational opportunities to help address the lack of information documented above.</p> <p>Training schedules will also be requested from others who may be providing training available to Washington County residents, businesses and employees (Fair Housing Council of Oregon, Metro Multifamily Housing Association)</p>	<p>The Regional Fair Housing Collaborative has had discussion about how a regionally coordinated schedule could be achieved but it has proven more challenging than anticipated. This effort remains part of the on-going dialogue of the Collaborative.</p> <p>Locally in FY 2019, Washington County, the City of Beaverton and the City of Hillsboro will offer trainings targeted to include, but not be limited to, one of the following groups: elected officials, planners, front line local government staff, shelter providers, adult foster care providers, housing providers, landlords/owners, etc. Approximately 3-4 trainings will be sponsored in FY 19/20.</p> <p>Washington County and FHCO will staff a booth at the Latino Cultural Festival in Hillsboro in FY 2019/20 providing contact with up to 50 residents of Washington County.</p> <p>Washington County Housing Services and Office of Community Development will sponsor Fair Housing Council of Oregon’s Fair Housing Month (\$500 each)</p> <p>Washington County and the City of Beaverton will support the fair housing hotline serving a combined 175 residents over the course of the year.</p>

<p>Develop and maintain coordinated websites providing information on fair housing and linking to informational and enforcement resources.</p>	<p>Washington County has coordinated fair housing planning meetings with the Cities of Beaverton and Hillsboro and will continue to coordinate those meetings in FY 2019/20. The three jurisdictions will publish the 2020 Analysis of Impediments on their websites when it's completed in May 2020. Washington County has not made progress on creating its own fair housing website that will link effectively to other fair housing resources in the community with the intention to complement, not duplicate. The County will continue to work towards completion of this task. The County will use the resources of the Regional Fair Housing Collaborative to test and provide feedback. If additional coordination is possible between the jurisdictions, that will be explored as well.</p>
--	---

II. Access to Decent and Affordable Rental Housing

Action	FY 2019 Expected Outcomes
<p>Continue to advocate for and support new or increased funding for an expanded supply of affordable housing.</p>	<p>Washington County, the City of Beaverton and Hillsboro have all been involved in the planning for the allocation of Metro bond resources that will become available in July 2019. Local advocacy efforts are underway through Washington County Thrives.</p> <p>Washington County Housing Services is requesting General Fund support to fund:</p> <ul style="list-style-type: none"> Transitional Housing \$188,000 Homeshare: \$25,000 Reentry Navigator \$218,500 Housing Production Opportunity Fund \$1 million
<p>Continue to advocate for and support new or increased funding for short-term rental assistance.</p>	<p>Washington County Housing Services is requesting General Fund support to fund prevention rent assistance (\$180,000)</p>

	Washington County ESG funds \$156,000 in rapid re-housing rental assistance.
Strategize about ways to add incentives to encourage landlords to rent to people with barriers to housing.	Focused efforts on encouraging landlords to rent to people with barriers to housing have been underway over the last several years through a number of different agencies/projects. Addressing barriers to housing is one of the discussions underway as Local Implementation Strategies are being development for the Metro housing bond.

B. Aspirational Strategies	
Strategy	Washington County Office of Community Development (OCD) /City of Beaverton (CoB) Role
Undertake regional Fair Housing Testing as a way to help target informational resources. Attempt to do research-level testing, with statistically valid results.	The Regional Fair Housing Collaborative continues to discuss ways to coordinate regional testing efforts but no specific regional strategy is planned for FY 19/20. Washington County, via its collaboration with the City of Beaverton and the City of Hillsboro on their Analysis of Impediments, has contracted with the FHCO to conduct pairs testing of rental housing. These results will be analyzed in conjunction with other data and incorporated into the AI (\$35,000).
Improve the availability of information and assistance on landlord-tenant rights and responsibilities.	Washington County will fund the Fair Housing Council of Oregon through its Fair Housing Set-aside in FY 19/20 (approx.. \$7,000).

III. Land Use and Zoning Tools to Promote Access to Opportunity

Action	Notes
If needed, develop informational brochure on development/planning-related Fair Housing topics to provide at counters where developers obtain permits	Office of Community Development will initiate conversations with Land Use and Transportation about including materials in application packets or other appropriate vehicle.

B. Aspirational Strategies	
Strategy	Washington County Office of Community Development (OCD) /City of Beaverton (CoB) Role
Support removal of the state preemption of local inclusionary zoning.	Through the efforts of many individuals and organizations, the State of Oregon’s Legislature passed a bill in the 2016 Special Legislative Session to remove the state preemption on local inclusionary zoning. This will allow jurisdictions in Oregon to enact their own policies regarding requirements for new construction to include affordable housing.

<p>At the regional level, develop model comprehensive plan language and zoning code provisions to address Fair Housing issues identified in the Analysis of Impediments</p> <p>These issues could include the following:</p> <ul style="list-style-type: none"> • Definitions and requirements for group homes • Greater clarity about when onsite supportive services require a mixed-use zoning designation and when they can be provided in a residential zone. • Code language addressing alternative housing designs, such as co-housing. • Options to eliminate extra planning steps and costs associated with non-standardized developments • Allowing large (4+) bedroom apartments to be considered 2 dwelling units for the purpose of calculating minimum densities • Zoning and siting of congregate care/assisted living • Occupancy standards • Further consideration of open space requirement in market-rate projects that include affordable units for members of protected classes • Parking standards for specialized uses • Availability of land near transit for group quarters. 	<p>Washington County Department of Land Use and Transportation amended the Community Development Code to better comply with Fair Housing law and best practices in 2017 and 2018. These changes included updates to the definitions and classification of residential group care (CDC Section 430-53: Group Care), as well as amendments to allow these housing types in more locations, including transit-oriented districts. Code updates also clarified that residential care that does not require a state or federal license should be treated the same as standard residential development for land use purposes.</p> <p>The Draft 2019 Long Range Planning Work Programs include tasks that will continue efforts to encourage housing development, including more affordable housing and a greater variety of housing types, including cluster housing and other alternative housing types. The 2019 Work Program is scheduled to be reviewed by the Board on March 26, 2019.</p> <p>Other revisions to encourage a greater supply and diversity of housing types will be considered in future years. The Office of Community Development and the Department of Housing Services will be partners in these efforts.</p>
<p>Include sessions on relevant Fair Housing topics in planning and design-oriented industry conferences (e.g., Oregon American Planning Association, Oregon American Institute of Architects, American Society of Landscape Architects, Oregon Building Officials Association).</p>	<p>The Housing Land Advocates 2019 annual conference was on Fair Housing and Analysis of Impediments. There were approximately 100 people in attendance with panels on affordable housing, planning/Goal 10, fair housing (a history), etc. Many of the attendees were planners from local jurisdictions around the state. While this did not fall in the FY 18/19 year, the information conveyed is very important to our collective work and will impact our AI planning in FY 19/20.</p>

	<p>The County, the City of Beaverton and the City of Hillsboro are working on their Analysis of Impediments which will include a review of land use policies/zoning/code of local jurisdictions. This data will be used to inform actions/strategies in the AI.</p>
--	---

IV. Overcoming Linguistic and Cultural Isolation & Serving Communities of Color

Action	Notes
B. Aspirational Strategies	
Determine how county/city departments provide for translation services, when needed, and the languages available.	Washington County conducted an RFP for comprehensive services related to translation and interpretation. There are multiple options available to County staff. Dissemination of information has been through County Administrative Office and Purchasing. OCD has been using and continue to use these services when needed for the Housing Rehab Programs and Wood Stove Exchange.
Expand the availability of cultural competency training for front-line employees who work with the public on a routine basis.	Washington County Human Resources will continue to broaden the number of diversity, equity and cultural competency educational opportunities for County staff. OCD will report in the annual performance report on these opportunities.
Encourage more diversity in Community Participation Organizations.	<p>Washington County completed a year-long effort to revamp its CPO program and full implementation moved into FY 17/18. County Admin has assumed responsibility for this program and has hired a community Engagement Manager to lead the work.</p> <p>Washington County, the City of Beaverton and the City of Hillsboro will contract with an entity to ensure community engagement with communities of color in the Consolidated Plan/AI process (\$50,000)</p>

V. Overcoming Disability-Related Barriers

Action	Notes
Learn about accessibility requirements associated with existing building codes pertaining to the construction of new multifamily housing and explore options for promoting a higher level of physical accessibility. For example, investigate the feasibility of promoting or requiring that a percentage of new first floor multifamily units be visitable by persons with mobility impairments and/or that some units be adaptable.	Washington County OCD staff to attend HUD training on the accessibility requirements for design and construction of multi-family properties.

VI. Data Collection and Analysis

Action	Notes
Provide information about the location (by Census Block Group, if feasible and appropriate), race, ethnicity, and (if possible) disability status and presence of children of Housing Choice Voucher holders on an annual basis.	Washington County Department of Housing Services will provide in the FY 2018 CAPER.
Provide information annually on the turn-back rate for Housing Choice Vouchers. Compare the population with Vouchers to those who turned theirs back by race, ethnicity, & (if possible) disability and presence of children.	Washington County Department of Housing Services will provide in the FY 2018 CAPER.
If feasible, provide information on the number and percentage of Housing Choice voucher holders and Public Housing residents who are both disabled and a racial or ethnic minority.	Washington County Department of Housing Services will provide in the FY 2018 CAPER.

ESG Performance Objectives and Standards by Activity

Eligible Activities*	Street Outreach	Emergency Shelter	Homeless Prevention	Rapid Re-Housing
Performance Objectives (HUD standards)	Objective: Suitable Living Environment Outcome: Availability/Accessibility	Objective: Suitable Living Environment Outcome: Availability/Accessibility	Objective: Decent Housing Outcome: Affordability	Objective: Decent Housing Outcome: Affordability
Performance Standards	Entry and exit measures Destination at exit Measurement: Number of individuals who participate in Community Connect, Washington County's Coordinated and Centralized Assessment System	Reducing the time spent homeless Measurement: Average shelter stay for families exiting to permanent housing Measurement: Length of time families spent on the shelter wait list last year	Reduce the time spent homeless Measurement: Reduction in new incidences of homelessness and a reduced recidivism rate.	Reduce the time spent homeless Measurement: Reduction in new incidences of homelessness and a reduced recidivism rate.
Opening Doors: Federal Strategic Plan to Prevent and End Homelessness Objectives (U.S. Interagency Council on Homelessness)	Objective 10: Transform homeless services to crisis response systems that prevent homelessness and rapidly return people who experience homelessness to stable housing.	While funding to support Emergency Shelter activities cannot be directly linked to a goal identified in the federal strategic plan, the need for shelters is still recognized as a crucial component of the County's homelessness crisis response system.	Objective 6: Improve access to mainstream programs and services to reduce people's financial vulnerability to homelessness.	Objective 3: Provide affordable housing to people experiencing or most at risk of homelessness Objective 4: Provide permanent supportive housing to prevent and end homelessness.
Washington County's A Road Home: Community Plan to Prevent and End Homelessness	Goal 3: Link people to appropriate services and remove barriers	While funding to support Emergency Shelter activities cannot be directly linked to a goal identified in Washington County's 10-Year Plan to End Homelessness, the need for shelters is still recognized as a crucial component of the County's homelessness crisis response system.	Goal 1: Prevent people from becoming homeless	Goal 2: Move people into housing
Consolidated Plan Objective	C.8.v Provide outreach services to homeless persons and families. C.8.n Provide services through "Community Connect", Washington County's Coordinated and Centralized Assessment System (CCAS), to provide a central point of referral for homeless and at-risk households to prevent and end episodes of homelessness.	C.8.b Provide supportive services and case management to vulnerable populations including homeless, mentally ill, persons with HIV/AIDS.	C.8.e Provide one-time or short-term rental support for low-income persons at risk of becoming homeless. C.8.w Provide case management services to homeless families or those at risk of becoming homeless including those fleeing from domestic violence. C.8.u Provide supportive services to homeless individuals and families (and those at risk of homelessness) that would include, but not be limited to, child care, housing education (e.g. Rent Well), mental health and addiction counseling, employment training, information and referral, parenting skills, accessing housing, and homeless prevention services.	

**Note: Objective and outcomes reporting is not applicable for Administration and HMIS activities.*

Appendix C

Program Specific Requirements for HOME

Program Specific Requirements for HOME
Append to the 2019 Action Plan on AD-25
Washington County, Oregon

HOME Requirement: If the PJ intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single family housing and does not use the HOME affordable homeownership limits for the area provided by HUD, did it determine 95 percent of the median area purchase price and set forth the information in accordance with 24 CFR 92.254(a)(2)(iii).

Washington County: Washington County intends to use HOME affordable homeownership limits for the area as provided by HUD.

HOME Requirement: Did the PJ describe eligible applicants (e.g., categories of eligible applicants), its process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).

Washington County: Washington County undertakes a competitive funding process for its HOME funds for development. Our Consolidated Plan describes the priorities, goals and objectives for funding and these and all other requirements are conveyed during application workshops. The application workshops are advertised via a Save-the-Date postcard mailed at the end of June/beginning of July. A public notice is published in the paper. A memo regarding the workshops is mailed out in August. The websites are updated to include notification of workshops. Notices are also sent through the HSSN and CHA networks. We now require attendance at the workshop in order to submit an application.

HOME Requirement: If the PJ planned to limit the beneficiaries or give preferences to a particular segment of the low-income population, was a description of that limitation or preference described in the action plan?

Washington County: Washington County does not limit beneficiaries or give preferences in the application process although higher priority populations are identified in the Consolidated Plan (examples include persons who are homeless, persons with disabilities, elderly, farmworkers, etc) We are funding a project called Clover Court this year that will target those who are chronically homeless.

Appendix D

Citizen Participation Plan

CITIZEN PARTICIPATION PLAN

WASHINGTON COUNTY CONSORTIUM Washington County/City of Hillsboro/City of Beaverton 2015-2020 CONSOLIDATED PLAN

1. Background

This Citizen Participation Plan (CPP) sets forth policies and procedures to provide for and encourage participation by residents of Washington County and the Cities of Hillsboro and Beaverton (the Washington County Consortium) in the development of the jurisdictions' Consolidated Plan and Assessment of Fair Housing/Analysis of Impediments. The CPP also applies to any substantial amendments to the Consolidated Plan and to the preparation of the annual performance report, which evaluates progress in meeting Consolidated Plan objectives.

The provisions of the CPP fulfill statutory and regulatory requirements for citizen participation specified in the US Department of Housing and Urban Development's rules for the Consolidated Plan, the Assessment of Fair Housing/Analysis of Impediments, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program.

2. Encouraging Citizen Participation

The Consolidated Plan states the Washington County Consortium's overall strategy for coordinating federal and other housing and community development resources to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, particularly for low and moderate-income persons.

Interested groups and individuals are encouraged to provide input into all aspects of the Consortium's consolidated planning activities—from assessing needs and setting priorities through performance evaluation. The CPP offers numerous opportunities for citizens to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to local residents.

In developing its Consolidated Plan and the Assessment of Fair Housing/Analysis of Impediments, the Consortium will take appropriate actions to encourage the participation of all of its citizens, to include:

- Low and moderate-income persons, particularly those living in areas where CDBG funds are proposed to be used,
- Residents of predominantly low- and moderate-income neighborhoods,
- Minorities,

- Non-English speaking persons,
- Persons with disabilities, and
- Residents of public and assisted housing developments.

Washington County, the City of Hillsboro, and the City of Beaverton are committed to keeping all interested groups and individuals informed of each phase of the consolidated planning process, and of activities being proposed or undertaken under HUD entitlement programs. Opportunities to comment on or participate in planning community development and affordable housing activities and projects will be publicized and disseminated throughout the Washington County Consortium.

To allow for convenient citizen access, the County, the City of Hillsboro and the City of Beaverton will make all housing and community development plans and reports available via computer technology, i.e., Websites will contain summaries of programs and reports and links to specific documents. Likewise, public comments may be accepted via email during specific comment periods.

3. Policy Advisory Board, Beaverton City Council, and Hillsboro City Council

The Washington County Policy Advisory Board (PAB) serves as the advisory board to the Washington County Board of Commissioners for the planning, implementation, evaluation and policy formulation for the County's CDBG, HOME and ESG programs. The City of Hillsboro and the City of Beaverton's respective City Councils are the final approving authority for the each City's CDBG funding activities.

4. Public Hearings and Meetings

The Consortium will conduct at least two public hearings a year to obtain citizens' views and to respond to comments and questions. The hearings will take place at different stages of the consolidated planning and fair housing process and together address:

- Housing and community development needs,
- The proposed use of program funds, and
- Program performance during the past year.

At least one hearing will be held before each year's proposed Action Plan is published for comment so that the Consortium may obtain citizens' views on needs and priorities in the areas of housing and community development. In addition, at least one public hearing will be held to solicit comments on the draft plan.

Information about the time, location, and subject of each hearing will be provided to citizens at least two weeks in advance through adopted public notice and outreach procedures.

Every effort will be made to ensure that public hearings are inclusive. Hearings will be held at convenient times and locations, preferably in the evening and in places where people most affected by proposed activities can attend. The Consortium will utilize public hearing facilities that are accessible to persons with mobility impairments. If reasonable notice of at least seven days is given before a hearing date, the Consortium will provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments. Interpreters will be provided at public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Depending on available resources and staffing, the Consortium may exceed these basic requirements.

All public hearings and public meetings associated with the Consolidated Planning process will conform to the Oregon Open Meetings Law.

5. Publication of the Proposed Consolidated Plan and Related Action Plans

The Consortium will publish its proposed Consolidated Plan, Assessment of Fair Housing/Analysis of Impediments and subsequent Action Plans in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments. The proposed or “public comment” draft of the Annual Action Plan will be a complete document that includes:

- The estimated amount of assistance the participating jurisdictions expect to receive (including grant funds and program income), and
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

A summary of the proposed Consolidated Plan/Assessment of Fair Housing/Action Plan will be published in one or more newspapers of general circulation at the beginning of the required public comment period. The summary will describe the contents and purpose of the plan, and include a list of the locations where copies of the proposed Plans may be obtained or examined. The following are among the locations where copies of the public comment draft will be made available for inspection:

- All public library members of the Washington County Cooperative Library Services;
- City of Hillsboro, City Manager’s Office, 150 E. Main Street 5th Floor, Hillsboro;
- City of Beaverton, Community Development Department, 12725 SW Millikan Way, Beaverton;
- City of Beaverton, Office of the Mayor, 12725 SW Millikan Way, Beaverton;
- Washington County Office of Community Development, 328 West Main, Suite 100, Hillsboro.

Citizens and groups may obtain a reasonable number of free copies of the proposed Consolidated Plan by contacting the Washington County Office of Community Development at (503) 846-8814.

6. Public Comments on the Proposed Consolidated Plan

The Washington County Consortium will receive comments from citizens on its proposed Consolidated Plan for a period not less than 30 days prior to submission of the plan to HUD.

All comments or views of citizens received in writing or orally at public hearings, will be considered in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.

7. Public Notice and Outreach

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation are an ongoing element of the consolidated planning process.

As the fundamental means of notifying interested citizens about the Consolidated Plan and related activities, the Consortium will utilize display ad notices in newspapers of general circulation. Such notices will be published at least two weeks prior to public hearings or other events of record. All notices will be written in plain, simple language. Due to the high cost of publishing in the paper, the following process shall be used at a minimum:

Action Plan/Assessment of Fair Housing/Consolidated Plan

- Public notices will be distributed in The Oregonian, Hillsboro Tribune and the Beaverton Valley Times as well as in one Spanish language newspaper.

Action Plan Substantial Amendments

- Notices will be published in a newspaper that covers the affected project area.

Consolidated Annual Performance and Evaluation Report (CAPER)

- Public notices will be distributed in The Oregonian, Hillsboro Tribune and the Beaverton Valley Times.

Public education and outreach will be facilitated through the maintenance of a mailing list (electronic and/or paper) of parties interested in the Consolidated Plan and/or funding availability for projects. The Consortium's mailing list includes social service organizations, local jurisdictions, neighborhood groups, previous participants and commentators, and others expected to have an interest in providing feedback on the plan. This list is updated continuously and available

for inspection at the Washington County Office of Community Development. In addition, e-mail listserves, such as the Housing and Supportive Services (HSSN) or Coalition of Housing Advocates (CHA) will be utilized to expand the outreach effort.

Washington County, the City of Hillsboro and the City of Beaverton conduct ongoing outreach efforts and provide other opportunities for citizen involvement that support the Consolidated Plan process and expand the continuing dialogue between residents and program administrators. Examples of standard program practices that enable citizen involvement include:

- Outreach to citizen participation organizations on all mass program mailings.
- Publish notices in newspapers as identified in this section above.
- Monthly meetings of the PAB, which are open to the public. Use of the County and the City's websites for informing the citizenry of all public comment periods and public review drafts.

8. Technical Assistance

Groups or individuals interested in obtaining technical assistance to develop project proposals or apply for funding assistance through HUD entitlement programs covered by the Consolidated Plan may contact the staff of Washington County's Office of Community Development, the City of Hillsboro's City Manager's Office or the City of Beaverton's Community Development Department. Such assistance may be of particular use to neighborhood improvement organizations, nonprofit service providers, and for-profit and non-profit housing development groups that serve or represent persons of low-and moderate-income. Pre-application workshops offer basic program information and materials to potential project sponsors, and staff from all three offices provide in-depth guidance and assistance to applicants and program participants on an on-going basis.

In addition to the information available at regular funding workshops and public hearings, the Consortium will hold special workshops when it initiates its five-year Consolidated Plan process. In addition to other topics covered, these workshops will educate agencies, local governments, nonprofits, and members of target groups on the elements of the Consolidated Plan process, the relationship between the Consolidated Plan and funding decisions on CDBG, HOME and ESG applications, to include eligible activities under the various federal funding programs.

9. Displacement

Displacement of persons by activities or projects funded through HUD entitlement programs is discouraged by Washington County, the City of Hillsboro and the City of Beaverton. All written materials regarding funding programs, all workshops for potential applicants, and all application materials include information on anti-displacement policies and caution applicants to discuss any

activities that may entail displacement with the local jurisdiction staff in advance of submitting funding proposals. In the event that displacement is unavoidable, full benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act regulations.

10. Amendments to the Consolidated Plan, and Action Plan

Pursuant to HUD regulations, an amendment to the Consolidated Plan, Assessment of Fair Housing and Action Plan is required whenever the local jurisdiction intends to:

- Change allocation priorities or its method of distributing HUD entitlement funds;
- Utilize entitlement funds (including program income) to carry out an activity not previously described in the Action Plan; or
- Change the purpose, scope, location or type of beneficiaries of an activity.

Such changes, prior to their implementation, are reviewed under various federal or local requirements (particularly rules on procurement and/or policies on the allocation of public resources). The approved amendments that do not qualify as a substantial amendment will be noted in the applicable CAPER.

Substantial amendments to the Consolidated Plan, and Action Plan are, in addition, subject to a formal citizen participation process. The Washington County Consortium has defined a substantial amendment to be any amendment that will:

- Change the approved allocation priorities in the Consolidated Plan or
- Change the use of CDBG funds from one eligible activity to another if the new eligible activity was not included in the Action Plan.

A proposed substantial amendment triggers special procedures for citizen participation. Notice and the opportunity to comment will be given to citizens through public notices in local newspapers (at a minimum) and other appropriate means (when appropriate), such as direct mail or public meetings. A public comment period of not less than 30 days will be provided prior to implementing any substantial amendment to the Consolidated Plan. Washington County Office of Community Development staff will prepare a summary of all comments received and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the substantial amendment, which will be available to the public .

11. Annual Performance Reports

Performance reports on programs covered by the Consolidated Plan are to be prepared by Washington County, the City of Hillsboro and the City of Beaverton for annual submission to HUD 90 days after the July 1 start of each program year. Draft performance reports will be made available through the established network

of program participants, service providers, local jurisdictions, and partner agencies. The draft performance report will be available for comment for no less than fifteen (15) days, and any public comments received will be reported in an addendum to the final performance report.

12. Access to Records

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan, Assessment of Fair Housing/Analysis of Impediments and Action Plan, project evaluation and selection, HUD's comments on the plan, and annual performance reports. In addition, materials on entitlement programs covered by the Consolidated Plan, including activities undertaken in the previous five years, will be made available to any member of the public who requests information from the Washington County Office of Community Development, the City of Hillsboro City Manager's Office or the City of Beaverton Community Development Department. A complete file of citizen comments will also be available for review by interested parties.

After receiving notice of HUD's approval of the Consolidated Plan, Assessment of Fair Housing/Analysis of Impediments, Action Plan and annual performance reports, Washington County Office of Community Development staff will post final versions on its website.

13. Citizen Complaints

All materials relating to the Consolidated Plan, Assessment of Fair Housing/Analysis of Impediments and Action Plan, and to specific programs governed by the plan shall include the names and telephone numbers of appropriate persons designated as lead contacts. Inquiries, complaints, or grievances raised by members of the public will be addressed immediately, with every effort made to satisfactorily resolve issues prior to their becoming the subject of a formal complaint. Any written complaint or grievance will be investigated promptly and reviewed by the appropriate program manager or department head. A written response will be made to the complainant within at least fifteen (15) working days, where practicable. Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

14. Amendments to the Citizen Participation Plan

The Consortium will provide citizens with a reasonable opportunity to comment on any substantial amendments to the Citizen Participation Plan.

15. Availability of the Citizen Participation Plan

Copies of the Citizen Participation Plan may be obtained by contacting the Washington County Office of Community Development. Upon request, Washington County Office of Community Development will make the plan available in an alternative format accessible to persons with disabilities or translated for persons who are speakers of languages other than English.

Contact Information:

Washington County Office of Community Development
328 West Main Street, MS #7
Hillsboro, OR 97123-3967
503-846-8814
Email: cdbg@co.washington.or.us
Website: <http://www.co.washington.or.us/CommunityDevelopment/>

City of Hillsboro
City Manager's Office
150 E. Main Street, 5th Floor
Hillsboro, OR 97123-4028
503-681-6100
Email: cdbg@hillsboro-oregon.gov

City of Beaverton
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
CDBG Contact: 503-526-2533

Appendix E

Public Notice, Public Comments & Public Hearing Minutes

**NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT
2019 ACTION PLAN**

Washington County, City of Beaverton and City of Hillsboro

The Consolidated Plan is a strategic planning document, resulting from 18 months of planning and public participation, which sets local strategies and priorities for allocating the federal funding over the five-year timeframe. It acts as a combined plan and application to the U.S. Department of Housing and Urban Development (HUD) for federal funds available to counties and cities under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) formula programs. Washington County, the City of Beaverton and the City of Hillsboro each receive an annual CDBG entitlement grant. In addition, Washington County annually receives HOME and ESG program funds on behalf of the entire county. Action Plans are annual components of the Consolidated Plan that specifically describe how Washington County, the City of Beaverton, and the City of Hillsboro will spend scarce federal resources over a one-year period for activities serving low- and moderate-income persons, the homeless, and persons with special needs.

The Draft 2019 Action Plan is available for public review and comment from Tuesday, **March 12** through Thursday, **April 11, 2019**. Copies can be found during regular business hours at all Washington County Cooperative Library branches, the City of Beaverton's Community Development Division located on the 4th floor at "The Beaverton Round" at 12725 SW Millikan Way in Beaverton, or the City of Hillsboro City Manager's Office at 150 E Main Street in Hillsboro. Copies of the draft plan documents can also be obtained from Washington County Office of Community Development located at 328 W Main Suite 100 in Hillsboro or by calling **503-846-8814**. In addition, you may download a version of the plan via the County's website:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/annual-draft-action-plan.cfm>
(or go to www.co.washington.or.us/CommunityDevelopment click on Planning, Annual Action Plan option).

Two public hearings will be held on the draft plans:

Wednesday, April 3, 2019 - 10:00 a.m.
City Hall – 12725 SW Millikan Way, Beaverton, 97076
Training Center
3rd Floor

Thursday, April 11, 2019 - 7:00 p.m.
Washington County Public Services Building
Room 140
155 North 1st Avenue
Hillsboro, OR

Both meeting rooms are accessible to persons with mobility impairments. Please notify the Office of Community Development at least 7 days before a hearing if special accommodations (equipment or interpreting service) are needed. If you have a disability or are hearing impaired and need assistance, please make arrangements in advance by calling 503-846-8814 or TTY relay dial 711 or 1-800-735-1232.

You may comment on the draft 2019 Action Plan at either of the public hearings, or by writing to

Jennie H. Proctor, Program Manager
Washington County Office of Community Development
328 W. Main Street, MS7
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882

Or

E-mail: cdbg@co.washington.or.us



Washington County Office of Community Development
328 West Main Street, Suite 100, MS7
Hillsboro, OR 97123
Phone (503) 846-8814
Fax (503) 846-2882
TTY (503) 846-4598

Internet: <http://www.co.washington.or.us/CommunityDevelopment/index.cfm>