

DRAFT 2023 Consolidated Annual Performance Evaluation Report

for Washington County and the City of Beaverton



The 2023 CAPER 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 CAPER report is then downloaded into a Word format. The CAPER 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.

Office of Community Development Staff

Copies of this document may be accessed online at:

<https://www.washingtoncountyor.gov/commdev/annual-performance-report>

Submitted To HUD for approval: *To be submitted 9/27/2024*

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Educational Services	Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%			
Homeless Activities General	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Homeless Activities General	Homeless		Homelessness Prevention	Persons Assisted	0	0				

Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%			
Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	4395	29.30%	4391	1772	40.36%
Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	177	118.00%			
Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Homeless Person Overnight Shelter	Persons Assisted	2800	0	0.00%	0	0	
Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				

Homeless Activities that implement A Road Home	Homeless	CDBG: \$191360.18	Homelessness Prevention	Persons Assisted	4500	1307	29.04%			
Housing Stabilization	Non-Homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Increase Inventory of Single Family Housing	Affordable Housing	CDBG: \$141481	Homeowner Housing Added	Household Housing Unit	10	2	20.00%	2	1	50.00%
New Construction of Rental Housing	Affordable Housing	HOME: \$1488176.6	Rental units constructed	Household Housing Unit	300	159	34.00%	120	0	0.00%
Preservation of Rental Housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	500	15	3.00%			
Preservation of Single Family Housing	Affordable Housing	CDBG: \$588347	Rental units rehabilitated	Household Housing Unit	0	14		25	0	0.00%
Preservation of Single Family Housing	Affordable Housing	CDBG: \$588347	Homeowner Housing Added	Household Housing Unit	0	0				

Preservation of Single Family Housing	Affordable Housing	CDBG: \$588347	Homeowner Housing Rehabilitated	Household Housing Unit	600	616	102.67%	0	14	
Public Facility Development	Non-Housing Community Development	CDBG: \$208635	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	302	6.04%	0	815	
Public Facility Development	Non-Housing Community Development	CDBG: \$208635	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		600	0	0.00%
Public Infrastructure Improvement	Homeless	CDBG: \$411000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	14008	280.16%	1133	27281	2407.86%
Public Infrastructure Improvement	Homeless	CDBG: \$411000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

Supportive Services	Non-Housing Community Development	CDBG: \$459519.09 / ESG: \$317705	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	5753	76.71%	0	1422	
Supportive Services	Non-Housing Community Development	CDBG: \$459519.09 / ESG: \$317705	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	1362	54.48%	1851	0	0.00%
Workforce Training	Non-Housing Community Development	CDBG: \$80000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Workforce Training	Non-Housing Community Development	CDBG: \$80000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	63		0	21	
Workforce Training	Non-Housing Community Development	CDBG: \$80000	Other	Other	0	0		36	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The Washington County Consolidated Plan established an allocation formula that guides the proportion of funds expended within the program's major funding categories including: public facilities, infrastructure improvements, public services, and affordable housing. Each year, local government and non-profit organizations apply for CDBG funds among one of the major funding categories to help pay for specific community projects. The projects are evaluated and scored by staff and the Policy Advisory Board to ensure that projects are consistent with the Consolidated Plan Objective Statements and ensure that only viable and effective projects that meet an identified community need are selected.

Based on the Consolidated Plan needs assessment process, policy development in Washington County and input from various stakeholders throughout Washington County, OCD chose to designate CDBG activities that address goals and strategies in "A Road Home" as high priority activities. All other needs identified through the need statement process are considered Low Priority. Given that HUD's Consolidated Plan template does not provide for "medium" priority, all other projects must be assigned a "low" priority status. That does not indicate they are not important or do not meet a Consolidated Plan objective. All the PY 2023 public service projects received CDBG funds through a competitive application process met one of the strategies in "A Road Home." The only service projects that did not meet one of these strategies were set-aside projects for fair housing, resident services and the Economic Opportunity Program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	3,060	0
Black or African American	156	0
Asian	47	0
American Indian or American Native	88	0
Native Hawaiian or Other Pacific Islander	50	0
Total	4,741	0
Hispanic	1,589	0
Not Hispanic	3,152	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	2
Asian or Asian American	0
Black, African American, or African	2
Hispanic/Latina/e/o	35
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	1
White	28
Multiracial	17
Client doesn't know	
Client prefers not to answer	5
Data not collected	13
Total	105

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG funded public services projects served 66.1% people of color. This includes those identifying as a race other than white and those identifying as Hispanic. HOME funded units served 14.3% people of color. No HOME projects were completed during PY23/24. ESG funded projects served 56.2% people of color. This includes those identifying as a race other than white, those identifying as multiethnic, and those identifying as Hispanic/Latina/e/o.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,080,343	4,375,814
HOME	public - federal	3,888,176	2,556,109
ESG	public - federal	317,705	154,318

Table 3 - Resources Made Available

Narrative

The County makes drawdown requests after June 30th of each year for both the CDBG and HOME programs as the final expenditures through June 30th are not complete until early to mid-August. Although the drawdowns are after June 30th, the expenditures were all incurred before June 30th. Historically, this has been how OCD reports our expenditures (as incurred, not as reimbursed).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Washington County	100		CDBG Entitlement and HOME Entitlement Area
Washington County - Not including the City of Beaverton and the City of Hillsboro			Washington County - Not including the City of Beaverton and the City of Hillsboro

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging of public resources enables additional funds to address the needs identified in the Consolidated Plan. Federal CDBG, HOME and ESG funds are often the first funds generated for housing and community development projects generating interest for additional leverage and demonstrating local commitment towards a project. Some examples of this include: leveraging

CDBG funds by securing local Supportive Housing Services funds for homeless assistance projects, or leveraging HOME funds for an affordable housing development with state resources and Low Income Housing Tax Credits. Other types of local funds that leverage federal investment are: private foundation grants, donations, in-kind services, private loans, support from jurisdictions, volunteers, and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

DRAFT

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
99,983	155,228	253,861	0	1,350

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	104	0
Number of Special-Needs households to be provided affordable housing units	16	0
Total	120	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	120	0
Number of households supported through Rehab of Existing Units	25	18
Number of households supported through Acquisition of Existing Units	0	0
Total	120	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The 2023 Action Plan affordable housing expected outcome numbers were based on the estimated completion of the following HOME affordable Housing construction projects and CDBG housing rehabilitation projects:

An estimated 25 existing units will be rehabilitated serving non-homeless households. This will include 7 households assisted through the County's Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program. In addition, an estimated 18 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.

The actual housing accomplishments included the following CDBG and HOME projects:

- 16 Households served through the CDBG Home Access and Repair of Disabled and Elderly (HARDE) home repair grant projects through OCD's Housing Rehabilitation Program.
- 2 Households served through the CDBG Deferred Interest-Bearing Loan (DIBL) home repair loan projects through OCD's Housing Rehabilitation Program.

The number of affordable housing units produced was significantly lower than the goal due to the timing of completion of projects. Affordable housing projects require a variety of sources to be successful. Requirements of some of those sources changed recently, resulting in a delay of project financing closing and construction start. OCD works with developers to stay up-to-date on project timelines and help advocate for the project to move forward as efficiently as possible

Discuss how these outcomes will impact future annual action plans.

OCD will work to provide accurate estimates for goals to be achieved in each annual action plan. Staff will work proactively with subrecipients to support projects as needed to stay on their anticipated timelines. With regard to single family rehabilitation projects, OCD is in the streamlined the application approval process for the Deferred Interest Bearing Loan (DIBL) program with the goal of reducing application processing time with a goal of attracting more applicants.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	
Low-income	8	0
Moderate-income	2	0
Total	18	

Table 13 – Number of Households Served

Narrative Information

This CAPER for PY2023 is the fourth performance evaluation since the completion of the 2020-2024 Consolidated Plan. Our Consolidated Plan estimated that 69% of all households with incomes at 0–50 percent of AMI are considered cost burdened, paying more than 30 percent of their income for rent. Washington County continued to address the needs of low-income households by targeting its assistance to those households, many of whom live in substandard housing units. As Table 12 shows, all of the households served by CDBG funds were at or below 50% of AMI.

The Housing Authority provides public housing options and Section 8 vouchers to help those with severe cost burdens. Approximately 80% of the Section 8 vouchers are targeted to those below 30% AMI. Over 70% of the public housing units are targeted to those at or below 30% AMI. These statistics vary slightly each year.

Other actions that the County has taken to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs)
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Participating in the Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce duplicative unit inspections and project monitoring with multiple funding sources. This increases efficiency for funding sources, site property management and maintenance staff, and decreases disruptions for residents in their living space.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The CoC's Local Implementation Plan includes multiple strategies that together form a comprehensive and integrated system of care. These strategies include an expanded Coordinated Entry System, increased street outreach and engagement, increased emergency shelter capacity, expanded case conferencing and system coordination, and expanded housing opportunities including prevention, diversion, transitional housing, rapid rehousing, and permanent supportive housing. This system aligns CoC Program, Emergency Solution Grant (ESG), and other public and privately funded initiatives and policy to assist homeless individuals and families with the most appropriate services to meet their needs.

In 2021 the CoC completed a total reform of the Community Connect Coordinated Entry system. The goal of the reform was to decrease the amount of time and questions that were included in the Community Connect systems, increase and diversify access points, and remove its formalized acuity-based system. The initial Community Connect assessment took on average 90 minutes to perform. This created a long wait time to be assessed. The reformed assessment encompasses twenty-four (24) questions and can be completed in less than 20 minutes. This has allowed more households that are at risk or persons experiencing homelessness to be assessed, sometimes within the same day as requested, and connected to needed resources in a much timelier manner. In the first month of the new assessments launch over 100 case workers were trained on this new assessment. This included street outreach workers, Housing navigators, Community Connect phone line assessors, shelter workers, and other CoC frontline staff.

Locally Coordinated Command Center (LC3) work continued in 2024 and expanded County-wide. This effort is designed to connect unsheltered people to shelter and housing. Local outreach, shelter, and housing programs collaborate with Washington County staff to coordinate an "all in" approach to engage more than 250 unsheltered individuals at any point in time. These teams regularly engage in both coordinated proactive outreach, identifying new encampments and engaging with new and known unsheltered individuals, and responsive outreach responding to request for outreach to specific individuals or encampments from the public and first responders. These efforts have successfully resulted in increased shelter and housing placements for unsheltered individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2021 the CoC began receiving homeless services funds from the Metro Supportive Services (SHS) Program Levy. As part of the SHS plan the CoC committed to funding 250 emergency

shelter beds/units throughout the CoC. Since 2021 the system shelter capacity has grown to more than 400 units of shelter in congregate, non-congregate, and alternative shelter sites. In the coming year, two new purpose-built single adult shelters will come on line as temporary locations are sunset. Permanently setting the shelter system capacity at 400 units. The expansion of transitional housing is ongoing work, and the CoC has stood by this commitment by launching an RFP for capital funding to increase the number of transitional housing units available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Washington County certifies yearly that there are policies regarding discharge planning to minimize homelessness following discharge from public institutions. Protocols are outlined that deal with youth exiting foster care, people leaving the health care system and people being released from correction facilities.

The homeless services division launched a new program with Washington County's Community Corrections Department, Behavioral Health, and Department of Aging and Veterans Services(DAVS) and our homeless services providers. Housing system navigators from partner with the Parole and Probation Division as well as the Community Corrections Center, Maternal and Child Health, DAVs and Hawthorn Behavioral Health Crisis Center, and in the Behavioral Health team. The housing system navigators create individualized short-term housing plans and connect individuals experiencing or at-risk of homelessness with homeless services resources.

For youth leaving the foster care system, the Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans. The transition plan is carried out through three different Independent Living Programs. Boys & Girls Aid's Transitional Living Services program provides Family Mediation and Reunification Services for runaway and unaccompanied youth staying at the shelter. The Boys & Girls Aid is operating The Compass in partnership with Oregon Department of Human Services to assist in development of transition planning for young adults aging out of the foster care system. For people leaving the health care system, 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. For justice-involved people released from correction facilities, 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 Connect works to prevent individuals from becoming homeless by providing eviction prevention, emergency rent and utility assistance, and greater access to affordable housing and support services that create opportunities for individuals and communities to thrive and prosper.

The Supportive Housing Services program surpassed their goal and assisted more than 1,500 households with eviction prevention rent assistance.

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

In 2021 the CoC launched its Housing Case Management Services (HCMS) program. The programs primary eligibility criteria are households who are chronically homeless or have experienced long term housing instability. The program utilizes a twenty (20) to one (1) case management ratio, and all households enrolled in the program receive a regional long-term rental assistance (RLRA) subsidy. The subsidy allows up to 120% of Fair Market Rent (FMR) and the household pays 28.5% of their income towards rent. Each HCMS case manager was trained by the CoC in trauma informed approaches, housing first and harm reduction practices, and a multitude of other specialized trainings such as non-violent crisis intervention, behavioral health 101, and culturally specific trauma informed care. Additionally, the CoC offers three (3) weekly “office hours” for HCMS staff, HMIS, and supervisors and managers.

The HCMS program will continue to provide long term retention services at a twenty (20) to one (1) ratio the first two (2) years before case management ratios are increased. This long-term assistance and wrap around support are intended to prevent returns to homelessness. Additionally, each HCMS worker is equipped the flexible assistance for applications fees, furniture, security deposits, landlord incentives, and retention needs. The HCMS program housed is currently serving 1,364 households including 440 new housing placements during the 23-24 fiscal year. An additional 484 households are being served in a Rapid Rehousing Program.

Washington County Department of Housing Services in partnership with homeless provider organizations continues to practice the “Built For Zero” initiative to reach function zero in ending chronic homelessness, a national movement that aligns systems and resources using a data-driven By-Name List and Case Conferencing approach that tracks inflow and outflow of chronic homeless persons in the CoC.

Heartwood Commons, a 54 unit PSH project opened in 2023, reached full occupancy in 2024. On-going efforts to leverage Medicaid funded health and behavioral health services are underway to enhance and stabilize services for residents.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Washington County (HAWC) operates 244 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. HAWC continues to receive its own allocation of approximately \$990,000 from HUD through the Capital Fund Program, which is used to repair, renovate and/or modernize the public housing properties.

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

The Resident Advisory Board (RAB) members includes public housing residents in addition to Housing Choice Voucher (HCV) program participants. The RAB meets quarterly to discuss Housing Authority policies, program changes, and other housing issues. HAWC has also partnered with culturally specific organizations, community affordable housing developers, and local municipalities to offer financial education courses and mortgage readiness counseling services for public housing residents that the goal of homeownership. HAWC also allocated staffing and resources to connect public housing residents with down payment assistance. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency (FSS) program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are encouraged to open an Individual Development Account (IDA) for future use towards a home purchase or educational costs. Currently, there are 9 public housing families on the FSS program.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Washington County is considered a “High Performer” by HUD and is not a troubled agency. In PY 2021 HAWC was identified as a Moving to Work PHA, providing additional flexibility in implementation of its programs for the benefit of the community.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Washington County Department of Land Use & Transportation's (LUT) Planning Work Program works locally and regionally to explore options for encouraging the development of affordable and equitable housing, including increasing housing supply, reducing development barriers, and allowing a wider variety of housing types. LUT staff participated in work groups to update the 2025-2029 Consolidated Plan.

Adoption of Middle Housing Land Divisions Ordinance

In 2023, the County adopted regulations to implement Oregon Senate Bill (SB) 458 (2021), the Middle Housing Land Divisions bill - a companion bill to Oregon House Bill (HB) 2001 (2019) that supported development of “middle housing” including duplexes, triplexes, quadplexes, townhomes and cottage clusters in urban residential neighborhoods where mostly single detached homes were allowed. SB 458 mandated that many local jurisdictions allow creation of separate lots for individual Middle Housing units through an expedited land division process, subject to certain requirements.

In compliance with these new state requirements, Washington County adopted A-Engrossed Ordinance No. 890, adding standards and procedures for Middle Housing Land Divisions and making minor amendments to recently adopted regulations for Middle Housing. Since adoption in 2023, these changes have started to help facilitate the production of a broader range of housing types at a broader range of price levels.

Ongoing Housing Related Work

In 2023 and 2024, the County continued to work on housing production and affordability through participation in development of state legislation such as Oregon HB 2001 (2023), implementing the Oregon Housing Needs Analysis (OHNA) Program. That Program redirects the implementation of Statewide Planning Goal 10 (Housing) toward a more comprehensive framework emphasizing local actions to promote housing production, affordability and choice. Starting in late 2023, LUT staff also serve on the OHNA Rulemaking Advisory Committee (RAC) to help draft rules that will be implemented in 2025 and 2026.

Future Housing Related Work

The next phase of the County's work on housing production and affordability includes grant-funded projects to:

- Develop promotional materials and a strategy to encourage development of middle housing and accessory dwelling units (ADUs); and
- Make changes to the development code to simplify and clarify requirements and further reduce barriers to housing, including middle housing.

LUT is also anticipating commencement of work in late 2024 to allow ADUs in rural residential land use districts and to simplify requirements for manufactured homes per state law requirements.

Additionally, the County will be newly subject to the requirements of the OHNA (discussed above), which will include potentially more detailed planning for a wider range of housing types to meet the needs of all populations. That work will also include development of Housing Production Strategies the County will undertake to encourage that housing production to occur. County implementation of OHNA requirements is expected in the next 5 years.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The grant-funded projects, rural ADU allowances, manufactured housing revisions, and the OHNA implementation listed above will help the County encourage production of a wider range of housing types to help address the needs of underserved populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

OCD staff includes information and requirements related to lead-based paint hazards in application and sponsor workshops for CDBG, HOME and ESG.

CDBG funded Housing Rehabilitation projects perform a Lead Paint Risk Assessment on all properties built prior to 1978 where the project may disturb more than the de minimus of painted surfaces. When deteriorated lead paint is discovered in the course of a project, positive actions are undertaken to encapsulate and in some cases remove lead paint. Contractors who work on homes that were built prior to 1978 have Lead Paint certifications through the State of Oregon. Lead Paint treatments and abatement are performed as per HUD guidelines on how to treat, encapsulate, or abate lead paint.

The Housing Rehabilitation programs operated by the Office of Community Development complete approximately 45 projects annually. The program encounters lead paint in about 17 percent of projects undertaken.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County continues to prioritize State and local funding sources to reduce the number of poverty-level families. The needs of the community are constantly evolving and the partnerships with area non-profits and social service providers enable the opportunity to address these changes. The County allocates the maximum CDBG amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits.

Public service and rental and owner-occupied housing programs are the primary vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the Action Plan included provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from “A Road Home” (CDBG). This prioritizes resources to address homeless and at-risk households.

Washington County also allocates a percentage of public service funding to support resident services at properties owned by Community Partners for Affordable Housing and Bienestar, which are both Community Housing Development Organizations (CHDOs). These services provide pathways to self-sufficiency to residents living in affordable housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Collaboration, coordination and communication are strong in Washington County with relationships and advocacy in the Housing and Supportive Services Network (HSSN) of Washington County and the Coalition of Housing Advocates (CHA). These groups work towards a continuum of housing and services for low-income households, people experiencing homelessness, and populations with special needs. Referrals are made between agencies and housing providers reach out to service providers for onsite resident services or recruitment of tenants. The gaps in the institutional service system center on the difficulty in finding units for the hard-to-house populations. Local funding from the Metro Supportive Housing Services Levy continues to support a variety of critical programs and support organizations as they build their capacity for service and a system of care to address homelessness in the County.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network, Community Connect. The Office of Community Development coordinates with Department of Housing Services on updating ESG programming and on oversight mechanisms for homeless services.

The Homeless Management Information System (HMIS) continues to be a strength by providing real time data to assess gaps and better understand the number and depth of services

households are using throughout the County. 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. While the Metro Supportive Housing Services Levy supports the majority of these services and is increasing the impact and effectiveness of this work, the Levy will sunset in 2028 with the need remaining. Advocacy to renew the levy will be important.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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 eligibility for services, including TANF, SNAP, public health plans, employment and housing services, and are referred to other community-based programs for which they may be eligible.

For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan. Virginia Garcia Memorial Health Clinic provides health care to homeless clients who may have chronic health conditions. Behavioral health providers Sequoia Mental Health Services, New Narrative, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a provider who can create an individualized plan to manage their behavioral health. The mental health providers are actively involved in the Continuum of Care and 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 rental vouchers and/or placement in permanent supportive housing units. For access to employment services, the Office of Community Development, New Narrative, Community Action and 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.

Consultation on the Emergency Solutions Grant (ESG) with Washington County's Homeless Solutions Advisory Council (HSAC), the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers in setting policies and making 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 administration and operation of the County's Homeless Management and Information System (HMIS).

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Please see Appendix E for detail on the County's Fair Housing Activities during PY 2023.

In Washington County, housing for very low-income individuals (persons earning at or below 50% MFI) continues to be a High Priority. Developing housing for residents with incomes at or below 30% MFI requires identified 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 50 or 60% MFI help finance units at deeper affordability levels. The Housing Authority of Washington County has also project-based Section 8 vouchers that subsidize units to be affordable to households at 30% MFI and below.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

OCD staff views monitoring not as a once a year or periodic exercise, but as an ongoing process involving continuous communication and evaluation. This process involves frequent telephone/email contacts, written communications, analysis of reports and audits, and periodic meetings as needed. In this program year, OCD staff put together a list of the projects to be monitored on site for CDBG and ESG compliance while on-going desk audits were conducted through reviews of voucher requests. OCD also completes risk assessments for each CDBG sponsor, in compliance with 2 CFR Part 200. The method of selecting projects to be monitored onsite is based on whether a project expended funds since the time of the last monitoring effort. If a public service project is a two-year project, staff will monitor once unless findings are present. If the project is a set-aside project funded yearly, it is monitored every third year. All construction projects are monitored. As part of the monitoring process, staff ensure sub-recipients provide outreach to minority and women-owned businesses for CDBG-funded construction projects. During monitoring staff also ensure that subrecipients comply with cross-cutting regulations, including: Section 3, Section 504, Title VI, Fair Housing, and equal employment opportunity.

All subrecipients certify annually whether a single audit was required for their organization. Single audits are reviewed by OCD Management Analyst and Program Manager and are verified in the federal database.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notice of the availability of a draft 2023 Consolidated Annual Performance and Evaluation Report for public review and comment was published in The Oregonian, El Latino de Hoy, The Hillsboro Tribune and the Washington County Times between August 21st and August 25th . Copies of the report were made available for review beginning Wednesday, August 28th, at the Office of Community Development, 328 West Main, Suite 100, Hillsboro, Oregon, 97123 and the Cities of Beaverton and Hillsboro. Online access to the report was advertised at each of the 15 public libraries in Washington County. The CAPER is available online at: <https://www.washingtoncountyor.gov/commdev/annual-performance-report>.

Public comments on the draft plan will be accepted through September 12, 2024. A public hearing on the draft CAPER as well as to hear County resident views on emerging housing and community development needs will held virtually on September 12, 2024, at 7:00 p.m.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The actions and discoveries obtained during preparation for the 2020-2024 Washington County Consolidated Plan contributed to the clarification of program objectives and changes to the program in the coming years. The planning process allowed the County to review the current needs and determine how our focus and current process meets those needs. Changes to the length of contracts and the amounts allocated were two such changes that were made to the five-year cycle.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During PY 2023, the Office of Community Development completed inspections at 20 properties, which includes all properties that should have been inspected this program year:

1. Alma Gardens
2. The Bridge
3. Clover Court
4. Cornelius Place
5. Fircrest Manor
6. Jose Arciga
7. Juniper Gardens
8. The Knoll at Tigard
9. Merlo Station I and II
10. Tom Brewer
11. Villa Capri
12. Village at Washington Square
13. Sierra West
14. Willow Park Apartments
15. Orchards at Orenco I, II, and III
16. Cedar Grove
17. Gateway Commons
18. Oleson Woods
19. Greenburg Oaks
20. Alongside Tigard Senior Housing

Common issues found in the inspection included housekeeping concerns, site hazards, smoke alarms, and work orders not provided for completed work. All units scheduled to be inspected had initial inspections and follow-up inspections as needed. Additional follow-up inspections will be conducted as needed to ensure properties are in compliance during PY 2024

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

As part of the application process for HOME funds, subrecipients are required to describe their marketing strategy for the proposed projects. They are asked to describe their strategy for reaching those eligible households that are least likely to apply. Applicants also must complete and submit an Affirmative Marketing Plan, using Form HUD935.2A, and a Certification Form as attachments to the application. During desk and on-site monitoring for HOME projects, demographic information is reviewed to ensure that subrecipients are providing housing to typically underserved populations. The Office of Community Development incorporates the Equal Housing Opportunity logo and slogan into program materials; requiring subrecipients to use affirmative fair housing marketing practices when soliciting renters or buyers; and requiring subrecipients to make a good faith effort to solicit eligible persons who are unlikely to apply for housing assistance. In addition, Washington County continues to engage the Fair Housing Council of Oregon in efforts to educate the community about fair housing and to investigate instances of discrimination. All current HOME subrecipients are experienced housing providers, well-versed and committed to fair housing requirements and serving diverse communities in the County.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Washington County carried over \$99,983 in program income from PY2022 and received \$155,228 in program income during this program year. Washington County applied \$253,862 to the program activities. The remaining \$1,350 of program income from PY23 will be applied to approved projects in PY24.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Within the Washington County HOME Consortium, public sector and non-profit groups have worked to increase the supply of affordable rental and maintain the inventory of owner-occupied housing in Washington County. In Program Year 2023, Washington County completed one affordable housing development with 58 units. An affordable housing project is large undertaking, often OCD staff are consulted several months or even years before a project applies for funding. OCD assists developers in understanding HOME program policies and requirements, to understand if HOME is a good fit for their project. In addition, OCD conducts Part 58 Environmental assessments for projects within Washington County that do not have HOME funds but have other federal funding requiring the assessment; this helps increase the supply of affordable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	8		0	0	0
Total Labor Hours	9,858				
Total Section 3 Worker Hours	630				
Total Targeted Section 3 Worker Hours	6				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.	1				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The Office of Community Development updated its Section 3 certification and reporting forms during PY 2023 to increase accessibility and ease of providing information for project sponsors.

DRAFT

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	WASHINGTON COUNTY
Organizational DUNS Number	060588563
UEI	
EIN/TIN Number	936002316
Identify the Field Office	PORTLAND
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms
First Name	Shannon
Middle Name	
Last Name	Wilson
Suffix	
Title	Program Manager

ESG Contact Address

Street Address 1	328 W Main St. Ste. 100
Street Address 2	Office of Community Development
City	Hillsboro
State	OR
ZIP Code	-
Phone Number	5034607215
Extension	
Fax Number	
Email Address	Shannon_Wilson@washingtoncountyor.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2023
Program Year End Date 06/30/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: Family Promise of Tualtin Valley
City: Tigard
State: OR
Zip Code: 97223
DUNS Number -
UEI: 081363727
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit
ESG Subgrant or Contract Award Amount: \$144213.97

DRAFT

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	47
Children	57
Don't Know/Refused/Other	
Missing Information	1
Total	105

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	47
Children	57
Don't Know/Refused/Other	
Missing Information	1
Total	105

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	55
Female	49
Transgender	
Don't Know/Refused/Other	
Missing Information	1
Total	105

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	57
18-24	7
25 and over	40
Don't Know/Refused/Other	
Missing Information	1
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans		0		
Victims of Domestic Violence		13		
Elderly		0		
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill		6		
Chronic Substance Abuse				
Other Disability		16		
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nighths provided	
Capacity Utilization	

Table 24 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Program outcome data measurements under the performance standards were developed in consultation with the Continuum of Care (CoC). For the Homeless Prevention and Rapid Rehousing activities, the performance standard identified was a reduction in the time spent homeless. The performance measurement developed for Homeless Prevention was reduction in new incidences of homelessness and a reduced return to homelessness, percentage of individuals retaining housing 6 months after exit. For persons served through homeless prevention activities, on entry, 2% were in a homeless situation, 32% were in temporary situations, and 66% were in permanent situations.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance		0	116264.78
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services		0	33174.87
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			149439.65

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	201854.05		
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing	201854.05		

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023
	216108.05	11953.34	154317.78

Table 29 - Total ESG Funds Expended

11f. Match Source

	2021	2022	2023
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			171915.9
Private Funds	201854.05		
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2021	2022	2023
	417962.1	11953.34	326233.68

Table 31 - Total Amount of Funds Expended on ESG Activities

CITY OF BEAVERTON - DRAFT 2023 CAPER



DRAFT

*City of Beaverton Community Development Block Grant
Program Year 2023
Draft Consolidated Annual Performance Evaluation Report (CAPER)*

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Beaverton manages a Community Development Block Grant Program (CDBG) receiving an annual funding award from the U.S. Department of Housing and Urban Development (HUD). The City's modest entitlement impacts the amount of work that is funded with CDBG especially in public services which is capped at 15% of the entitlement. However, the City focuses its funds on providing the greatest impact to its residents which are commensurate with its strategic and annual plans. The Con Plan provides objectives, based upon considerable community outreach, and prioritizes these objectives in its Strategic Plan and are seen to fruition in each Annual Action Plan.

This is the fifth and final reporting year of the five-year Consolidated Plan cycle which began in PY20. Although the worst of the COVID-19 pandemic is two years in the past, accomplishment data continues to be impacted. The increased costs of materials and labor have not returned to pre-COVID prices and continue to be a factor in the delivery of services for our non-profit partners who provide critical home rehabilitation services. Staff turnover experienced by our nonprofit partners also continues to affect the numbers of beneficiaries served, in large part, to the heightened demands and stress during the pandemic. This turnover has impacted work product, as the remaining staff struggle to keep up with the workload. The imbalance between the increased demands and reduced workforce is affecting overall productivity and employee well-being, thus accomplishment data was below expectations.

The city is committed to ensuring that nonprofit organizations, which play a vital role in our community, continue to thrive even during times of transition. We understand that periods of turnover—whether due to leadership changes, organizational restructuring, or staff shifts—can present unique challenges. To support nonprofits through these transitions, the city will be available for all requests for technical assistance, and will evaluate progress quarterly

Community Action Organization's (CAO) home repair/disability adaption program did not meet their beneficiary goal numbers due to high turnover including management positions. However, this program is still in great demand with the city's low-moderate income residents, keeping them safe in their homes and free from code violations and unhealthy living conditions. As this is the second year in a row that goal projections were not met, the city reduced CAO's funding in PY24 to evaluate the health of the program moving forward. In an attempt to meet the need a reduction in funds would cause, the city met with another of our home repair and adaption partners, Unlimited Choices, and together determined the agency has the capacity to bridge this gap and will be receiving an increase in funds.

Micro-enterprise partners also fell short in their activity delivery goals this program year. However, with new staff and leadership on board, the city is confident that numbers served will rebound this year and will continue to offer technical assistance and quarterly monitoring. There is still great interest in the start-up and ownership of micro-enterprise businesses which provide technical and financial literacy assistance along with helping future entrepreneurs make valuable business connections, provide low/no interest loan programs. Classes in how to submit a successful bid and loan applications are also offered.

Homeless prevention/Homelessness/Public Services is always a strategic plan high priority, continued to exceed goal numbers. This data proves to be a testament to the overwhelming and sometimes unmet needs for the city's low-income population.

Court Appointed Special Advocates for Children (CASA) which saw a decrease in numbers in PY22, tripled their goal numbers in PY23 and the number of volunteers has returned to pre-COVID days. It appears that staff projections of normalizing beneficiaries served, was correct.

The city's strategic plan places high priority on homeownership opportunities for low-income and marginalized Beaverton residents. Beaverton's competitive market led to increased housing prices which has been the most difficult hurdle in finding homes that low-mod income applicants can afford. To trouble-shoot this issue, the city increased the amount of funds per transaction. Unfortunately, this plan has not been successful, and the city is considering increasing the amount. However, it is important to recognize that since 2013, the city has helped 31 low-income Beaverton residents realize the dream of homeownership and is confident that these numbers will continue to increase in the future.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Homebuyer Programs	Affordable Housing	Homeowner Housing Added	Household Housing Unit	15		4	2
Implements a Road Home (Boys and Girls)	Homeless	Homeless Person Overnight Shelter	Persons Assisted	800	0	25	43
Implements a Road Home	Homeless	Homelessness Prevention	Persons Assisted	0	0	0	0
Micro Enterprise Technical Assistance	Non-Housing Community Development	Businesses assisted	Businesses Assisted	325	0	60	23
Owner Occupied Housing Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	182	0	42	32
Supportive Services (Project Homeless Connect)	Homeless Non-Homeless Special Needs Non-Housing	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	280	406

	Community Development						
Supportive Services (CASA, CPAH, KSO, PHC)	Homeless Non-Homeless Special Needs Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	800	0	553	1164

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The strategic plan’s goals of household stabilization and displacement mitigation for households at-risk and providing a vast array of supportive services through public services activities that are prioritized for supporting A Road Home are high priorities. COVID continues to resonate through the community, impacting numbers served, economic and housing stability. The city’s public services partners served 1,164 low – extremely-low Beaverton residents, when 553 were the total projected goal numbers. Most of those served are children.

Community Partners for Affordable Housing (CPAH) continued to surpass their resident services goals. CPAH offers supportive services to mitigate displacement, after school programs and helps those who struggle to maintain minimum requirements of occupancy. CPAH partnered

with local agencies, such as the local foodbank, Kiwanis Club, Tualatin Hills Parks and Rec, the Red Cross, Community Action, the Beaverton Library, Beaverton School District, and the YMCA as well as the Virginia Garcia Clinic and Head Start. CPAH also offers aid to its elderly residents who are aging in place, which is a strategic plan priority.

Through its micro-enterprise program funding, the city met its strategic plan goal of economic empowerment opportunities of low and extremely low-income households. These non-profit agencies provide technical assistance in financial literacy, marketing, relationship building and accessing low/no interest loan products. Construction focused programs continue to be very popular given the amount of development going on in the area.

Strategic plan goals of serving special needs, elderly, and frail elderly by improving the quality of affordable ownership housing in good condition and with accessibility features which are also visitable, are met through the city's critical home repair and accessibility program through partnerships with the city's sub-recipients: Community Action, Unlimited Choices (Adapt-A-Home and Mend-a-Home) Extremely low and low-income homeowners are served with CDBG entitlement funds at no cost. These critical repairs and disability adaptations enable these vulnerable Beaverton residents to stay independent and living in their own homes, also meeting the plan goals of anti-displacement.

Outside of CDBG program funds, the City of Beaverton is on track to spend \$31.1 million for the creation of at least 218 affordable housing units in the City of Beaverton. Eighty-nine of the 218 units will be available for very low-income households earning 30% or less of the Area Median Income (AMI). One hundred and nine of the total minimum 218 units, will be two or more-bedroom units suitable to families. Currently one project has been completed and leased up. A second project has completed construction and is currently leasing. The third project is under construction and will begin leasing later this calendar year/early 2025. We expect to break ground and begin construction of an 81-unit affordable housing project later this year. For our final project, Community Partners for Affordable Housing has been selected as the developer for housing for low-income elderly residents. The current building houses the Beaverton Community Center, which was purchased and improved with Section 108 CDBG funds. The property will continue to meet a national objective of Low-Mod Income Housing. A public notice was placed in local media outlets and no comments were received. Through its general fund, the city also partners with the Portland Housing Center to provide down payment assistance to first-time homebuyers, providing on average \$200,000 annually to the program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	542
Black or African American	57
Asian	423
American Indian or American Native	42
Native Hawaiian or Other Pacific Islander	12
Total	1076
Hispanic	215
Multi-Racial Non-Hispanic	117
Total Served	1193

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Although HUD allows for Multi-Racial as a category it does not count them for purposes of the CAPER It has been added for COB staff to include all who were served.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,159,735	631,887.27

Table 3 - Resources Made Available

Narrative: the gap between Resources Made Available and Amount Expended come from unspent funds from Proud Ground (which will be carried forward to current program year for homebuyer opportunities) along with unspent funds from critical home repair and economic development agencies which will be returned to CDBG uncommitted funds to be spent on other CDBG eligible opportunities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The only geographic distribution requirement is that a beneficiary must live within Beaverton city limits. Regarding micro-enterprise assistance, either the beneficiary must live in Beaverton or the beneficiary's micro-business must be in Beaverton. Addresses are verified to ensure the location of the activity.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

While CDBG has no match requirement, the city requires the NOFA applicant itemize its leveraged resources and amounts in their annual application for CDBG funds. As the city funds as many high priority areas as possible, grant amounts are often low. It would be virtually impossible to run a program without leverage to carry out the activity and is weighted in the decision to fund. Leverage is entered into IDIS at the time of activity and funding set up.

Plan goals of “increasing the inventory of deeply affordable rental housing in good condition and increasing the inventory of accessible and visitable housing with appropriate services to serve persons with disabilities and elderly, including those exiting or at risk of homelessness,” are being met in the City of Beaverton through its deployment of Metro Housing Bond funds for the development of affordable housing. The City of Beaverton’s Metro Housing Bond, affordable housing project, The MaryAnn, is completely leased-up. Project Based Section 8 vouchers, offer leverage through the Housing Authority of Washington County, offering affordable housing to those whose income is at or below 30% MFI.

The city is currently in the process of developing additional affordable housing in partnership with Metro and its Housing Bond funds. The site is located near the Elmonica Tri-Met transit station. This project will house those whose income fall below 80% MFI and will include Section 8 Vouchers. This project also meets plan priorities to expanded transit opportunities to better serve persons with disabilities, elderly, and those without a car.

The city has chosen Community Partners for Affordable Housing to develop its next Metro-Bond project. The project will be developed on the site of the current Beaverton Community Center. Originally funded with Section 108 funds, this location will continue to meet a National Objective: Low-Mod Housing. The city will house low-income Beaverton seniors also utilizing Project Based Section 8 Vouchers provided by the Housing Authority of Washington County. It is also expected that the extremely low-income residents will receive much needed services funded by the county’s Supportive Housing Services program.

The city leverages State Weatherization Program funds through its CDBG critical home repair program. Community Action Organization (CAO), a city sub-recipient, who also manages the Weatherization Program, oftentimes combines home repair with weatherization funds. Replacing windows and HVAC units with up-to-date energy efficient models, decreases low-

income homeowners' utility bills and meets environmental quality standards.

The city uses its own general fund to partner with the Portland Housing Center to provide down payment assistance to first-time homebuyers, providing on average \$200,000 annually to the program.

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

This section, CR-20 is pre-populated with numbers from AP-55 which in the city's prior year Annual Action Plan. However, HUD does not require the city, nor does it provide a template in the Annual Action Plan in IDIS, to complete this section.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

HUD does not require this information from the city.

Discuss how these outcomes will impact future annual action plans.

HUD does not require this information from the city.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	698	0
Low-income	370	0
Moderate-income	108	0
Total	1176	0

Table 7 – Number of Households Served

Narrative Information

Beaverton residents with extremely low-income remains high. The city has deployed its resources pursuant to highest need and in compliance with its strategic plan, to serve this most vulnerable population. Unfortunately, given a 15% public services cap, the number served, and impact made will always fall short. Conversely, this data shows that the City of Beaverton is providing services to those most in need.

It bears repeating, as discussed in the HUD Exchange CAPER webinar training, households, families, and persons assisted are requested. However, the IDIS data contains both families and persons assisted. The webinar suggests describing the issue in this narrative: The request asks for “number of persons served by each activity where verification on income by family size is required to determine eligibility.” The header on the table then requests “number of households served” for reporting. When referring to HUD direction in the CAPER Guidebook it states: “**Table description states “families assisted” but data is both families and persons assisted.**” Which is equally confusing. As our data collected is based on a combination of households and individuals, depending on the activity (e.g., home buying is reported as 1 household whereas a homeless shelter reports the individual.) Therefore, the city is reporting respectively.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Beaverton, in collaboration with the Washington County Consortium (WCC), is a part of the 10-Year Plan to End Homelessness. Currently named A Road Home. This plan includes three strategies that come together in a comprehensive and integrated system of care referral known as Community Connect.

These strategies include:

- Create a Universal Point of Referral for At-Risk Tenancies,
- Create a Unified Assessment System identified the need to reduce barriers people in housing crisis experience as they seek-out resources in our community, and
- Expand Homeless Outreach. This system aligns Continuum of Care Program, Emergency Solution Grant (ESG), and other public and privately funded initiatives and policy to link homeless individuals and families with the most appropriate services to meet their needs. While extensive outreach is performed by the WCC jurisdictions in forming the Consolidated Plan, annual outreach is largely performed by Subrecipients of CDBG funding.
- 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. Community Connect was implemented in January 2014 to provide a single-point access point that evaluates at risk and homeless people consistently for assistance, implements prevention and diversion standards (Housing First), and client-centered referral to the most appropriate housing and services based on a standard assessment tool. CDBG funds were used to fund Community Action Organization, a PY21 Subrecipient that oversees Community Connect to maintain the single-point access for housing assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Beaverton also provided CDBG funds to Project Homeless Connect and Boys & Girls Aid

(B&GA) programs. B&GA is a shelter for homeless youth where individual needs are assessed through one-on-one case management. Youth are then connected to additional resources based on their individual needs, including counseling, school and GED programs, skill building classes, and other community and public resources to increase self-sufficiency and transition into stable housing. Residents of B&GA, participate in weekly mandatory life skills classes and are provided access to public benefits. Children in school are offered counseling and are invited to participate in a daily homework club where they receive individualized tutoring and go to a ten-week full day Summer School. Adult GED services are also available. Counseling is offered for potential family reunification.

The city, through different funding mechanisms, has secured an EDI CPF grant which will establish a year-round shelter within its city limits. A site has been purchased and renovations will start in late early 2023 and is on track to become operational in 2024-2025.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As discussed above, Community Connect is an integrated one stop shop for emergency shelter needs. Those needing assistance are screened and placed through a comprehensive and inclusive network of agencies in Washington County including Beaverton and Hillsboro. The city does not receive Continuum of Care funds, nor does it allocate CDBG funds to assisting those transitioning out of, or avoiding homelessness into permanent, affordable housing. Our public service dollars go towards children's shelters, court advocates for children in foster care and programs to keep those in regulated affordable stable.

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

Reported in this CAPER are services provided by Project Homeless Connect, who provided a wide range of services for those who have fallen into homelessness or are at high risk for becoming homeless. For several years, the city funded Ecumenical Ministries of Oregon which places unaccompanied youth seeking to finish high school with volunteer families who have agreed to house and support the client through graduation. Home Plate was funded by the city in PY22 and offers day shelter services. Showers, laundry facilities, clothing, meals, computer access, etc., are offered. Home Plate also offers housing

placement and access to all its clients. Community Partners for Affordable Housing is also a subrecipient of the City of Beaverton and provides supportive services to residents of affordable housing properties to provide the assistance and maintenance each client needs to remain successfully housed. Many of these residents who are at or below 30% MFI are affected by other issues, such as mental health or addiction issues. Although the city does not use its CDBG entitlement funds to develop affordable housing, through the Metro Housing Bond, the city is on track to deliver 218 units of affordable housing, serving the demographic of 60% and lower. Low barrier screening criteria will be employed to ensure those who have struggled in the past with homelessness and economic distress can be housed and supportive services programs will be linked to these projects as well.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The city does not have or participate in public housing. Consortium partner, Washington County Office of Community Development reports on Washington County. However, the city is partnering with the Washington County Housing Authority regarding the Metro Housing Bond projects being developed in Beaverton. The Housing Authority has entered into an IGA with the city to provide 35 Project Based Vouchers to allow for the deployment of 30% units in these projects.

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

While the city funds homeownership through Proud Ground, the city does not conduct specific outreach to public housing residents. The city does not have or participate in public housing.

Actions taken to provide assistance to troubled PHAs

The city does not have or participate in public housing. However, the city is partnering with the Washington County Housing Authority regarding the Metro Housing Bond projects being developed in Beaverton. The Housing Authority has entered an IGA with the city to provide 35 Project Based Vouchers to allow for the deployment of 30% units in these projects. S

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

- Committee participation with housing providers
- Tax exemptions, reducing operational costs, for non-profits that own regulated housing
- Land contributions to developers that build affordable housing
- Development review and building permit fee waivers
- Allocation of funding for off-site improvements in low-income neighborhoods
- Funding support to the Community Housing Fund (a non-profit that provides preconstruction and bridge loans for affordable housing)
- Determining impediments to Fair Housing
- Update its zoning criteria to allow infill housing and other policies leading to higher density

Working with the parks district, Tualatin Hills Park & Recreation District (THPRD), to remove or reduce system development charges.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to support meeting underserved needs include:

- Assisting newly homeless persons find appropriate and available services
- Implementing the construction of 400 units of affordable housing through the local housing bond, 40% of which are targeted to serve extremely low-income households
- Support services will be provided to a yet to be determined number of renters coming online through the housing bond projects
- Property tax abatement for all regulated affordable housing provided by non-profits
- Backing filling System Development Charges on a case-by-case basis
- Partner with the County to connect Supportive Housing Services to new affordable units being developed for the benefit of chronically homeless residents.
- City owned homeless shelter providing year 'round shelter.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Each Subrecipient understands and agrees that any construction or rehabilitation of a residential structure shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608 and 24 CFR Part 35, Subpart B, which have been promulgated under the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821–4846) and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851–4856). Lead-safe Housing Rule requirements found in Section 1012 and 1013 of Title X must be

met. The city, as part of the routine Environmental Reviews, checks the due diligence of each sub-recipient in providing the disclosure and testing requirements in the LSHR.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Every activity the City of Beaverton funds through its CDBG entitlement award is focused on reducing poverty and increasing opportunities for those who have historically been marginalized through robust outreach. Whether it be through assisting families in getting off the street and into a shelter, funding the acquisition of a home for a low-moderate income family, giving technical assistance to a client who wants to start their own business or assisting families with subsistence payments for rent to keep them in housing. The city's Community Development Department, which oversees the city's CDBG program, has an on-staff community outreach coordinator whose job is to cast a broad net in reaching out to those who provide services to low-income households and to give a voice to those who may not only be marginalized, but have fallen through the cracks. This position also oversees the Housing Technical Advisory Group for its input on upcoming and ongoing activities benefiting the low-income community.

The city is part of the Washington County Consortium who works closely with nonprofits, faith-based organizations, and agencies which provide services for, addiction, mental illness, veterans, homeless, income growth, homeless prevention, affordable homeownership, and multifamily development. This relationship helps us to reach a greater level of efficiency and effectiveness as we share experiences, technical knowledge, and intellectual capital.

The city has a solid working relationship with the local HUD CPD office. HUD representatives continue to be responsive and assist in problem solving. Our community partnership helps the city reach its strategic plan goals of reducing the number in poverty in the most efficient way possible.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

CDBG staff work closely and collaboratively with the mayor's office and other departments, such as economic development, long range planning, transportation, permits, inspectors, and finance to create a place where Beaverton residents feel like they can get the assistance and the answers they seek. For example, the CDBG NOFA selection group is comprised of employees from various city-wide departments including the police, social services, the library and community services and engagement as well as others who work in Community Development.

The City of Beaverton takes a holistic approach in serving the community, with the philosophy of maximizing its intellectual capital and experience to create an effective and dynamic institutional structure that evolves over time as the community and its needs change. A good example of one such action is the Housing Five Year Action Plan. With input from its governing bodies, staff and social service networks, the city has created a plan to address housing needs in the area and has recently updated this plan to reflect anticipated needs moving forward. The latest Housing Five Year Action Plan has just been released and spans 2025-2029.

Diversity Equity and Inclusion (DEI) is at the forefront of the work the city undertakes. The city's Diversity Equity and Inclusion Plan is a lens by which we view each undertaking. Staff reviews routinely, its CDBG process and procedures to ensure that our institutional structure is not stagnant and continues to develop fresh and innovative ways to add equity in planning and build its outreach networks.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city continues to maintain and grow its relationships with local non-profits, some of whom provide services through CDBG grants. CDBG staff regularly attend the Washington County Housing and Supportive Services Network and belong to city and county networks which share information and resources. Private housing developers have successfully been incentivized to provide affordable housing unit set-asides in new developments through regulatory agreements which will be monitored for compliance by Community Development Housing staff through the affordability period.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Consortium members proclaimed the month of April 2024 as Fair Housing Month. The City of Beaverton, Washington County and the City of Hillsboro showed the *Anywhere but Here: Housing Discrimination in Oregon, exhibit*. The city showed the display during the first two weeks of Fair Housing Month at the main library in downtown Beaverton.

The city of Beaverton, Washington County and the city of Hillsboro also partnered with FHCO to conduct three fair housing trainings: Housing Advocates Training, Affirmatively Furthering Fair Housing training with the County Planning Commission, and a Fair housing training with the Department of Housing Services.

The cities of Hillsboro and Beaverton participated in the 26th Annual statewide poster judging contest for the Fair Housing Council of Oregon. Children of all ages from across the state, were invited to draw a picture of what fair housing meant to them. The event is sponsored to promote and educate young Oregonians on fair housing laws that make it illegal to discriminate.

While Diversity, Equity and Inclusion questions were added to the city's application for CDBG funds, four years ago, these questions have been reviewed and updated based on continued relevancy.

Affordable homeownership programs are still funded by the city which partners with trusted non-profits such as Proud Ground with CDBG funds and the Portland Housing Center with General Funds that provide culturally competent services and help address the gap in homeownership for low income, BIPOC communities. In addition, the city uses General Funds to support the Community Housing Fund by funding predevelopment activities related to affordable housing development.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Beaverton has been a CDBG Entitlement Community for more than 20 years and is audited annually by an independent firm, which also audits the city's CDBG program to the federal Office of Management and Budget's (OMB) applicable interpretations of the Code of Federal Regulations. In PY21, HUD's Community Planning and Development Representative monitored the city's Micro-Enterprise and Homebuyer Program. The city's monitoring processes, invoicing, sub-recipient agreements, standard operating procedures and client files were also reviewed at this time. Entrance and Exit interviews were conducted as well. All findings and concerns were addressed to the satisfaction of HUD.

The city's monitoring plan, outlined in the Consolidated Plan, allows the city to make informed judgments about Subrecipients' program effectiveness, efficiencies, and ability to prevent fraud, waste, and abuse of public funds. Monitoring also allows the City to provide technical assistance to help Subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity, and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated.

HUD's Managing CDBG A Guidebook for Grantees on Subrecipient Oversight is used as the city's monitoring playbook and contains complete and easily understandable guidance.

Monitoring will be conducted based on budget and parameters set by the city to assess risk at various levels and under different circumstances. While the City would like to conduct annual site visits with each organization under agreement, the City's entitlement administration budget will not support this approach. The City shall seek to complete the following site visits annually as determined by the following criteria:

- All Activities requiring City Council Approval, currently the budget threshold is \$100,000, typically our Homeownership Program, annually.
- At least one Housing Rehabilitation Activity, annually.
- At least one Economic Development Activity, annually.
- Any Subrecipient not under an agreement during the previous three years.
- One Public Services Activity at least once every four years.
- As necessary any activity determined to have potential areas and levels of risk.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Beaverton works in concert with Washington County's public review process as a consortium. A draft version of this CAPER report will be made available for public review and comment for a 15-day period. A notice will run in Pamplin Media publications for Washington County including Beaverton Valley Times, Washington County Times and the Hillsboro Argus. The Oregonian, Asian Reporter and Latino de Hoy will also carry the notice and will be posted online. The notice is also posted on County and City websites. It is also be sent to the membership list serves of the Housing and Supportive Services Network (HSSN) of Washington County as well as to CDBG Subrecipients. The county and city continued to host virtual and in person public meetings for comment. Notices and interpreters are provided in several languages. Interpretation is available for any language if given notice.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs because of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The city continuously reviews its partnerships and funding mechanisms/objects to maximize program objective goals. Over the past few years, we have looked to increase the community partners to reach households not serviced by the programs. To that end, we have been successful in recruiting new organizations.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.	0				
--------	---	--	--	--	--

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Given the amount and type of the City of Beaverton’s subrecipient contracts, Section 3 is not triggered, and reporting is not required pursuant to federal requirements.

DRAFT

DRAFT

APPENDIX A: Public Participation Notice

**NOTICE OF PUBLIC HEARING AND COMMENT PERIOD
ON
WASHINGTON COUNTY'S
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT
(CAPER)
FOR PROGRAM YEAR 2023**

Washington County and the City of Beaverton have prepared their 2023 CAPER reports as required by federal regulations. The report details project accomplishments as well as expenditures throughout the period of July 1, 2023, through June 30, 2024, for the Community Development Block Grant (CDBG) Program, the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Program. The purpose of the report is to measure to what extent the jurisdictions are meeting priority needs, goals and strategies as outlined in the 2020-2024 Consolidated Plan.

The 2023 CAPER report is available for review and comment and can be downloaded from the County's web site at: <https://www.washingtoncountyor.gov/commdev/annual-performance-report>

The report is due to HUD on September 27, 2024. A 15-day public comment period on the report begins on Wednesday, August 28th and runs through Thursday, September 12th. A public hearing on September 12th will be held to receive comments on the CAPER. The hearing will also be an opportunity to accept public comment on housing and community development needs in the County. The public hearing will be held in a virtual format and information regarding connection to the meeting will be available on the Office of Community Development website. The public hearing starts at 7:00 p.m.

Comments on the CAPER may be directed to:
Shannon Wilson, Program Manager
Washington County Office of Community Development
328 W. Main Street, Suite 100
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
or by
E-mail: Shannon_wilson@washingtoncountyor.gov

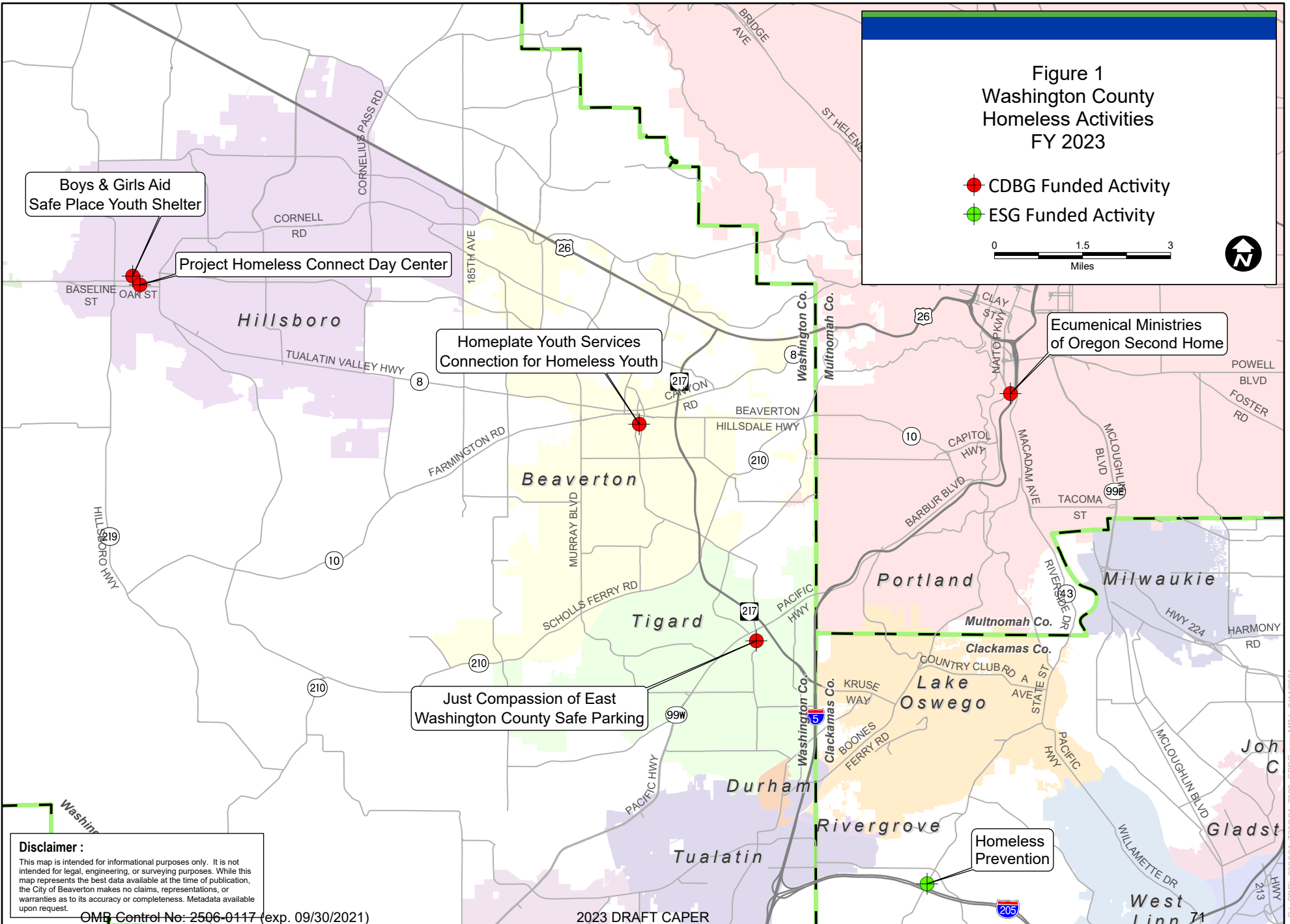
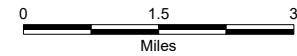
Please notify the Office of Community Development at least 72 hours before a meeting or hearing if special accommodations (equipment or interpreting service) are needed. If you have a disability or are hearing impaired and need assistance, please notify us by calling 503-846-8814 or TTY relay dial 711 or 1-800-735-1232.

Para solicitar acomodaciones, traducciones, quejas o una información adicional, contáctenos llamando al 503-846-8814 o para voz en retransmisión de TTY, marque 711 o 1-800-735-1232.

APPENDIX B: Maps

Figure 1
Washington County
Homeless Activities
FY 2023

- CDBG Funded Activity
- ESG Funded Activity



Boys & Girls Aid
Safe Place Youth Shelter

Project Homeless Connect Day Center

Homeplate Youth Services
Connection for Homeless Youth

Ecumenical Ministries
of Oregon Second Home

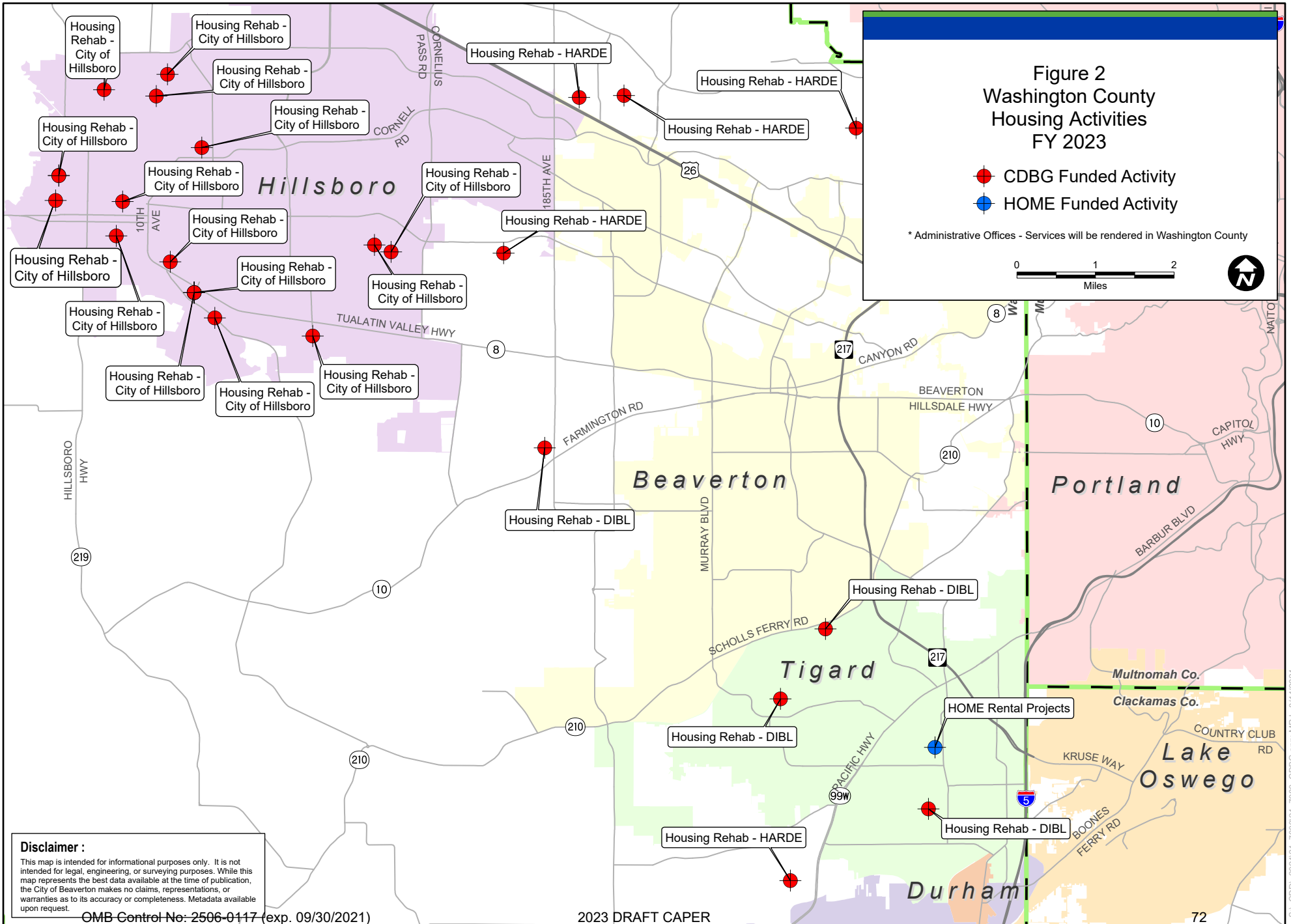
Just Compassion of East
Washington County Safe Parking

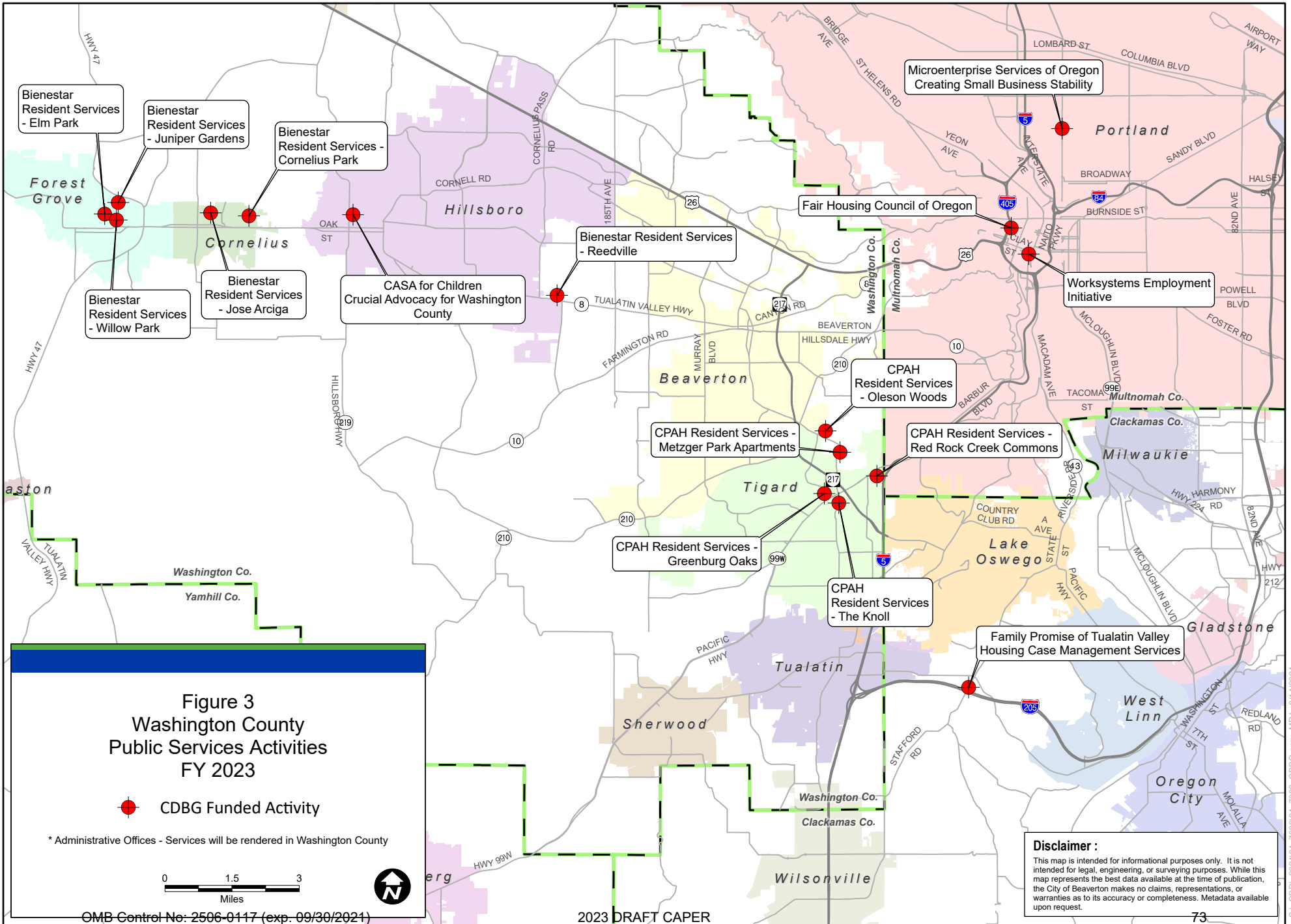
Homeless
Prevention

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.

OMB Control No: 2506-0117 (exp. 09/30/2021)

2023 DRAFT CAPER





Bienestar Resident Services - Elm Park

Bienestar Resident Services - Juniper Gardens

Bienestar Resident Services - Cornelius Park

Forest Grove

Bienestar Resident Services - Jose Arciga

Bienestar Resident Services - Willow Park

Bienestar Resident Services - Jose Arciga

CASA for Children
Crucial Advocacy for Washington County

Bienestar Resident Services - Reedville

Fair Housing Council of Oregon

Microenterprise Services of Oregon
Creating Small Business Stability

Portland

Worksystems Employment Initiative

CPAH Resident Services - Oleson Woods

CPAH Resident Services - Metzger Park Apartments

CPAH Resident Services - Red Rock Creek Commons

CPAH Resident Services - Greenburg Oaks

CPAH Resident Services - The Knoll

Family Promise of Tualatin Valley
Housing Case Management Services

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.

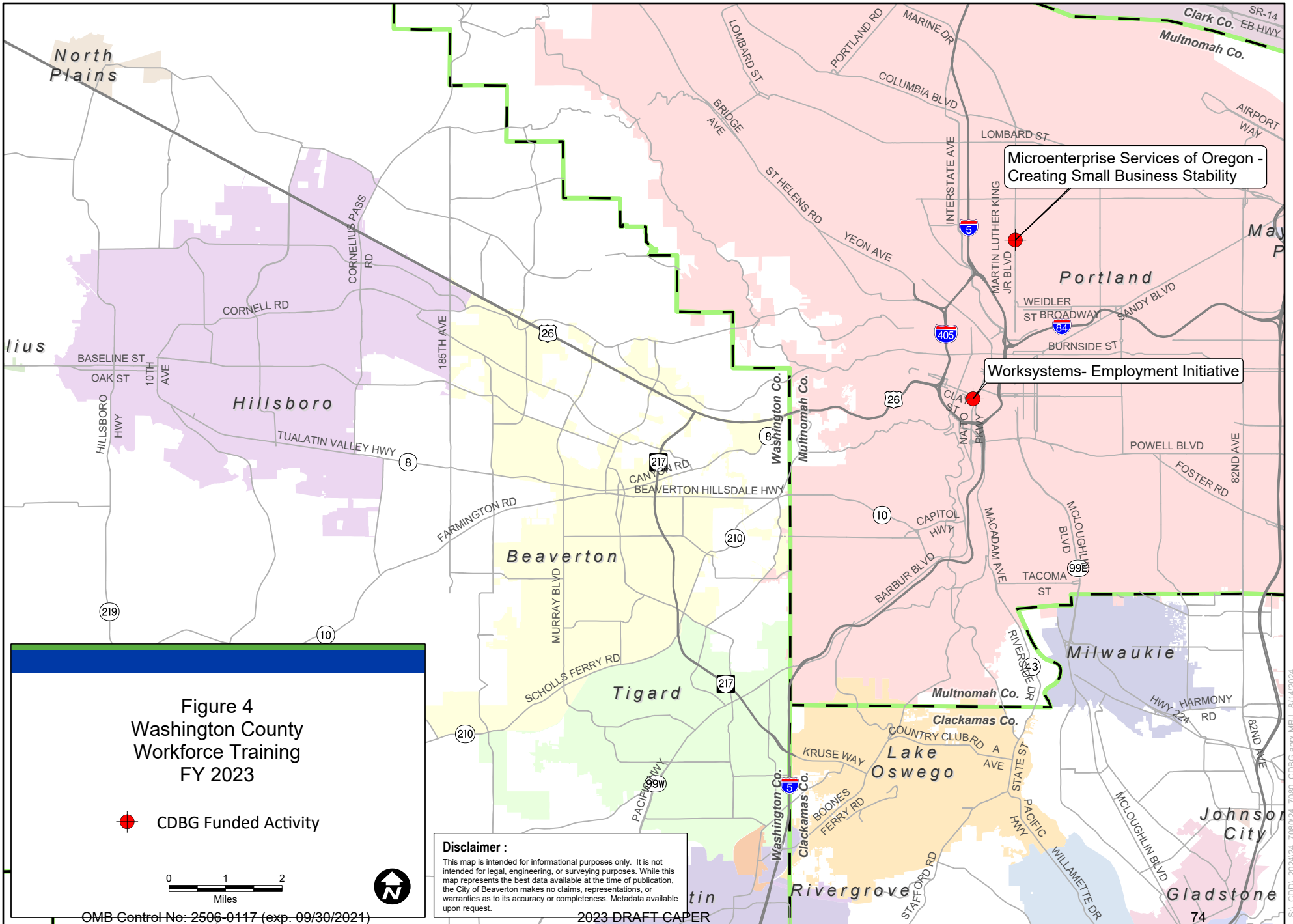


Figure 4
Washington County
Workforce Training
FY 2023

 CDBG Funded Activity

0 1 2
Miles



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.

OMB Control No: 2506-0417 (exp. 09/30/2021)

2023 DRAFT GAPER

APPENDIX C: IDIS PR-26 Expenditure Report



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2023
 WASHINGTON COUNTY , OR

DATE: 08-14-24
 TIME: 17:58
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	3,540,548.72
02 ENTITLEMENT GRANT	2,058,081.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	23,372.18
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	5,622,001.90

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	4,068,015.16
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	4,068,015.16
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	416,290.64
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	4,484,305.80
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,137,696.10

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	4,068,015.16
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	4,068,015.16
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	266,782.52
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	17,899.61
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	13,830.44
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	270,851.69
32 ENTITLEMENT GRANT	2,058,081.00
33 PRIOR YEAR PROGRAM INCOME	138,344.13
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	2,196,425.13
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.33%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	416,290.64
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	416,290.64
42 ENTITLEMENT GRANT	2,058,081.00
43 CURRENT YEAR PROGRAM INCOME	23,372.18
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,081,453.18
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2023
 WASHINGTON COUNTY , OR

DATE: 08-14-24
 TIME: 17:58
 PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	4	1085	6841912	4201 Just Compassion Campus Development (2022)	01	LMC	\$544,552.78
2022	4	1085	6869827	4201 Just Compassion Campus Development (2022)	01	LMC	\$111,089.22
					01	Matrix Code	\$655,642.00
2023	23	1125	6923860	5201 City of Sherwood - Marjorie Stewart Senior Center Siding and Window Replacement (2023)	03A	LMC	\$210,114.97
					03A	Matrix Code	\$210,114.97
2021	3	1058	6817769	3103 City of Banks - Wilkes Street Waterline and Accessibility (2021)	03J	LMA	\$483,233.46
2021	3	1058	6841912	3103 City of Banks - Wilkes Street Waterline and Accessibility (2021)	03J	LMA	\$207,007.93
2021	3	1058	6869827	3103 City of Banks - Wilkes Street Waterline and Accessibility (2021)	03J	LMA	\$72,990.01
					03J	Matrix Code	\$763,231.40
2021	1	1056	6841912	3101 City of Cornelius - 9th and Davis Roundabout (2021)	03K	LMA	\$252,555.32
2021	1	1056	6869827	3101 City of Cornelius - 9th and Davis Roundabout (2021)	03K	LMA	\$638.83
					03K	Matrix Code	\$253,194.15
2020	15	1019	6923860	2101 City of Cornelius - 4th Avenue and South 20th Avenue Sidewalk Improvements	03L	LMA	\$229,738.02
2021	2	1057	6923860	3102 City of Cornelius - N. Davis Street Pedestrian Improvements (2021)	03L	LMA	\$129,422.01
2022	5	1084	6923860	4101 City of Cornelius - S. 12th Avenue Pedestrian Corridor (2022)	03L	LMA	\$425,000.00
2023	2	1110	6923860	5101 City of Cornelius - North Davis Street Pedestrian Improvements Phase 2 (2023)	03L	LMA	\$258,844.03
					03L	Matrix Code	\$1,043,004.06
2023	1	1109	6841912	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	03T	LMC	\$5,251.28
2023	1	1109	6869827	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	03T	LMC	\$3,177.58
2023	1	1109	6897618	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	03T	LMC	\$2,085.10
2023	1	1109	6923860	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	03T	LMC	\$4,466.67
2023	12	1120	6841912	5301 Family Promise of Tualatin Valley - Housing Case Management Services (2023)	03T	LMC	\$17,507.01
2023	12	1120	6869827	5301 Family Promise of Tualatin Valley - Housing Case Management Services (2023)	03T	LMC	\$12,492.99
					03T	Matrix Code	\$44,980.63
2023	6	1114	6841912	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	05D	LMC	\$7,168.99
2023	6	1114	6869827	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	05D	LMC	\$8,101.53
2023	6	1114	6897618	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	05D	LMC	\$8,006.65
2023	6	1114	6923860	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	05D	LMC	\$6,722.83
2023	8	1116	6841912	5344 Boys and Girls Aid - Safe Space Shelter (2023)	05D	LMC	\$7,500.00
2023	8	1116	6869827	5344 Boys and Girls Aid - Safe Space Shelter (2023)	05D	LMC	\$7,508.22
2023	8	1116	6897618	5344 Boys and Girls Aid - Safe Space Shelter (2023)	05D	LMC	\$7,486.18
2023	8	1116	6923860	5344 Boys and Girls Aid - Safe Space Shelter (2023)	05D	LMC	\$7,499.25
2023	9	1117	6841912	5305 Ecumenical Ministries of Oregon - Second Home (2023)	05D	LMC	\$4,266.29
2023	9	1117	6869827	5305 Ecumenical Ministries of Oregon - Second Home (2023)	05D	LMC	\$6,183.70
2023	9	1117	6897618	5305 Ecumenical Ministries of Oregon - Second Home (2023)	05D	LMC	\$910.19
					05D	Matrix Code	\$71,353.83
2023	13	1121	6841912	5306 Worksystems, Inc - Economic Opportunity Program (2023)	05H	LMC	\$6,643.38
2023	13	1121	6869827	5306 Worksystems, Inc - Economic Opportunity Program (2023)	05H	LMC	\$7,194.94
2023	13	1121	6897618	5306 Worksystems, Inc - Economic Opportunity Program (2023)	05H	LMC	\$9,160.77
2023	13	1121	6923860	5306 Worksystems, Inc - Economic Opportunity Program (2023)	05H	LMC	\$8,605.47
					05H	Matrix Code	\$31,604.56
2022	3	1093	6841912	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	05J	LMC	\$4,909.98
2022	3	1093	6869827	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	05J	LMC	\$5,985.99
2022	3	1093	6897618	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	05J	LMC	\$1,944.41
2022	3	1093	6923860	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	05J	LMC	\$990.06
2023	5	1113	6923860	5334 Fair Housing Council of Oregon - Fair Housing Services (2023)	05J	LMC	\$3,547.44
					05J	Matrix Code	\$17,377.88
2023	10	1118	6841912	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	05N	LMC	\$8,037.61
2023	10	1118	6869827	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	05N	LMC	\$7,157.43



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2023
 WASHINGTON COUNTY , OR

DATE: 08-14-24
 TIME: 17:58
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	10	1118	6897618	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	05N	LMC	\$7,423.02
2023	10	1118	6923860	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	05N	LMC	\$7,345.56
					05N	Matrix Code	\$29,963.62
2023	3	1111	6841912	5333 Bienestar - Resident Services (2023)	05Z	LMC	\$4,743.25
2023	3	1111	6869827	5333 Bienestar - Resident Services (2023)	05Z	LMC	\$3,346.13
2023	3	1111	6897618	5333 Bienestar - Resident Services (2023)	05Z	LMC	\$6,598.75
2023	3	1111	6923860	5333 Bienestar - Resident Services (2023)	05Z	LMC	\$6,062.87
2023	4	1112	6841912	5332 Community Partners for Affordable Housing - Resident Services (2023)	05Z	LMC	\$9,592.39
2023	4	1112	6869827	5332 Community Partners for Affordable Housing - Resident Services (2023)	05Z	LMC	\$11,158.61
2023	11	1119	6869827	5342 Project Homeless Connect (2023)	05Z	LMC	\$13,913.18
2023	11	1119	6897618	5342 Project Homeless Connect (2023)	05Z	LMC	\$11,642.75
2023	11	1119	6923860	5342 Project Homeless Connect (2023)	05Z	LMC	\$4,444.07
					05Z	Matrix Code	\$71,502.00
2023	14	1122	6923860	5401 City of Tigard - CDBG Homeownership (2023)	13B	LMH	\$165,000.00
					13B	Matrix Code	\$165,000.00
2017	21	1016	6869827	9504 Office of Community Development - Housing Rehabilitation Program	14A	LMH	\$122.13
2017	21	1016	6897618	9504 Office of Community Development - Housing Rehabilitation Program	14A	LMH	\$2,393.76
2017	21	1016	6923860	9504 Office of Community Development - Housing Rehabilitation Program	14A	LMH	\$40,585.00
2022	13	1098	6817769	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)	14A	LMH	\$36,339.00
2022	13	1098	6841912	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)	14A	LMH	\$22,785.00
2022	13	1098	6869827	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)	14A	LMH	\$28,762.50
2022	13	1098	6897618	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)	14A	LMH	\$39,477.16
2022	13	1098	6923860	4506 Office of Community Development - Home Access and Repair for the Disabled and Elderly (2022)	14A	LMH	\$5,617.00
2023	15	1123	6897618	5506 Office of Community Development - Home Access Repair for the Disabled and Elderly (2023)	14A	LMH	\$10,609.34
2023	15	1123	6923860	5506 Office of Community Development - Home Access Repair for the Disabled and Elderly (2023)	14A	LMH	\$38,008.85
					14A	Matrix Code	\$224,699.74
2022	19	1100	6795508	2022 Office of Community Development - Housing Rehabilitation Administration (2022)	14H	LMH	\$108,491.78
2023	18	1126	6841912	Office of Community Development - Housing Rehabilitation Administration (2023)	14H	LMH	\$132,211.82
2023	18	1126	6869827	Office of Community Development - Housing Rehabilitation Administration (2023)	14H	LMH	\$83,590.51
2023	18	1126	6925990	Office of Community Development - Housing Rehabilitation Administration (2023)	14H	LMH	\$160,601.25
					14H	Matrix Code	\$484,895.36
2023	7	1115	6841912	5302 Micro Enterprise Services of Oregon (2023)	18C	LMC	\$1,279.92
2023	7	1115	6869827	5302 Micro Enterprise Services of Oregon (2023)	18C	LMC	\$171.04
					18C	Matrix Code	\$1,450.96
Total							\$4,068,015.16

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2023	1	1109	6841912	No	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	B23UC410002	EN	03T	LMC	\$5,251.28
2023	1	1109	6869827	No	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	B23UC410002	EN	03T	LMC	\$3,177.58
2023	1	1109	6897618	No	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	B23UC410002	EN	03T	LMC	\$2,085.10
2023	1	1109	6923860	No	5341 Just Compassion of East Washington County - Safe Parking East Washington County (2023)	B23UC410002	EN	03T	LMC	\$4,466.67
2023	12	1120	6841912	No	5301 Family Promise of Tualatin Valley - Housing Case Management Services (2023)	B23UC410002	EN	03T	LMC	\$16,947.01
2023	12	1120	6841912	No	5301 Family Promise of Tualatin Valley - Housing Case Management Services (2023)	B23UC410002	PI	03T	LMC	\$560.00
2023	12	1120	6869827	No	5301 Family Promise of Tualatin Valley - Housing Case Management Services (2023)	B23UC410002	EN	03T	LMC	\$12,492.99
								03T	Matrix Code	\$44,980.63
2023	6	1114	6841912	No	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	B23UC410002	EN	05D	LMC	\$7,168.99
2023	6	1114	6869827	No	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	B23UC410002	EN	05D	LMC	\$8,101.53
2023	6	1114	6897618	No	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	B23UC410002	EN	05D	LMC	\$8,006.65
2023	6	1114	6923860	No	5304 HomePlate Youth Services - HomePlate Outreach and Drop In Support (2023)	B23UC410002	EN	05D	LMC	\$6,722.83
2023	8	1116	6841912	No	5344 Boys and Girls Aid - Safe Space Shelter (2023)	B23UC410002	EN	05D	LMC	\$7,500.00
2023	8	1116	6869827	No	5344 Boys and Girls Aid - Safe Space Shelter (2023)	B23UC410002	EN	05D	LMC	\$7,508.22
2023	8	1116	6897618	No	5344 Boys and Girls Aid - Safe Space Shelter (2023)	B23UC410002	EN	05D	LMC	\$7,486.18
2023	8	1116	6923860	No	5344 Boys and Girls Aid - Safe Space Shelter (2023)	B23UC410002	EN	05D	LMC	\$7,499.25
2023	9	1117	6841912	No	5305 Ecumenical Ministries of Oregon - Second Home (2023)	B23UC410002	EN	05D	LMC	\$4,266.29
2023	9	1117	6869827	No	5305 Ecumenical Ministries of Oregon - Second Home (2023)	B23UC410002	EN	05D	LMC	\$6,183.70



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2023
 WASHINGTON COUNTY , OR

DATE: 08-14-24
 TIME: 17:58
 PAGE: 4

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2023	9	1117	6897618	No	5305 Ecumenical Ministries of Oregon - Second Home (2023)	B23UC410002	EN	05D	LMC	\$190.19
2023	9	1117	6897618	No	5305 Ecumenical Ministries of Oregon - Second Home (2023)	B23UC410002	PI	05D	LMC	\$720.00
								05D	Matrix Code	\$71,353.83
2023	13	1121	6841912	No	5306 Worksystems, Inc - Economic Opportunity Program (2023)	B23UC410002	EN	05H	LMC	\$6,643.38
2023	13	1121	6869827	No	5306 Worksystems, Inc - Economic Opportunity Program (2023)	B23UC410002	EN	05H	LMC	\$7,194.94
2023	13	1121	6897618	No	5306 Worksystems, Inc - Economic Opportunity Program (2023)	B23UC410002	EN	05H	LMC	\$9,160.77
2023	13	1121	6923860	No	5306 Worksystems, Inc - Economic Opportunity Program (2023)	B23UC410002	EN	05H	LMC	\$8,605.47
								05H	Matrix Code	\$31,604.56
2022	3	1093	6841912	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B19UC410002	EN	05J	LMC	\$4,909.98
2022	3	1093	6869827	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B19UC410002	EN	05J	LMC	\$2,471.46
2022	3	1093	6869827	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B22UC410002	EN	05J	LMC	\$3,514.53
2022	3	1093	6897618	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B22UC410002	EN	05J	LMC	\$1,944.41
2022	3	1093	6923860	No	4334 Fair Housing Council of Oregon - Fair Housing Services (2022)	B22UC410002	EN	05J	LMC	\$990.06
2023	5	1113	6923860	No	5334 Fair Housing Council of Oregon - Fair Housing Services (2023)	B23UC410002	EN	05J	LMC	\$3,547.44
								05J	Matrix Code	\$17,377.88
2023	10	1118	6841912	No	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	B23UC410002	EN	05N	LMC	\$8,037.61
2023	10	1118	6869827	No	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	B23UC410002	EN	05N	LMC	\$7,157.43
2023	10	1118	6897618	No	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	B23UC410002	EN	05N	LMC	\$7,423.02
2023	10	1118	6923860	No	5340 CASA for Children - Crucial Advocacy for Washington County Children in Foster Care (2023)	B23UC410002	EN	05N	LMC	\$7,345.56
								05N	Matrix Code	\$29,963.62
2023	3	1111	6841912	No	5333 Bienestar - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$4,743.25
2023	3	1111	6869827	No	5333 Bienestar - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$3,346.13
2023	3	1111	6897618	No	5333 Bienestar - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$6,598.75
2023	3	1111	6923860	No	5333 Bienestar - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$6,062.87
2023	4	1112	6841912	No	5332 Community Partners for Affordable Housing - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$9,592.39
2023	4	1112	6869827	No	5332 Community Partners for Affordable Housing - Resident Services (2023)	B23UC410002	EN	05Z	LMC	\$11,158.61
2023	11	1119	6869827	No	5342 Project Homeless Connect (2023)	B23UC410002	EN	05Z	LMC	\$13,913.18
2023	11	1119	6897618	No	5342 Project Homeless Connect (2023)	B23UC410002	EN	05Z	LMC	\$11,642.75
2023	11	1119	6923860	No	5342 Project Homeless Connect (2023)	B23UC410002	EN	05Z	LMC	\$4,444.07
								05Z	Matrix Code	\$71,502.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$266,782.52
Total										\$266,782.52

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	17	1127	6841912	Office of Community Development - CDBG Program Administration (2023)	21A		\$244,760.25
2023	17	1127	6869827	Office of Community Development - CDBG Program Administration (2023)	21A		\$159,379.05
2023	17	1127	6925647	Office of Community Development - CDBG Program Administration (2023)	21A		\$12,151.34
					21A	Matrix Code	\$416,290.64
Total							\$416,290.64

APPENDIX D: Fair Housing Activities

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
1	Fund continued paired testing for discrimination in rental transactions and actions to remedy discriminatory activity.	Due to COVID19 and staff turnover, pairs testing was pushed into FY22/23. FHCO cancelled their 2022/2023 with the consortium due to lack of capacity to take this on. Contracting is underway for Fall 2024 with FHCO, Washington County, and the Cities of Beaverton and Hillsboro with expected completion by 12/30/2025.	Fair housing awareness and discrimination

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
2	<p>Implement outreach and education activities (fair housing and landlord/tenant law) targeted to consumers, service providers, and small and large landlords who do not typically participate in training opportunities currently offered.</p>	<p>Washington County and the cities proclaimed the month of April 2024 as Fair Housing Month during a Board of Commissioners meeting. In concert with this effort, the mayor of Beaverton read her own fair housing proclamation naming April fair housing month, specifically in the City of Beaverton. Washington County displayed the Anywhere But Here: Housing Discrimination in Oregon Banner Display in the Public Services Building for two weeks and the City of Hillsboro Civic Center for two weeks during Fair Housing Month. Additionally, the City of Beaverton showed the same display for two weeks at the main library in downtown Beaverton for the first two weeks following fair housing month. Washington County, the city of Beaverton, and the city of Hillsboro also partnered with FHCO to conduct three fair housing trainings: Housing Advocates Training, Affirmatively Furthering Fair housing training with the County Planning Commission, and a Fair housing training with the Department of Housing Services. The cities of Hillsboro and Beaverton participated in a statewide poster judging contest where children from across the state of all ages, draw an imagine of what fair housing means to them. Several jurisdictions participated and voted on the best art. The PY23/24 contract between OCD and FHCO supports the discrimination hotline and follow-up enforcement activities and outreach events such as the Latino Cultural Festival. \$17,377.88 in CDBG funds were spent on Fair Housing Outreach in FY23/24 and provided service to over 100 people. FHCO provided the HUD/BOLI/FHCO Complaint Data Report in FY23/24. Three Rent Well Classes were offered through Community Action Organization which provided education on Fair Housing Laws and</p>	<p>Fair housing awareness and discrimination</p>

X

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
3	Encourage area organizations to adopt and implement an equity framework by awarding extra points to applicants for CDBG and HOME funds that have implemented equity policies resulting in positive outcomes. Provide examples of successful processes and implementation actions. (Clark County best practice).	There are Equity questions on applications in every funding cycle for each jurisdiction.	Fair housing awareness and discrimination
4	Increase resources for early interventions for tenants who are late paying rent to prevent eviction and help people remain in housing.	\$758,441 from the US Treasury for Emergency Rental Assistance served approximately 200 households in FY 23/24. \$11 million in Supportive Housing Services Eviction Prevention funds served approximately 1500 households in FY 23/24 Washington County used ESG funds for homeless prevention in the program year 2023/2024. City of Beaverton continued to fund MET (Muslim Education Trust) for rent assistant to interrupt eviction consequences.	Access to affordable housing in good condition
5	Identify promising practices around affirmative marketing in the digital age and then strengthen affirmative marketing requirements for subsidized housing projects.	Given recent changes in how the public vet business they deal with daily, it is no surprise that changes have been needed in reaching tenants most in need of housing. Some of the most promising practices include: 1) partnering with established communities of color, 2) establish a clear purpose, 3) embrace transparency by focusing on purpose, 4) remove friction and support the needs of those in need.	Access to affordable housing in good condition

X

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
6	Encourage the State of Oregon and BOLI to enforce Oregon source of income protections for renters. Encourage the State of Oregon to amend state law and BOLI to become a substantially equivalent state agency. This will allow BOLI to investigate and adjudicate federal fair housing violations occurring in Oregon.	No progress on this effort. It is our understanding that BOLI is pursuing this on its own.	Fair housing awareness and discrimination
7	Periodically invite FHCO to present updates to the Regional Fair Housing Collaborative on emerging issues and practices regarding education and enforcement.	This meeting was discontinued during COVID19 and has yet to restart.	Fair housing awareness and discrimination
8	Commit funding to support affordable homeownership programs. Support agencies and nonprofits that provide culturally competent services and can help address the gap in homeownership for communities of color.	The First Home program, funded through County General Funds supported 28 low and moderate income households in purchasing their homes through Down Payment Assistance and Permanent Affordability programs. The City of Tigard supported one household in purchasing their first home with CDBG funds in FY 23/24. City of Beaverton and City of Hillsboro staff participate in a workgroup specific to Section 18 with the Washington County Housing Authority. City of Beaverton also supports Portland Housing Center and Community Housing Fund to assist in homeownership. The City of Hillsboro and the City of Beaverton support Proud Ground community land-trust model in support of affordable homeownership and education opportunities for Hillsboro community members.	Access to affordable housing in good condition

X

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
9	Encourage jurisdictions to define and commit to affirmatively furthering fair housing in relevant plans and codes. Encourage jurisdictions to review the analysis provided in the AI and pursue relevant amendments to codes and plans. In current and future code and plan changes, cities and the County, on their respective timelines, will evaluate their own proposed changes to ensure that they do not create barriers to housing access and choice.	Beaverton has initiated a project to explore updating Development Code to allow permanent shelter and make necessary improvements to how the code handles temporary shelter and shelter programs that run out of a variety of sites. City of Tigard plans with Fair Housing in mind.	Access to affordable housing in good condition
10	Washington County OCD will develop and maintain a webpage on its CDBG/HOME Program website providing information on Fair Housing and linking to informational and enforcement resources. Cities in the CDBG Consortium will be invited to link to this page (or use the information to create their own page).	Washington County and City of Beaverton both maintain Fair Housing websites where information is offered. Fair Housing Videos were created in both English and Spanish and uploaded to the Fair Housing webpages. County Fair Housing Website: https://www.washingtoncountyor.gov/commdev/partners-and-other-resources , City of Beaverton Fair Housing Website: https://www.beavertonoregon.gov/1099/Fair-Housing	Access to affordable housing in good condition
11	Utilizing federal block grant funds, expand the supply of deeply affordable rental units, larger units and units with accessibility features.	\$1.2 million in HOME funds were awarded to develop 120 affordable housing units in FY23/24. In addition, the local Affordable Housing Bond continues to support the development of over 814 units of affordable housing, including 3- and 4-bedroom units meeting accessibility requirements.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
12	Integrate current work by FHCO, Unite Oregon, the Coalition of Communities of Color and other organizations into fair housing outreach and educational activities.	FHCO provided trainings for Housing Advocates and housing providers, social workers, and case managers as well as tenants in FY23/24. Washington County sponsored them at four tabling events providing educational materials during FY23/24.	Fair housing awareness and discrimination
13	Housing Authority of Washington County will provide non-profits and local jurisdictions an opportunity to purchase public housing units at market value after they are offered to current residents but before they are made available for sale to the general public. This is only in the case that future public housing units are repositioned.	Housing Authority of Washington County received approval from HUD for the disposition of 60 scattered-site, single-family, public housing units. The process for selling these homes is being developed with a goal to prioritize purchase by low-moderate income first-time homebuyers.	Access to affordable housing in good condition
14	Inventory and review existing financial literacy, homebuyer education and matched savings programs, including the demographics of populations served and outcomes. Pursue additional opportunities to support culturally-specific or culturally-informed financial literacy programs and technical assistance	While not supported by CDBG or HOME funds for this effort, a local culturally specific organization, Bienestar, has expanded its capacity to provide homebuyer counseling and downpayment assistance within Washington County.	Access to affordable housing in good condition

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
15	<p>Monitor disparities in access to high performing schools in the region and placement of affordable housing. Explore partnerships with school districts to communicate the importance of housing stability among students and families, and discuss solutions to educational inequities (access to high performing schools as well as cultural sensitivities). Convey to school districts the need for life skills training at the high school level that includes budgeting, cost and availability of housing, employment soft skills, etc.</p>	<p>No progress on this effort.</p>	<p>Barriers to housing choice/access and community amenities</p>
16	<p>Meet with transit providers to share findings from the AI. At these meetings, discuss how the jurisdictions can support researching innovative models and best practices in peer regions to address lack of access for residents with disabilities, communities of color, and low-income residents overall, including on-demand transit access.</p>	<p>No progress on this effort.</p>	<p>Barriers to housing choice/access and community amenities</p>

Fair Housing Activities Matrix (PY22-23)

Year 3

	Action	Notes	Action Type
17	Pair revitalization activities with programs and policies that mitigate displacement of low-income residents and cultural enclaves.	Beaverton's Downtown Equity Strategy: https://beavertonoregon.gov/1008/Downtown-Equity-Strategy	Barriers to housing choice/access and community amenities
18	Share information from the AI with economic development organizations, especially those focusing on serving existing employers, providing employment training, or assisting emerging entrepreneurs, to help those organization explore ways to support greater labor market engagement by people of color.	No progress on this effort.	Barriers to housing choice/access and community amenities
19	Examine existing or ongoing studies that compare wages to availability of affordable housing and help inform geographic prioritization of housing. If such studies do not exist, identify a research partner to help collect the data.	No progress on this effort.	Barriers to housing choice/access and community amenities

APPENDIX E: Anti-Poverty Strategies

**ANTI-POVERTY STRATEGIES 2020-2024
YEARS 1-5**

Strategy 1: Public Policy			
Implement innovative public policy that affirmatively seeks new ways to promote the economic independence and well-being of low income residents.			
	Action	Lead Contact	Progress Targets
1.a	Increase awareness of poverty issues among community leaders	Community Action	On-going: Identify existing efforts and key partners. Conduct outreach to City and business leaders. Provide information about local issues of poverty and service utilization.
1.b	Continue to staff ongoing Anti-Poverty Work Group to guide implementation of Anti-Poverty Strategy, monitor progress, address barriers and respond to changing conditions as they arise. Work Group should collaborate with and support current anti-poverty initiatives including: Washington County Thrives, A Road Home: Plan to End Homelessness, Washington County Early Learning HUB, Here Together, Metro Bond & Tri-County groups.	Community Action	The Anti-Poverty Work Group was absorbed by the restructure of the homeless services advisory bodies system.
1.c	Explore impact of policy changes on the lives of people with low-incomes	Pacific University Community Action	On-going: Identify research questions & engage academic institutions in conducting research and reporting findings Identified research questions: How did life change after minimum wage increase? Paid medical leave impact on low-wage workers? Housing wait list management – Implications for fair housing, community building & displacement
1.d	Locate affordable housing and services to promote resident access to the opportunities that help people succeed in life.	Washington County Office of Community Development	Years 1-5: Access to opportunity evaluated during HOME funding cycle.
1.e	Increase opportunities for communication, collaboration, and coordination between groups that fund organizations and agencies to undertake anti-poverty efforts.	Washington County Office of Community Development	Year 4: Work is ongoing
1.g	Continue to set aside the maximum available (15%) under the CDBG-funded Public Services category.	Washington County Office of Community Development	Year 4: Work is ongoing

1.i	Identify and follow new planning efforts where coordination with Consolidated Plan strategies may make sense.	Anti-Poverty Strategies Work Group	Year 4: Work is ongoing
1.j	Establish one property that combines both affordable housing and subsidized early learning opportunities in a single site.	Washington County Office of Community Development Community Action	Year 4: There was not an opportunity for this type of project in PY 23

Strategy 2: Service & Support Systems			
Provide comprehensive and integrated services that focus on prevention and are strongly consumer driven			
	Action	Lead Contact	Progress Targets
2.a	Increase provider & Consumer awareness of services available within community	Community Action	Year 4: HSSN resource presentations included: <ul style="list-style-type: none"> • Community Connect • OHP 1115 Medicaid Waiver • Family Justice Services • Economic Opportunity • Education Programs • Benefits offered by ODHS • Locally Coordinated Command Centers • Eviction Prevention/Defense • Fair Housing Continue to hold Project Homeless Connect Continue to promote 211info, Help Me Grow, and other emerging I&R resources Support & promote Coordinated Entry Systems: <ul style="list-style-type: none"> - Community Connect - Help Me Grow Washington County - Project Access Now - Other emerging systems
2.b	Strengthen Community Safety Net Services. Safety Net Services consist of emergency, short-term rent, energy and food assistance that enable residents to remain stable in their homes.	Community Action	Year 4: Identify existing efforts and key partners. Identify/Create new sources of funding to secure and sustain "Safety-Net" Services. Work is ongoing. In PY 2023 continued partnership with Department of Housing to provide rent assistance.
2.c	Increase community capacity to provide culturally responsive services.	Early Learning Washington County	Year 1: Provide training Year 2: Funders include question regarding equity efforts in funding applications, Promote self-assessments Year 3: Incorporate equity accountability measures into program reporting Year 4: Assess impact Year 5: Continue efforts, adjust as needed

			Supportive Housing Services through the Metro Levy has had a heavy focus on building/supporting culturally responsive services
2.d	Increase community capacity to provide coordinated services	Anti-Poverty Strategies Work Group	Ongoing: work through the growth of the Homeless Services team at the Department of Housing Services thanks to the Metro Supportive Housing Services Levy (SHS). SHS has provided capacity building funding to service provider, staffed data quality positions at organizations and provided training series' to build capacity and coordinate services.
2.e	Increase capacity for landlords, property management staff, & resident services staff to support housing retention for low-income households	Washington County Department of Housing	Year 1: Assess existing training & community efforts Year 2: Develop or select training to address identified gaps Years 3-5: Provide training annually - this training was provided in PY 23 and included training on the new NSPIRE system for property inspections.
2.f	Increase access to culturally appropriate financial education.	Anti-Poverty Strategies Work Group	Community Action offers financial education tied to neighborhood partnerships at the state level.

Strategy 3: Civic Capital			
Increase sense of community and belonging among low-income and minority residents as well as overall public investment in the social and political well-being of the entire community			
	Action	Lead Contact	Progress Targets
3.a	Continue to engage low-income and minority residents in the development of the Consolidated Plan and Fair Housing Plan.	Washington County Office of Community Development	Years 0: Work with agencies that serve underrepresented communities to develop a plan for continued and improved outreach to, and recruitment of, low-income and minority residents to participate in focus groups and interviews to gain insight about the community. Years 3-5: Prepare for plan migration by reengaging communities. In PY 23 for the 2025-2029 Consolidated Plan the approach for consultation involved meeting community members where they are already gathering at various existing regular community meetings.
3.b	Continue to seek opportunities to solicit feedback from the low-income community about the quality and effectiveness of services and identify unmet and emerging needs in the community.	Community Action & Washington County Office of Community Development	Year 4: Annual PIT count, and Housing Forum, regular public comment received at Housing Authority Board meetings, public hearings for the Action Plan.
3.c	Engage community members, particularly in underserved communities, in planning and community processes in a more meaningful way.	Anti-Poverty Strategies Work Group	Year 4: Work is ongoing; Lived experience sub-committee developed as a part of the oversight structure for the County's Homeless Services System.

Strategy 4: Affordable Housing Plan			
Increase and/or preserve affordable housing units for low-income residents as a means of achieving or regaining self-sufficiency by reducing housing cost burden			
	Action	Lead Contact	Progress Targets

4.a	Seek alignment with broad initiatives around housing, health care, education, and employment.	Anti-Poverty Work Group	Years 1-5: Anti-Poverty Work Group to continue to follow progress in these areas to ensure that whenever possible and logical, alignment of systems can support other efforts (example, Enterprise Community Partners, Meyer Memorial, State of Oregon Governor’s Initiatives, OHCS funding rounds, etc). Year 4: Closely followed the states work to restructure their affordable housing funding offerings and timelines to align local resources to support affordable housing projects in the County in securing state resources.
4.b	Continue to fund housing rehabilitation efforts to ensure that people can remain in their affordable homes.	Washington County Office of Community Development	Production target data will be reported in the Consolidated Annual Performance and Evaluation Report
4.c	Continue to target HOME funds to units at or below 30% MFI	Washington County Office of Community Development	Production target data will be reported in the Consolidated Annual Performance and Evaluation Report
4.d	Continue to partner with Housing Authority on the allocation of project based vouchers (PBVs) to support households at or below 30% MFI in HOME-assisted projects.	Washington County Office of Community Development/ Housing Authority of Washington County	Production target data will be reported in the Consolidated Annual Performance and Evaluation Report
4.e	Continue to use Emergency Solutions Grant funding to support individuals and families who are either homeless or at-risk of becoming homeless to achieve and/or regain stability.	Washington County Office of Community Development	Years 1-5: Continue to work with the Continuum of Care (now HSAC) on allocation of the funding

Strategy 5: Economic Mobility			
Increase availability of and access to income supports and economic opportunities for low-income households			
	Action	Lead Contact	Progress Targets
5.a	Increase access to career coaching services by expanding the Aligned Partner Network to include additional homeless service providers.	Worksystems HSSN	Years 1-5: 15 Agencies in APN and/or 15 Career Coaches in Continuum
5.b	Develop Economic Opportunity Program aligning short-term housing assistance for households at or below 30% area median income (AMI) to support housing stability while individuals are engaged in job skills training or employment program.	Worksystems HSSN	Years 1 & 2: Identify funding opportunities and project sponsors Years 3-5: Operate Economic Opportunity Program Established and operating
5.c	Create annual training on “child support” laws to provide social service case workers with information on how to assist single parents to access child support enforcement services.	Community Action	Years 1-5: Conduct annual training
5.d	Develop systematic process for referring homeless and at-risk households to mainstream resources utilizing the Community Connect, a coordinated entry system serving people at	Washington County Department of Housing Community Action	Community Connect coordinated entry system was updated

	imminent risk of homelessness (within 14 days) or experiencing homelessness.		
5.e	Expand the ASSIST Program to increase access to SSI/SSDI application assistance for homeless and at-risk individuals, and provide annual SOAR training to community partners	ASSIST	ASSIST made the decision to turn its focus to Multnomah County which is a loss to Washington County residents in need of the assistance
5.f	Expand Supported Employment Program model for individuals with disabilities experiencing barriers to obtain and retain employment.	DAVS	Years 1-5: Staff 2 FTE "Employment Specialist/Job Coach" positions that will work with employers to hire formerly homeless persons, and to support formerly homeless in developing employment skills, and obtain and retain employment.

Washington County Office of Community Development

328 West Main Street, Suite 100, MS7
Hillsboro, OR 97123



503-846-8814



503-846-2882



<https://www.washingtoncountyor.gov/commdev>

To help ensure equal access to Washington County Office of Community Development programs, services and activities, we will provide translation, reasonably modify policies or procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and additional information, contact 503-846-8814, or for voice to TTY relay dial 711 or 1-800-735-1232. Para traducción en español marque 1-800-735-3896.

