

DRAFT 2022 Annual Action Plan

for Washington County and the Cities of Beaverton and Hillsboro



The 2022 Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Action Plan report is then downloaded into a Word format. The Action Plan template in IDIS has a series of prescribed questions that align with the CDBG, HOME, ESG and Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please don't hesitate to contact the Office of Community Development at 503-846-8814. Thank you for your interest and time spent reviewing this report.

Copies of this document may be accessed online at:

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

To be approved by the Washington County Board of
Commissioners

Date: 05/19/2022

2022 Action Plan

Washington County Consortium

Washington County and
The Cities of Beaverton and Hillsboro
Oregon

Prepared by
Washington County Office of Community
Development In collaboration with
City of Beaverton Community Development Division
and City of Hillsboro Planning Department



Executive Summary

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

1. Introduction

The 2020-2024 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low- and moderate-income residents of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium). It sets forth a five-year strategic plan consisting of actions and production targets to address community needs. The success of the plan depends on the participation of numerous agencies and local governments in the collaborative implementation of the strategies. The Washington County Office of Community Development is the Lead Agency responsible for plan coordination and reporting.

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

The PY2022 is the third year of the Consolidated Plan cycle and the second that includes the City of Tigard as a joint entitlement of CDBG funds.

2. Summarize the objectives and outcomes identified in the Plan

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

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years.

This year, in accordance with the Consolidated Plan, the following goals are being carried out through projects to be funded:

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

3. Evaluation of past performance

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

In the 2020 Consolidated Annual Performance and Evaluation Report (CAPER) , OCD provided an evaluation of the first year of the five-year Consolidated Plan. Washington County is well on track to meet the majority of the five-year goals.

CDBG funds provided the following accomplishments in the PY 2020 (July 1, 2020-June 30, 2021):

- Public services served a total of 4060 persons including:
- Supportive services – 3109 persons
- Homeless Activities that Implemented “A Road Home: Community Plan to Prevent and End Homelessness” – 929 persons
- Workforce training assisted – 22 persons
- Housing Rehabilitation and weatherization improvement projects benefitted 236 households. These included 35 households through the Office of Community Development’s Housing Rehabilitation Program, 16 households through Rebuilding Together, and 185 households through Community Action’s self-help and comprehensive weatherization programs.
- Infrastructure improvements in the City of Banks to the Park Street waterline assisting 47 households.

ESG funds provided the following accomplishments in PY 2020:

- Rapid re-housing served 113 persons

HOME funds provided:

- Assistance to the development of six (6) affordable housing units

Washington County has exceeded most of the expected accomplishments through the Emergency Solutions Grant. However, Washington County did not provide any homelessness prevention assistance through the ESG program for the past three years. This was due to the availability of other state funds for homeless prevention assistance, which enabled Community Action to transfer ESG funds from the homeless prevention category to rapid re-housing clients. For additional information on ESG beneficiaries and accomplishments, please refer to the ESG report in the appendix.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Thirty-day notice was posted prior to the public comment period, which is between March 16 and April 14. Public notice for this Action Plan was published in El Latino de Hoy, the Oregonian, the Beaverton Valley Times, and the Hillsboro Tribune. Public hearings will be held on Wednesday, April 6th directly following the HSSN meeting and Thursday, April 14 in front of the Policy Advisory Board.

5. Summary of public comments

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

To be addressed following the public comment period.

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

All comments will be included.

7. Summary

Minutes of the public hearings, as well as the written comments, will be included in the final plan.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Washington County's Office of Community Development (OCD) is the Lead Agency for the development of the Action Plan. OCD works closely with the City of Beaverton and the City of Hillsboro in the development of this plan. We also work closely with other departments in the County for development of other portions of the plan. This includes the Department of Housing Services for issues related to Public Housing and the Continuum of Care as well as Land Use and Transportation for issues related to planning and ongoing development.

Consolidated Plan Public Contact Information

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

1. Introduction

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

The focus on consulting with other entities occurred during the development of the 2020-2024 Consolidated Plan. A full discourse on those efforts can be found in the appendix of the Consolidated Plan at:

[https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024 Planning Efforts/index.cfm](https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024%20Planning%20Efforts/index.cfm)

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

During Consolidated Plan consultations, Washington County brought in the Washington County Department of Housing Services/Housing Authority, Kaiser Permanente, public mental health agencies like the Mental Health Services Division of the Washington County Department of Health and Human Services. These agencies all presented on the housing needs of our most vulnerable. Work Group members also represented the Housing Authority, Department of Housing Services, Land Use and Transportation, non-profit mental health and developmental disabilities, and Community Corrections. These representatives were able to lend their expertise to the discussions. Other efforts to support coordination include regular consultations with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, and through the operation of Community Connect, the County's Coordinated and Centralized Assessment System (CCAS) for the provision of housing and homeless services in Washington County. The Coalition of Housing Advocates is a group of housing advocates, developers and county/city planning and other staff who are involved in housing issues. The Office of Community Development attends both meetings monthly in order to ensure coordination with its activities where possible.

In November 2018 the voters in Washington, Multnomah and Clackamas counties approved the Metro Affordable Housing Bond. The measure provides funds used to build affordable housing for low-income households; purchase, rehabilitate, and preserve affordability of existing housing; and buy land for affordable housing. Beginning in 2021, the second of these projects began construction. These projects will bring hundreds of units of affordable housing to Washington County.

Washington County has worked closely with the City of Beaverton and the City Hillsboro on the 2022 Action Plan. Meetings are set up to discuss timing, deliverables, coordination, etc. This collaboration extends to CAPER production as well as Consolidated and Fair Housing planning efforts. As this process moves forward, the County will need to continue to reassess its housing and community development goals and expected outcomes.

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

Washington County Office of Community Development consulted with the Housing and Supportive Services (HSSN), the Continuum of Care (CoC) body for the area, to help identify the current needs of homeless persons (including chronically homeless individuals and families, families with children, veterans, and youth) and persons at-risk of homelessness. Additionally, the HSSN and Washington County Department of Housing Services staff were an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis and linking the Consolidated Plan with *A Road Home: Community Plan to Prevent and End Homelessness*, the County's Plan to Prevent and End Homelessness and in developing the Homelessness Strategy.

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

Washington County Office of Community Development consulted with the HSSN to discuss the allocation of Emergency Solutions Grant funding for eligible activities, develop ESG performance standards, and provide on-going evaluation of ESG projects to refine established ESG policies for the provision of housing and homeless services in Washington County. Consultation with the HSSN provided the forum for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from consultation with the HSSN include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, and development of a process to ensure that policies and procedures related

to the administration and operation of the County's ESG-funded programs and Homeless Management and Information System (HMIS) are evaluated annually.

Washington County's Office of Community Development is taking a step back to assess how to allocate funds under the Emergency Solutions Grant program moving forward. This will take additional time. OCD conducted a consultation with the HSSN Work Group on February 11th and with the full membership on March 2nd to begin those discussions. The need for this lengthier process is the huge shift in funding for homeless services brought about by the Metro Supportive Housing Services Levy passed in May 2020. These additional funds require re-looking at gaps and needs and other funds available to offset those needs. OCD will continue these discussions with the Continuum of Care body and will likely need to undertake an amendment to the Action Plan once decisions about funding are made final. This could be in the late summer or fall of 2022.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Washington County Department of Housing Services
	Agency/Group/Organization Type	Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
2	Agency/Group/Organization	Community Action Organization of Washington County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
3	Agency/Group/Organization	BIENESTAR
	Agency/Group/Organization Type	Housing Services - Housing

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

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

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

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

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

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

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

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

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

No agencies were intentionally excluded from the consultation for the development of this plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	The Department of Housing Services (DHS) and OCD have worked closely to align A Road Home with the Consolidated Plan.
Metro Affordable Housing Bond	Housing Authority of Washington County	The overall goal for the Housing Authority of Washington County (HAWC) is to support at least 814 units of affordable housing in the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
HB2001 Analysis and Implementation	Land Use and Transportation	HB 2001 is intended to encourage housing affordability by increasing the supply of smaller housing units.
Housing Production Opportunity Funds Homeownership	Office of Community Development	The development of a down payment assistance program, utilizing County general funds, encourages the creation of single-family affordable homes to households in Washington County who earn at or below 100% AMI.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

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

Notices of the March 16-April 14 (30 day) public comment period for the 2022 Action Plan were published in El Latino de Hoy, the Oregonian, The Hillsboro Tribune, and the Beaverton Valley Times. There are two public hearings scheduled for 2022 Action Plan. The first on Wednesday, April 6th directly following the HSSN meeting to maximize attendance, and the second on Thursday, April 14th at 7:00 p.m. in front of the Policy Advisory Board.

A consultation for the ESG program took place in February with the HSSN Work Group, with additional consultations taking place until such time that a consensus will be obtained regarding the use of the funds. Once this has occurred, consultation will be held before the full HSSN membership.

Community Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	<div style="background-color: #4a7ebb; color: white; padding: 10px; text-align: center;"> Any comments received during the public comment period will be included in the final document submitted to HUD </div>		
2	Internet Outreach	Non-targeted/broad community			

Table 4 – Community Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,222,952	186,854	66,000	2,475,806	4,951,612	These CDBG funds are used towards administration, public services (capped at 15%), public facilities, public improvements, and Housing Rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,683,547	532,438	1,036,545	3,252,530	5,468,515	The HOME funds are primarily used towards new unit production, homeownership assistance and rehabilitation. In addition, we set aside 5% for CHDO Operating and 10% for HOME admin.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	194,064	0	0	194,064	388,128	ESG funds are used primarily for housing assistance (prevention and re-housing) but can also be used for street outreach and shelter operations. In addition, we take 7.5% for Admin.

Table 2 - Expected Resources – Priority Table

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

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

and local levels for public resources and private resources. Over the five-year period 2020-2024, Washington County will also receive \$116 million in funds from a regional affordable housing bond passed by voters in November 2018. This influx of funding will be the primary driver of housing development from 2020-2025.

There are currently three Metro projects that are also utilizing HOME funds. These projects, The Mary Ann, Tigard Senior Housing and Plambeck Gardens combined will add two-hundred and twenty-seven (227) units of affordable housing to the Washington County inventory.

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

There are several sites within Washington County that are under consideration for use as affordable housing development. Parcels owned by public entities in Beaverton, Tigard, and Hillsboro have been slated for development of multi-family affordable housing that will be used to address the needs identified in the plan. This Annual plan does not contain any projects that will be utilizing publicly owned land.

Discussion

The regional Metro Affordable Housing Bond has changed the housing pipeline in Washington County and the effects of that influx has been noticed in the preparation of this plan. Currently, there are seven (7) projects in Washington County, two (2) in the City of Beaverton and one (1) in the City of Hillsboro. The County, the cities and the Housing Authority are working closely to continue the alignment of these funds.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Activities that implement A Road Home	2020	2024	Homeless	Washington County - Not including the City of Beaverton and the City of Hillsboro	Homelessness Public Services Housing Special Needs and Populations	CDBG: \$183,473	Public service activities other than Low/Moderate Income Housing Benefit: 648 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 162 Households Assisted
2	New Construction of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$2,400,000	Rental units constructed: 148 Household Housing Unit
3	Increase Inventory of Single-Family Housing	2021	2024	Affordable Housing	City of Tigard	Housing	CDBG: \$149,086	Homeowner Housing Added: 2 Household Housing Unit
4	Preservation of Single-Family Housing	2020	2024	Affordable Housing	Washington County - Not including the City of Beaverton and the City of Hillsboro	Housing	CDBG: \$288,347	Homeowner Housing Rehabilitated: 255 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Infrastructure Improvement	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Neighborhood and Community Development	CDBG: \$425,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4218 Persons Assisted
6	Supportive Services	2020	2024	Non-Housing Community Development	Washington County	Homelessness Public Services Housing Special Needs and Populations	CDBG: \$111,789	Public service activities for Low/Moderate Income Housing Benefit: 2121 Households Assisted
7	Public Facility Development	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Homelessness Neighborhood and Community Development	CDBG: \$457,521	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 299 Households Assisted
8	Workforce Training	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Public Service	CDBG: \$50,000	Other: 20 Other
9	Preservation of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$600,000	Rental units rehabilitated: 64 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Activities that implement A Road Home
	Goal Description	Activities that help address the needs of people experiencing homelessness, to support furthering of A Road Home goals and to further align federal programs for streamlined services.
2	Goal Name	New Construction of Rental Housing
	Goal Description	Expansion of affordable rental housing options within Washington County
3	Goal Name	Increase Inventory of Single-Family Housing
	Goal Description	Expansion of affordable homeownership opportunities within Washington County
4	Goal Name	Preservation of Single-Family Housing
	Goal Description	Supporting the preservation of existing affordable homeownership through repairs to homes owned by low and moderate-income homeowners as well as resale opportunities within Washington County
5	Goal Name	Public Infrastructure Improvement
	Goal Description	The support of public infrastructure supports neighborhood revitalization and the needs of the people within our communities
6	Goal Name	Supportive Services
	Goal Description	Assisting extremely low-income households that meet the definition of "literally homeless" with Rapid Re-housing activities
7	Goal Name	Public Facility Development
	Goal Description	The support of public facilities supports neighborhood revitalization and the needs of the people within our communities

8	Goal Name	Workforce Training
	Goal Description	Supporting the economic development of Washington County by providing workforce training within the community
9	Goal Name	Preservation of Rental Housing
	Goal Description	Supporting the preservation of existing affordable rental units through rehabilitation and preservation activities

AP-35 Projects - 91.420, 91.220(d)

Introduction

Washington County will use CDBG funds to provide assistance to one (1) Public Infrastructure project, one (1) Public Facilities project, seven (7) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”; five (5) other Supportive Service projects benefiting extremely low-, low-, and Moderate-income persons; five (5) Affordable Housing Preservation programs; and Office of Community Development (OCD) housing rehabilitation administration and overall program administration activities. Washington County allocates 15% of its annual grant plus 15% of the program income from the prior year towards public service activities. The total value of awards to projects carrying out public services in FY 22/23 is \$345,262, which is 15% of the annual grant (est \$2,222,952) plus a portion of the program income (\$11,820) received in the prior fiscal year. We will not exceed the 15% threshold set by the regulations.

CDBG Funds will be utilized to assist with Homeownership in the City of Tigard in the amount of \$149,086 as part of the joint entitlement with the City.

HOME funds will provide funding for the construction of one-hundred and forty-eight (148) units of affordable rental housing, the rehabilitation of sixty-four (64) rental housing units, CHDO operating costs, and overall program administration.

Activities funded by ESG are currently under discussion. However, the funds are allocated, they will also provide funding for program administration.

#	Project Name
1	Just Compassion Campus Development
2	City of Cornelius - S. 12th Avenue Pedestrian Corridor
3	Bienestar - Resident Services
4	Community Partners for Affordable Housing Resident Services
5	Fair Housing Council of Oregon - Fair Housing Services
6	Community Action Organization - Emergency Rent Assistance
7	HomePlate Youth Services
8	Washington County - Disability, Aging and Veteran Services (DAVS)
9	Boys and Girls Aid - Transitional Living Services
10	Ecumenical Ministries of Oregon - Second Home
11	CASA for Children - Crucial Advocacy for Washington County
12	St Vincent/St Anthony's Rent and Utility Assistance
13	Family Promise of Tualatin Valley - Housing Case Management Services
14	Project Homeless Connect - Day Center
15	Worksystems, Inc - Economic Opportunity Program
16	City of Tigard - CDBG Homeownership

#	Project Name
17	Office of Community Development - Home Access and Repair for the Disabled and Elderly
18	Office of Community Development - Housing Rehabilitation Program
19	Rebuilding Together - Homeowner Support and Outreach
20	Community Action - Self-help Weatherization
21	Community Action - Comprehensive Weatherization
22	Office of Community Development - CDBG Program Administration
23	Office of Community Development - Housing Rehabilitation Administration
24	Emergency Solutions Grant
25	Community Partners for Affordable Housing - CHDO Operating Grant
26	REACH - Dartmouth Crossing
27	BRIDGE Housing Corporation - Belleau Woods
28	Community Partners for Affordable Housing - Woodland Hearth
29	Office of Community Development - HOME Administration
30	Unobligated HOME funds
31	Unobligated PI from NSP Transfer

Table 4 – Project Information

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

The 2020-2024 Consolidated Plan determined how the allocations would be prioritized to support the priority needs. The allocations for the 2022 Action Plan align with the Strategies identified in the 2020-2024 Consolidated Plan. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used.

- Housing Priorities
- Neighborhood and Community Development Priorities
- Public Service Priorities
- Special Needs & Populations Priorities

Although resources provided by HUD under the CARES Act are distributed and tracked through the 2019 Action Plan, it is important to recognize the changing needs and resources available to the community because of the COVID-19 Pandemic. Partner agencies are experiencing challenges in providing services and continuously demonstrate resilience. These funds allow them to continue serving their clients and members of the community.

Obstacles to addressing underserved needs can primarily be attributed to the lack of funding support available in the community to meet the demand for the new construction of affordable housing and other public facility, infrastructure, and public services benefitting extremely low-, low- and moderate-

income persons.

The current housing market in Washington County is very tight and once housing is lost, it is extremely difficult to regain. Rent assistance programs trying to bridge the gap caused by escalating rents has decreased the number of households that can be served. The seller's market and increasing home prices make homeownership a challenge to members of our community earning under 80% AMI. The development of partnerships with cities and non-profit agencies will enable these funds to increase and preserve permanently affordable housing.

AP-38 Project Summary

Project Summary Information

1	Project Name	Just Compassion Campus Development
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home Public Facility Development
	Needs Addressed	Homelessness
	Funding	\$457,521
	Description	<p>Just Compassion is allocated \$457,521 in FY 22/23 CDBG funding to acquire its properties located at 12260 and 12280 SW Hall Blvd in Tigard. The agency owns these properties via a land sale contract. Just Compassion has fee title to the properties but only when the agency pays off the contract does the Seller release all interest on the property via a Warranty Deed. As such, Just Compassion seeks CDBG funds to acquire all interest in the properties. Owning the properties will facilitate the future expansion of Just Compassion’s campus. The current resource center The current resource center (12280) will remain on site but the other house situated on 11260 will be demolished to make room for a new building that will be a 2-3 story (9,000 SF) facility that includes an overnight shelter with space for sleeping and dining for 30 guests, a commercial kitchen, laundry, and other shelter support spaces, four rooms for counseling, medical triage, and services, two meeting rooms, and up to 16 transitional housing units for unhoused adults. The agency has been awarded \$4.0 million from the American Rescue Plan Act (ARPA) through the Oregon State legislative offices that will support the campus expansion development project in the future.</p> <p>Amount of funding may be modified depending on the HUD allocation amounts that are provided.</p> <p>Objective Category Create economic opportunity Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 01</p>
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	299
	Location Description	12260 and 12280 SW Hall Blvd, Tigard Oregon
	Planned Activities	CDBG funds will be used exclusively to acquire all interest in the property by paying off the balance due on the land sale contract of Just Compassion’s properties located at 12260/12280 SW Hall Blvd, Tigard Oregon.
2	Project Name	City of Cornelius - S. 12th Avenue Pedestrian Corridor
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Public Infrastructure Improvement
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$425,000
	Description	<p>The City of Cornelius will utilize funding to construct pedestrian improvements along S. 12th Ave. from E. Baseline St. (Hwy 8) to S. Dogwood St. These improvements will include construction of a new 8-foot-wide concrete sidewalk on the west side of S. 12th Ave. between E. Baseline St. (Hwy 8) and S. Dogwood St., new ADA ramps at all street crossings (Alpine, Beech, and Cherry Streets), and the addition of a raised intersection to replace the current dangerous and pedestrian-unfriendly intersection at S. 12th Ave. and S. Dogwood Street.</p> <p>Objective Category Create economic opportunity Outcome Category Availability/Accessibility National Objective: LMA Matrix Code: 03L</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4218 Low/Mod individuals
	Location Description	S. 12th Ave. from E. Baseline St. (Hwy 8) to S. Dogwood St. Cornelius, Oregon

	Planned Activities	Construction of pedestrian improvements including sidewalk, ADA ramps and addition of a raised intersection at S. 12th Avenue and S. Dogwood Street.
3	Project Name	Bienestar - Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Housing
	Funding	CDBG: \$22,442
	Description	<p>Bienestar will provide comprehensive resident services for low-income youth and adults in nine properties. Adult programs include ESL classes, GED Preparation classes, computer classes, financial literacy programs, IDA Programs, Job Club, Recetas, emergency cash assistance program, nutrition classes, Promotores (12 resident peer leaders who receive special training and conducts home visits), and community meetings and activities. Youth Programs include homework clubs (called MpowR), for children of Juniper, Elm Park, Willow Park and Jose Arciga, Science Clubs, Basketball Club, Summer Lunch and Fun (for children of Montebello, Sierra West, and Sunset) Financial Fitness for Life, Kids Computer Club, Teens Build Your Own Computer Club, Explorador Nature Camp, Youth IDA program, Education Navigation, and other special events.</p> <p>Objective Category Create economic opportunities Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 03Z</p>
	Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	1460 low- and moderate-income persons	

	Location Description	<p>Bienestar will provide resident services at the following property locations:</p> <ul style="list-style-type: none"> • Cornelius Park - 481 S. Alpine St Cornelius OR 97113 • Cornelius Park - 425 N 29th Ave Cornelius OR 97113 • Cornelius Park - 1744 N. Davis St. Cornelius OR 97113 • Elm Park, Elm Street, Forest Grove, OR 97116 • Jose Arciga, 584 N. 15th Ave., Cornelius, OR 97113 • Jose Arciga, 3231 22nd Place., Forest Grove, OR 97116 • Juniper Gardens, 2718 Juniper Street, Forest Grove, OR 97116 • Reedville Apartments, 21141 SW Alexander Street, Aloha, OR 97006 • Willow Park, 2824 22nd Ave., Forest Grove, OR 97116
	Planned Activities	CDBG funds will be used to pay for personnel costs associated with the salary of the Resident Services Director (1 FTE).
4	Project Name	Community Partners for Affordable Housing Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Housing
	Funding	CDBG: \$22,442
	Description	<p>CPAH will provide supportive community and skill-building activities and housing stability resources to diverse youth, adult, and senior residents in five properties. Services provided include after school and summer youth programs, homework help and summer lunch programs, monthly food distribution, Thriving in Place physical/cognitive health programs, community garden activities, seasonal activities, life skills classes, onsite recovery groups, partnerships with service providers to help residents maintain their housing stability, and outreach services to encourage participation in resident service programs.</p> <p>Objective Category Create economic opportunities Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 03Z</p>
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	230 low- and moderate-income persons
	Location Description	CPAH will be provide resident services at the following locations: <ul style="list-style-type: none"> • Greenburg Oaks – 11905 SW 91st Ave., Tigard, OR 97223-6335 • Oleson Woods – 9140 SW 91st Ave., Tigard 97223-6811 • Metzger Park – 10025 SW 85th Ave., Tigard 97223-8892 • Village at Washington Square – 11159 SW Hall Blvd., Tigard, OR 97223-2431 • The Knoll at Tigard– 12291 SW Knoll Dr., Tigard 97223-8247
	Planned Activities	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project. This includes a portion of the salaries of the Deputy Directory, the Resident Services Manager, and two (2) Resident Services Coordinators.
5	Project Name	Fair Housing Council of Oregon - Fair Housing Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,905

	Description	<p>CDBG funds will be used to affirmatively further fair housing outreach efforts, which may include funding the Fair Housing Hotline to track calls from Washington County (non-Beaverton/Hillsboro) callers with questions about fair housing issues; provide fair housing trainings/activities/events for low income tenants to educate them on their respective rights and responsibilities under the law relative to fair housing; offer landlord training opportunities to educate them on their compliance responsibilities under the law relative to fair housing; provide visual fair housing displays in county building; provide staffing at annual cultural festival; and provide fair housing complaint data and analysis.</p> <p>Objective Category Create economic opportunity Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05J</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	75 Low to moderate income persons
	Location Description	Administrative offices are located in Portland at, 1221 SW Yamhill Street, Suite 305, Portland, OR 97205. Services to be provided in Washington County. Hotline will serve Washington County residents excluding City of Beaverton and City of Hillsboro.
	Planned Activities	CDBG funds will be used to pay for personnel costs, operating supplies, travel and training costs, and indirect costs associated with the project.
6	Project Name	Community Action Organization - Emergency Rent Assistance
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Housing
	Funding	CDBG: \$30,000

	Description	<p>Community Action's Emergency Rent Program provides rent assistance to low-income households who have received a 72-hour notice due to inability to pay rent. Community Action will use grant funds to provide emergency rent assistance to County residents (excluding residents of Beaverton and Hillsboro) who are facing eviction</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05Q</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	120 low-income households
	Location Description	1001 SW Baseline, Hillsboro OR
	Planned Activities	CDBG funds will be used solely for emergency rent assistance to low-income households in Washington County (excluding Beaverton and Hillsboro).
7	Project Name	HomePlate Youth Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	<p>CDBG funds will support a full-time Outreach Coordinator to make the critical first connection with youth, engage them with (and expand our pool of) trained outreach volunteers, and enable an outreach action plan in the less urban parts of the county including Forest Grove, Cornelius, and Tigard.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05D</p>
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	300 Homeless Youths to the age 24
	Location Description	Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005
	Planned Activities	This project will support the salary of an Outreach Coordinator.
8	Project Name	Washington County - Disability, Aging and Veteran Services (DAVS)
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	<p>Washington County Disability, Aging and Veteran Services (DAVS) will provide one-time stipend payments to provide any combination of security deposits, rental assistance, and emergency financial housing support to stabilize and/or obtain housing for older adults, people with disabilities and veterans in Washington County. One-time stipends/awards will range from \$500-\$2,500 to eligible at-risk consumers. The Homeless Outreach Coordinator will also provide support and wrap around service connection to all consumers served in the program. These services include assistance applying for stable income, low-income housing, counseling, SNAP, Medicaid benefits, veterans medical and financial benefits, and behavioral health support; if needed.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05B</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate income individuals

	Location Description	5240 NE Elam Young Parkway, Suite 300, Hillsboro OR
	Planned Activities	Project will be used directly for one-time stipends/awards paid to vendors and landlords in lieu of direct payments to participants and verification of these expenses will be collected prior to approval and payment of awards.
9	Project Name	Boys and Girls Aid - Transitional Living Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	<p>Transitional Living Services will provide long-term shelter and aftercare supports for homeless youth ages 14 through 20 who are transitioning to stable housing after completing 30 days of emergency shelter at Safe Place. With the funding from this grant, there will be 3 beds per night available for these youth. The project will serve up to 12 youth per year, or 36 youth over the three-year period. Youth may participate in Transitional Living Services for up to 90 days.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05D</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	12 Homeless Youths to the age of 20
	Location Description	454 SE Washington Street, Hillsboro OR
	Planned Activities	CDBG funds will support the partial salary of a Mental Health Coordinator as well as client expenses including interview clothing, hygiene supplies, personal ID, education expenses, legal documents, permits, licenses and Tri-Met passes
	Project Name	Ecumenical Ministries of Oregon - Second Home

10	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness Special Needs and Populations
	Funding	CDBG: \$30,000
	Description	<p>EMO will receive \$30,000 in FY 2022/2023 CDBG funding for a one-year grant to provide unaccompanied, homeless youth (ages 16-21) in Forest Grove School District, Sherwood School District, Tigard-Tualatin School District, Banks School District, and unincorporated areas in Washington County with safe, secure, and consistent housing in order for them to focus on their schoolwork and graduate from high school. Second Home partners with school districts and matches students with families in the community who are willing to share their homes. Home providers offer a stable home and positive adult role models that uphold a set of expectations for youth to promote responsible behavior and self-sufficiency. In addition, Second Home offers case management services to each participating student. Second Home staff meets with the student and their school counselor or representative to introduce the program to interested students, assist in the process of determining needed services, and identifying housing options. If interested, staff guides the student through the process of interviewing and choosing a home provider. The project anticipates securing housing for twelve (12) homeless youth with a Second Home home-provider family. All youth will receive support services; including assistance with basic needs, case management, and resolution services.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05D</p>
	Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	12 Homeless Youth	

	Location Description	Ecumenical Ministries of Oregon, 10245 S Bancroft Street, Suite B, Portland, Oregon
	Planned Activities	CDBG funds will be used for personnel costs associated with a 0.4 FTE Western Washington County Coordinator. In addition, CDBG funds will cover phone expenses, partial transportation costs and indirect costs.
11	Project Name	CASA for Children - Crucial Advocacy for Washington County
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness Special Needs and Populations
	Funding	CDBG: \$30,000
	Description	<p>CASA for Children will receive \$30,000 in FY 2022/2023 CDBG funding for a one-year grant to provide training and support to Court Appointed Special Advocates or CASAs who will advocate for children in foster care in Washington County. Oregon law (96-272) states that all children in Oregon who live in foster care under the state protection are legally entitled to have a CASA assigned to their cases. These children have become wards of the court because they have been victims of abuse and/or neglect by an adult in their home environment. The circumstances of children in foster care range widely in type and severity. CASA was founded to help speed up the process of finding safe, permanent homes for these children as quickly as possible.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC Matrix Code: 05N</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	150 children and teens in the foster care system
	Location Description	230 NE 2nd Avenue, Suite I, Hillsboro, Oregon

	Planned Activities	CDBG funds will be used to support a portion of personnel costs for positions that will oversee CASAs working with children in Washington County (not in Beaverton/Hillsboro).
12	Project Name	St Vincent/St Anthony's Rent and Utility Assistance
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	<p>St. Vincent de Paul, Tigard Conference will receive \$30,000 in FY2022-2023 CDBG funding to provide rent and utility assistance to low- and moderate-income residents in the 97223 or 97224 zip codes only. It is targeted towards those who are in danger of being evicted or losing essential services. This support would only be provided one time each year for eligible clients.</p> <p>The service of helping clients with first/last month rent will assist families with moving into affordable housing in the area. Families who cannot pay rent or keep utilities connected face eviction from their homes and will most likely become homeless. This project provides one-time support of rent or utility assistance to people in danger of becoming homeless. All CDBG funds would be targeted directly to provide the rental and utility assistance support as well as move-in costs.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC – Low/Mod Limited Clientele Benefit Matrix Code: 05Q</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	276 Households assisted
	Location Description	9905 SW McKenzie Street, Tigard, Oregon
	Planned Activities	CDBG funding will be utilized to provide rent and utility assistance to low- and moderate-income residents in the 97223 or 97224 zip codes only.

13	Project Name	Family Promise of Tualatin Valley - Housing Case Management Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home Supportive Services
	Needs Addressed	Homelessness Housing
	Funding	CDBG: \$30,000
	Description	<p>The services provided by this program include but are not limited to shelter diversion and eviction prevention including property manager mediation, placement in shelter, housing navigation, assistance with documents including voucher program and housing applications, connection to health and food resources and other wraparound services such as mentoring, financial literacy classes, job readiness and parenting support. FPTV offers a continuum of care that includes outreach, diversion, prevention, shelter, and housing navigation. They also provide ongoing services to graduates of their program. They meet the clients where they are and offer appropriate services that provide lasting impact with an emphasis on trauma reduction.</p> <p>Objective Category Suitable Living Environment Outcome Category Availability/Accessibility National Objective: LMC – Low/Mod Limited Clientele Benefit Matrix Code: 05</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 Households Assisted
	Location Description	20425 SW Stafford Road, Tualatin, Oregon
	Planned Activities	Family Promise of Tualatin Valley (FPTV) will use CDBG funding to help cover 0.5 FTE salary for case management services.
14	Project Name	Project Homeless Connect - Day Center
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro

	Goals Supported	Homeless Activities that implement A Road Home Supportive Services
	Needs Addressed	Homelessness Special Needs and Populations
	Funding	CDBG: \$3,473
	Description	<p>The PHC Day Center serves a diverse group of individuals by providing a safe space during the day. By providing access to computers, charging stations, laundry, showers, and food, PHC connects, builds trust and relationships which allow staff to assist with critical resources wo which they may not otherwise have access.</p> <p>Amount of funding may be modified based on the HUD allocation amounts released.</p> <p>Objective Category Create economic opportunities Outcome Category Availability/Accessibility National Objective: LMC – Low/Mod Limited Clientele Benefit Matrix Code: 05Z</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	380 Persons Assisted
	Location Description	6710 NE Campus Way, Hillsboro, Oregon
	Planned Activities	Funding for Project Homeless Connect (PHC) Washington County will be used to support the day center, outreach, and purchase transportation passes.
15	Project Name	Worksystems, Inc - Economic Opportunity Program
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Workforce Training
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000

	Description	Washington County and WorkSystems will partner together to fund an agency to provide career coaching services. The participants will have access to an array of workforce preparation, training, and employment services. This program is focused on serving those with incomes at or below 50% MFI who are also on SNAP. Objective Category Create economic opportunities Outcome Category Availability/Accessibility National Objective: LMC - LOW/MOD LIMITED CLIENTELE BENEFIT Matrix Code: 05H- Employment Training 03L
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 Persons Assisted
	Location Description	Worksystems, 1618 SW First Avenue, Suite 450, Portland, Oregon 97201
	Planned Activities	CDBG funds will be used to pay for 1 FTE Career Coach
16	Project Name	City of Tigard - CDBG Homeownership
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Increase Inventory of Single-Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$149,086
	Description	The Use of CDBG funds will support homeownership of low to moderate income households. Objective Category Suitable Living Environments Outcome Category Affordability National Objective: LMH Matrix Code: 05R
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low to moderate income households

	Location Description	The activities will occur in the City of Tigard in the zip codes of 97223 and 97224
	Planned Activities	CDBG funds will be utilized for the acquisition and eligible repairs for two housing units in the City of Tigard.
17	Project Name	Office of Community Development - Home Access and Repair for the Disabled and Elderly
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$150,000
	Description	<p>The Office of Community Development's HARDE Program will provide grants to persons over the age of 62 for the purpose of making repairs of an urgent nature or accessibility improvements for disabled homeowners or renters.</p> <p>Objective Category Suitable Living Environment Outcome Category Sustainability National Objective: LMC Matrix Code: 14A</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	18 income-qualified households will be assisted through this project
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton).
	Planned Activities	CDBG funds will be used to aid with professional services, construction-related costs, and other eligible permits and fees associated with carrying out the HARDE Program. Washington County will also be administering the City of Hillsboro's CDBG Housing Rehabilitation grant funds in the amount of approximately \$200,000.
	Project Name	Office of Community Development - Housing Rehabilitation Program

18	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$83,347
	Description	<p>The Office of Community Development will provide seven low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton residents) to make needed repairs to the owner-occupied homes.</p> <p>Objective Category Suitable Living Environment Outcome Category Sustainability National Objective: LMC Matrix Code: 14A</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	4 income-qualified homeowners
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton and City of Hillsboro).
	Planned Activities	CDBG funds will be used to aid with professional services, construction-related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities.
19	Project Name	Rebuilding Together - Homeowner Support and Outreach
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$10,000

	Description	Rebuilding Together Washington County provides necessary repairs to homes owned by low and moderate-income homeowners, especially seniors and the disabled, to keep them safe, warm, and dry. Objective Category Suitable Living Environment Outcome Category Sustainability National Objective: LMC Matrix Code: 14A
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 low/mod income households
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Rebuilding Together administrative office located at 12550 SW 3rd Street, Beaverton, OR 97005.
	Planned Activities	CDBG funds will pay for a portion of the salary costs of the Program Manager who manages the Rebuilding Together home repair program.
20	Project Name	Community Action - Self-help Weatherization
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$25,000

	Description	<p>Community Action (CA) provides energy conservation education and training in the uses of weatherization materials to reduce high heating/utility costs of income-qualified households. CA will conduct energy conservation workshops and make home visits to supply low-cost weatherization materials to qualified clients. Energy staff will train client households how to install low-cost weatherization measures (example: caulking, weather stripping, interior storm window kits, switch plates, CO2 alarms) and will inspect all installations. In addition, if warranted, staff will assist in replacing older less efficient refrigerators with more efficient models. Materials averaging \$50 per household will be provided. Staff will conduct follow-up to evaluate changes in client energy usage. One Baseload Auditor will be assigned to CDBG-eligible units to ensure that the costs assigned to CDBG are eligible and supported by time records.</p> <p>Objective Category Suitable Living Environment Outcome Category Sustainability National Objective: LMC Matrix Code: 14A</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	120 low/mod income households
	Location Description	<p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p> <p>Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.</p>
	Planned Activities	CDBG Funds will pay for a portion of the salary of an energy auditor/inspector associated with providing individualized energy conservation counseling to a minimum of 120 program participants (households).
21	Project Name	Community Action - Comprehensive Weatherization
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing

	Funding	CDBG: \$20,000
	Description	<p>Community Action provides no-cost weatherization assistance to improve the efficiency, safety, comfort, and durability of people's homes. Eligible households will receive a comprehensive energy audit by an Energy Auditor to determine potential cost-effective improvements which could include insulation, air duct sealing, ventilation, heating systems, and/or windows. Once improvements are selected, licensed contractors will perform the installations. Clients will also receive education on energy savings, health and safety, and water conservation. Priority will be given to low-income homeowners over the age of 60 and/or persons with disabilities. The Agency will obtain information on household income to substantiate benefit to persons who are income qualified.</p> <p>Objective Category Suitable Living Environment Outcome Category Sustainability National Objective: LMC Matrix Code: 14A</p>
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 low/mod households
	Location Description	<p>Washington County, excluding City of Beaverton and City of Hillsboro residents.</p> <p>Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.</p>
	Planned Activities	CDBG Funds will pay a portion of the salary of the energy auditor/inspector who works with eligible client households and the contractors.
22	Project Name	Office of Community Development - CDBG Program Administration
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro

	Goals Supported	Homeless Activities that implement A Road Home Increase Inventory of Single-Family Housing Public Infrastructure Improvement Public Facility Development Supportive Services
	Needs Addressed	Homelessness Housing Economic Development Public Services Neighborhood and Community Development Special Needs and Populations
	Funding	CDBG: \$300,000 General Fund: \$144,509
	Description	General administration, management, and oversight of Washington County's CDBG program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	CDBG funding will be provided to support administrative costs associated with carrying out the 2022 Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, Office of Community Development may apply up to 20% of that amount to address administrative expenses incurred through June 30, 2023. County General Funds will fill the gap left between program expenditures and the amount allowed under the CDBG 25% cap.
23	Project Name	Office of Community Development - Housing Rehabilitation Administration
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single-Family Housing
	Needs Addressed	Housing

	Funding	CDBG: \$300,000 Carry-forward funds: \$66,000
	Description	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. Funds in the amount of \$300,000 will be utilized from the PY22 allocation, an additional \$66,000 will be from prior year resources. The Housing Rehab Admin budget reflects costs for an additional Housing Rehab staff person. The funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Households served will be reported under the respective rehabilitation activity.
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs.
24	Project Name	Emergency Solutions Grant
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness Housing
	Funding	ESG: \$190,064
	Description	Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of homeless or at-risk of becoming homeless, depending on the activity to be undertaken.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An undetermined number of households that are extremely low-income (30% AMI and below) and meet the definition of "literally homeless" will be assisted with Rapid Re-housing activities, including rent and/or financial assistance and Housing Relocation and Stabilization services.

	Location Description	Services provided countywide. Administrative activities for general oversight of the ESG program will be undertaken by Washington County Office of Community Development, located at 328 West Main, Suite 100, Hillsboro. Activities will be delivered through a system to be determined.
	Planned Activities	Administration and ESG Activities. OCD will work with partners to reassess needs, gaps, and availability of other funding to revision the best use of ESG funds. This will take time over the next 4-6 months. An amendment to the Action Plan will be provided when that process has been completed.
25	Project Name	Community Partners for Affordable Housing - CHDO Operating Grant
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$42,088
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (administrative offices).
Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.	
26	Project Name	REACH - Dartmouth Crossing
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$1,200,000

	Description	Dartmouth Crossing, developed by REACH Community Development (REACH), is a new construction of eighty-five (85) units of affordable housing in Tigard. The property, located on three parcels in the Tigard Triangle will provide units to households at/below 80% AMI. REACH has requested the full allocation of \$1.2 million for the Dartmouth Crossing project. They have budgeted all HOME funds to construction costs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	85 low to moderate income families
	Location Description	11750 SW 69TH Ave, 11800 SW 69th Ave, 6835 SW Clinton St. Tigard OR, 97223. Full site includes tax lots 2900, 3001 and 3100 of block 9 in the Tigard Triangle.
	Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the development of the project.
27	Project Name	BRIDGE Housing Corporation - Belleau Woods
	Target Area	Washington County
	Goals Supported	Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$600,000
	Description	Belleau Woods, developed by BRIDGE Housing Corporation (BRIDGE), is a 64-unit at-risk multi-family affordable housing project located in unincorporated Washington County. The property located at 14902 SW Tracy Ann Court, Beaverton, was built in 1992 and its regulatory agreement for affordability expired on 12/31/2021. BRIDGE has requested \$600,000 in HOME funds to assist with the construction costs related to rehabilitation of the project.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	64 low to moderate income households

	Location Description	14902 SW Tracy Ann Ct, Beaverton, Oregon
	Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the rehabilitation of the project.
28	Project Name	Community Partners for Affordable Housing - Woodland Hearth
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$1,200,000
	Description	Woodland Hearth, developed by Community Partners for Affordable Housing (CPAH), is a new construction of sixty-three (63) units of affordable housing in Tigard. The property, located at 11655 SW Pacific Highway will provide units to households at/below 60% AMI. CPAH has requested the full allocation of \$1.2 million for the Woodland Hearth project. They have budgeted \$400,000 to development costs and \$800,000 to construction costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	63 low to moderate income households
	Location Description	11655 SW Pacific Hwy, Tigard, Oregon 97223 (Parcel 1) Tax Lot 01600
Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the development of the project.	
29	Project Name	Office of Community Development - HOME Administration
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$168,354

	Description	Oversight, management and monitoring for the HOME Program is budgeted in the amount of \$230,000. Funds from PY22 will be utilized in the amount of \$168,354 which represents the maximum allowable of 10% of the allocation to be utilized toward administration. The remaining \$61,646 will be obtained from remaining prior year Admin resources.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	HOME funds will be used to provide funding for staffing and administrative costs of the program.
30	Project Name	Unobligated HOME funds
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	Unknown at this time
	Description	These funds will remain unallocated to a project at this time and will be added to a project underway if additional funds are needed or will be carried over to the next funding round.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Unknown at this time
	Location Description	Unknown at this time
	Planned Activities	Unknown at this time, however, all projects will be in accordance with HOME regulations, will support the locally implemented goals and priority needs as stated in the 2020-2024 Consolidated Plan
	Project Name	Unobligated PI from NSP Transfer

31	Target Area	Washington County
	Goals Supported	
	Needs Addressed	Housing
	Funding	Unknown at this time
	Description	OHCS will approve a transfer of NSP Program Income after July 1, 2022. Twenty percent (20%) of this amount is allocated to CDBG Administration. Eighty percent (80%) - reflected here - will offset project expenditures thereby releasing EN funds.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	These funds are approved by the Policy Advisory Board for use in supporting future staffing needs in the Housing Rehab Program.

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

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

CDBG projects will serve residents within Washington County, excluding City of Beaverton and City of Hillsboro which have their own CDBG entitlement. This is the second year of the City of Tigard becoming a joint entitlement. In addition to the usual CDBG projects, the city of Tigard will make direct decisions for fifty (50) percent of their allocation.

Geographic Distribution

Target Area	Percentage of Funds
Washington County	100
Washington County - Not including the City of Beaverton and the City of Hillsboro	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

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

Introduction

Washington County, in conjunction with the City of Beaverton and the City of Hillsboro, will continue to foster development and preservation or maintenance of affordable housing development in 2022 utilizing HOME funds. CDBG funds will be used for rent assistance and rental and owner-occupied housing rehab programs in all areas of Washington County with the exception of Beaverton and Hillsboro. CDBG funds will be used to increase the inventory of single-family housing in the City of Tigard. Partnerships between Habitat for Humanity and Proud Ground will enable the preservation of affordable single-family housing. Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of 148 units and rehabilitation of 64 units of affordable rental housing. The Office of Community Development HOME Program coordinates with the Housing Authority of Washington County to encourage use of project-based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for PY2022 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties.

The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2022 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Corporation (CHDO).
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments in Washington County.
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements resulting from having multiple funding entities invest in individual projects.
- Washington County will continue to consider other planning strategies that will facilitate the construction or rehabilitation of affordable housing, such as affordable housing tools amongst its jurisdictions such as system development charge waivers and property tax abatement.
- Increasing the inventory of affordable single-family homeownership with the introduction of the

HPOF Homeownership program utilizing General Funds.

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

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

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

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

Discussion

Affordable housing activities will include construction of one hundred and forty-eight (148) new rental units and rehabilitation/preservation of an additional sixty-four (64) affordable units of rental housing. CDBG funds will be utilized to assist with homeownership in Tigard and OCD will continue to partner with Habitat for Humanity and Proud Ground for the preservation of single-family housing. An estimated forty-four (44) existing units will be rehabilitated serving non-homeless households. This will include four (4) households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and ten (10) households served through the Rebuilding Together home repair program. In addition, an estimated eighteen (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. Washington County will also serve an approximately 220 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

As projects are entered into the Annual Plan the project may meet more than one goal. The primary goal is entered as the objective and is tracked throughout the year with this target in mind.

The Washington County Board of County Commissioners has committed one million dollars per year to assist Washington County residents with obtaining affordable homeownership. These funds have been allocated from the Housing Production Opportunity Funds in the amount of \$1 million per year during the each of the fiscal years of 2020-2024. Office of Community Development (OCD) was tasked with the development and implementation of this activity. In PY22 the County, in partnership with area non-profits, will begin to administer the Homeownership program utilizing these general funds. The program

will enable income qualified households, who live or work, within Washington County the ability to become first-time homebuyers. By offering both grant and loan options, it is anticipated that as many as 36 low to medium income households will be provided with the opportunity to become homeowners in Washington County during the first three-year commitment and as many as 70 over the five-year commitment.

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

Introduction

Public housing was established by the federal government to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Residents of public housing pay approximately 30% of their monthly adjusted household income for rent. The Housing Authority of Washington County (HAWC) operates 244 units of public housing located at scattered sites across Washington County, including the City of Beaverton and the City of Hillsboro. The units include five multi-family apartment complexes ranging in size from 5 to 17 units, with the balance being single family homes and duplexes.

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

Public Housing continues to be underfunded in both the operations and capital needs. The growing nationwide backlog of maintenance is estimated at \$50 billion. Locally we estimate the backlog to be between \$2.5-\$5 million dollars. HAWC will continue to use Capital Fund grant to make physical and operational improvements at its various developments. HAWC is also utilizing HUD's Section 18 program to disposition 60 of the highest cost and most geographically dispersed units in its portfolio. Residents would receive a Tenant Protection Voucher and assistance to move. Proceeds from the sale would be utilized to purchase multifamily affordable housing properties at 60% AMI.

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

HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. This includes meetings of the Resident Advisory Board (RAB) and client Newsletters. There were two semi-annual RAB meetings this past year and will increase to quarterly meetings per year moving forward. Currently, there is one Public Housing client on the Housing Advisory Committee and one on the Housing Authority Board of Directors. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are also encouraged to open an Individual Development Account (IDA) for future use towards several goals such as a home purchase or educational costs. FSS funds are matched by HUD at a percentage based on the reduction of rental assistance. IDA funds are matched at the rate of 3 to 1. HAWC is also collaborating with Community partners and local municipalities to assist Public Housing residents become mortgage ready and secure funding for down payment assistance.

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

provided or other assistance

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

Discussion

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

Introduction

Homelessness is a community concern with no jurisdictional boundaries and can best be addressed through a comprehensive plan implemented through collaborative partnerships to care for this most vulnerable population. In 2007-08, Washington County Department of Housing Services led a community-wide effort to create “A Road Home: Ten Year Plan to End Homelessness”. The 2015-2020 Consolidated Plan recognized “A Road Home” as the County’s official homeless strategy.

In 2018, Washington County completed a 6-month comprehensive community engagement process to develop the next phase of the plan called “A Road Home: Community Plan to Prevent and End Homelessness”, which updates the plan and extends it through 2025.

A Road Home values:

- Diversity, Equity, and Inclusion
- Housing First
- Person-centered Services and Approach
- Collaboration Across the Continuum System
- Data Driven Decisions and Results Based
- Continuous Change and Improvement

The plan is organized around the following goals:

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

This Action Plan identifies how to best deploy resources available through the Community Development Block Grant (CDBG), HOME Investment Partnerships, and the Emergency Solutions Grant (ESG) programs. Washington County’s CDBG Program gives priority to public service projects that implement a strategy in “A Road Home”.

Washington County is currently planning on the best way to allocate these PY22 funds. The plan for these funds will be finalized prior to the final submission of the 2022 Annual Action Plan.

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

including

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

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

Implemented in November 2021, Washington County provided \$327,820 in General Funds to implement a Rural Assistance in Transition from Homelessness (RATH) program that provides local access to prevention and homeless services in rural cities and surrounding areas outside the Metro Service District boundary. The program is provided in partnership with The Salvation Army and Forest Grove Foundation to provide outreach/engagement, health care coordination, housing navigation, alignment with housing subsidy programs, and prevention/tenancy supports. This new initiative supports CoC geographic coverage and addresses isolation in services gaps that individuals living in rural cities experience.

Community Action will use Emergency Housing Assistance (EHA) funds to support street outreach activities targeted to homeless singles and families without children. Services will be targeted to engagement, case management, emergency health services, emergency mental health services, and or transportation activities. The three agencies in Washington County that currently provide street outreach services to the homeless are Just Compassion of East Washington County, Forest Grove Foundation, Open Door Counseling Center, New Narrative (formerly Luke-Dorf, Inc.), and HomePlate Youth Services. In 2020, Washington County implemented *Built for Zero* with a focus on geographic regional coverage and coordination of outreach workers to support the development of a By-Name List of all homeless persons in Washington County. The By-Name List informs case conferencing for chronically homeless households.

Addressing the emergency shelter and transitional housing needs of homeless persons

The one-year Action Plan goals to support emergency shelter and transitional housing needs of

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

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

In year 2 of the new Metro Supportive Housing Services (SHS) Program shelter capacity is a priority to include continued operation of two Bridge Shelters located in Hillsboro and Aloha. The SHS Program will convene community engagement sessions to site future locations of year-round shelters.

Washington County SHS Program, through a partnership with agencies, also has a Winter Shelter Response Plan to provide 187 beds winter shelter for 120-days to provide meals and overnight shelter, in addition to inclement weather shelter beds that are activated during extreme cold weather.

In May 2020 voters approved a 5-year Public Safety Local Option Levy. In 2022/2023, Washington County will provide \$1.2 million for shelter operations and services, \$125,768 to staff Housing Navigation and Employment Specialist staff to assist households in emergency shelter transition quickly to permanent housing with employment supports.

In addition, Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support Emergency Shelter activities in Washington County’s Shelter Network.

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

recently homeless from becoming homeless again

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

An initiative identified in the Public Safety Local Option Levy passed by the voters in May 2020 is a rapid rehousing program for survivors of domestic violence that supports a transition from shelter into community-based housing. The \$205,000 will fund rent assistance for 10 households and person-centered services delivered by the Domestic Violence Resource Center (DVRC).

The Metro SHS Program will provide Supportive Housing, Long-term and Short-term Rent Assistance, and Housing Placement services. The program will focus on developing a system of care that is responsive to the housing needs of the diverse homeless population and will implement new kinds of housing and service programs with new approaches to quality of care that includes culturally responsive standards of care requirements and trainings for all providers and a network of culturally specific service provider organizations.

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

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

- Operate a Universal Point of Referral for At-Risk Tenancies (Community Connect) to remove barriers to accessing resources, thus preventing homelessness, and providing a rapid entry system to re-housing for homeless persons.
- Support Homeless Prevention and Rapid Re-Housing and One-Month Emergency Rental Assistance programs to prevent homelessness as a result of episodic incidents coupled with

underemployment, unemployment, or related economic factors.

- Support prevention of homelessness for runaway and unaccompanied youth, including Family Mediation and Reunification Services.
- Expand geographic coverage to provide local access to prevention and tenancy support services in rural cities and surrounding areas; e.g., Banks, Buxton, Cherry Grove, Gales Creek, Gaston, North Plains.

The Metro SHS Program can prioritize funds for at-risk households to prevent eviction. Limitations to this approach and the need for further data analysis exists specifically for populations that are underrepresented as they do not access services through the homeless system. Available data reports underserved populations are disproportionately communities of color.

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

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

Discussion

Consultation with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers with current attendance of 12 people with homeless lived experience in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from this consultation process include how to allocate funds each year (between what eligible activities), the

amount of funds distributed between activities, developing performance standards, and evaluating outcomes, and development of policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). Consultation with the CoC Board took place on Friday, February 11, 2022. A second consultation with the full HSSN membership took place on Wednesday, March 2, 2022.

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

Introduction

Land use planning policies and regulations affect the type, distribution, and amount of housing available in a community. Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the development of the Analysis of Impediments to Fair Housing Choice (AI) for the County, Beaverton, and Hillsboro, a comprehensive analysis of zoning and land use regulations was conducted. This section is fully contained in the AI.

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

2022 Planned Activity, Washington County Department of Land Use & Transportation (LUT)

The work of LUT Long Range Planning – Community Planning staff for FY 2022-23 will continue efforts to encourage housing development, including more affordable housing and a greater variety of housing types, including middle housing. LUT staff continues to participate in local, regional, and statewide housing-related planning efforts, including implementation of House Bill (HB) 2001 (Middle Housing bill) and exploring future land use actions that could encourage more affordable housing.

HB2001 Implementation

Oregon HB 2001 (2019) includes a number of requirements intended to support development of “middle housing,” as well as provisions to support development of Accessory Dwelling Units (ADUs). As defined by HB 2001, middle housing includes duplexes, triplexes, quadplexes, townhomes and cottage clusters. HB 2001 is intended to encourage more housing options in more neighborhoods. It will likely indirectly impact housing affordability by increasing the supply of smaller housing units, but it does not include specific requirements related to affordability.

Washington County is subject to HB 2001 requirements and deadlines for large cities[1]. By June 30, 2022, Washington County must update its land use regulations to:

- Allow a duplex on each lot or parcel within the UGB where detached single-family dwellings are allowed, and
- Allow all middle housing types in residential areas within the UGB that allow detached single-

family dwellings

Ordinances to update the Community Development Code (CDC) (Ordinance 885) and the Comprehensive Framework Plan for the Urban Area (CFP) (Ordinance 886) to comply with HB 2001 requirements were filed in January 2022.

Ordinance 885 addresses requirements of the bill and Rules and will allow all middle housing types in all residential districts in the unincorporated urban area subject to specific lot size limits and siting and design standards. CDC amendments include reductions in parking requirements (limited to one off-street parking space per unit). Another significant change is to require new homes on existing lots and middle housing to provide sidewalk and dedicate road right-of-way in front of their development. This requirement would address existing sidewalk gaps and help offset future County road improvement costs. This would add some costs to housing, offset by community safety and connectivity benefits.

Ordinance 886 updates several policies in the Comprehensive Framework Plan for the Urban Area, including:

- Policy 18, Plan Designations and Locational Criteria for Development;
- Policy 19, Infill;
- Policy 21, Housing Affordability;
- Policy 22, Housing Choice and Availability;
- Policy 24, Housing Discrimination; and
- Policy 40, Regional Planning Implementation.

Planning Commission and Board of Commissioners hearings are likely to result in revisions to the proposed regulations. Adoption is expected by the June deadline. Updates will be posted to the LUT Ordinance page.

Discussion

Housing Related Work AFTER June 30, 2022

The work of LUT Long Range Planning – Community Planning staff for the remainder of FY 2022-23 is expected to include continuing work on issues related to housing, as well as work on significant natural resources and strategies to develop climate-friendly communities.

Long Range Planning staff expects to:

- Continue to revise the CDC to support housing affordability and choice for all community

members

- Continue to revise CFP policies, including additional updates to Policy 24, Housing Discrimination
- Continue to participate in local, regional, and state level coordination and compliance efforts
- Engage the community and collect feedback about future land use options to support housing affordability
- Consider how other topics/potential actions could encourage housing affordability and/or address other community needs

Staff also supports several ways to specifically encourage *regulated* affordable housing, including incentives for smaller units and other strategies outlined in the *House Bill 2001 Implementation Economic Analysis and Market Research: Findings and Recommendations* (pgs. 52-53). LRP staff does not have sufficient capacity to assess the potential benefit of additional affordability incentives and finish the basic work to implement HB 2001 before June 2022. Further consideration of such incentives is recommended as part of work to support housing affordability generally.

LUT staff will continue to coordinate with staff from Housing, OCD, and other departments to:

- Support regulated affordable housing (including Bond funded developments) and efforts to provide shelter and amenities for persons experiencing homelessness.
- Improve data collection and assessment related to housing, including coordinating with existing planning cycles (such as the Consolidated Plan and the Plan to End Homelessness).
- Other revisions to encourage a greater supply and diversity of housing types will be considered in future years. This may include an effort to update the County's capacity and development processes for multifamily residential development (following HB2001-required updates to detached and middle housing types). The Office of Community Development and the Department of Housing Services will be partners in these efforts.

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

Introduction

The following is a discussion of the actions planned in 2022 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The proposed Washington County FY 22/23 budget includes the following affordable housing/homelessness initiatives:

- Homeless Program Administration (Request = \$323,145)
- Project Homeless Connect (Request = \$1,500) – Pass through to Project Homeless Connect of Washington County*
- Mary Mac Transitional Housing Program (Request = \$50,000) Pass-through to Domestic Violence Resource Center*
- Chronic Health Case Manager (Request = \$51,790) * Pass-through to Open Door Counseling Center
- Reentry Housing, CoC (Request = \$142,000)
- Metro Affordable Housing Bond subsidy to offset County-wide indirect cost impact and insufficient admin fee provided by Metro (Request = \$339,561)
- Housing Production Opportunity Fund (HPOF) (Request = \$4 million)
- Renters Rights Hotline (Request = \$10,000) – Pass-through to Community Alliance of Tenants*
- Rural Assistance in Transition from Homelessness Program (Request = \$423,365) pass through to Salvation Army and Forest Grove Foundation
- Public Safety Levy \$330,768
 - Sojourner’s (Request = \$205,000)
 - Employment Specialist – Community Action (Request = \$54,328)
 - Housing Navigation – Community Action (Request = \$71,443)
- SHS programs proposed budget
 - Shelter, outreach, and access Services \$11,077,320
 - Housing navigators and support services \$12,768,451
 - Housing financial assistance \$15,636,000

Items with an * reflect no increase from FY21-22

Actions planned to address obstacles to meeting underserved needs

Developing housing for the underserved needs of homeless individuals is one of the most challenging aspects of affordable housing development. In Washington County, housing for extremely low-income individuals (persons earning thirty percent MFI) continues to be a High Priority. HOME funds will be used to leverage units supported by Section 8 Project-based vouchers for the creation of housing that is

affordable to extremely low-income persons, attempting to create a financing structure with no debt payments, but also with an operating subsidy. Thus, housing for residents with incomes below thirty percent MFI is not only the costliest to create, but also requires identifying sources of operating subsidy (such as rent subsidies). Some organizations have addressed this structural challenge by including housing for homeless or extremely low-income persons in mixed income housing, where the cash flow from units affordable at fifty or sixty percent MFI provide a bit of a cushion.

Actions planned to foster and maintain affordable housing

Washington County will continue to foster development and preserve/maintain affordable housing in 2022 utilizing HOME funds (and CDBG-funds for rental and owner-occupied housing rehab programs as well as increasing the inventory of single-family homes). Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of one hundred and forty-eight (148) units of affordable rental housing and will support the rehabilitation of an additional sixty-four (64) units of affordable rental housing. CDBG funds will also be utilized to increase the inventory of single-family homes. Partnerships with non-profits such as Habitat for Humanity and Proud Ground will work to preserve the inventory of affordable single-family homes. The Office of Community Development will continue to coordinate with the Housing Authority of Washington County to encourage use of project-based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2022 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties. The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2022 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs).
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments.
- Allocating approximately 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes (approximately \$600,000).
- Continuing participation in the Streamlining Reporting initiative involving Oregon Housing and Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements.
- Allocation of \$190,064 in ESG funding for approved activities.

Actions planned to reduce lead-based paint hazards

The Washington County Community Development Housing Rehabilitation Coordinator is currently certified as a lead-based paint risk assessor, but the County will continue to contract out risk

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

Actions planned to reduce the number of poverty-level families

Washington County's public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the 2022 Action Plan include provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County's A Road Home (CDBG). Several policies support these overarching goals. The County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Washington County also allocates a percentage of public service funding to support resident services at properties owned by local Tier 1 Community Housing Development Organizations. These resident services, receiving approximately \$45,814 in 2022 CDBG funding, are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing. Washington County's support for projects that implement A Road Home is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

A series of additional strategies focusing on system change (as opposed to outputs) to be addressed during the next five years were outlined in the Anti-Poverty section of the Consolidated Plan. Housing strategies are included in these strategies to show the foundational importance of housing to reducing poverty. Washington County's high priority for housing rehabilitation programs recognizes the importance of these programs to housing maintenance as an anti-poverty effort. The Anti-poverty Work Group will assist in analyzing the public services category in an effort to align more fully to anti-poverty efforts

Actions planned to develop institutional structure

There are strengths in the institutional delivery system. Collaboration, coordination, and communication are strong in Washington County with relationships and advocacy in groups such as the Housing and Supportive Services Network of Washington County and the Coalition of Housing Advocates. These groups work to ensure there are a continuum of housing and services for low-income households, the homeless and populations with special needs. Referrals are made between agencies and oftentimes housing providers reach out to service providers for on-site resident services or recruitment of tenants. The gaps in the institutional delivery system center on the difficulty in finding units for the hard-to-house populations. There are no overnight shelter beds for single men. There are a limited number of

shelter beds for women. There are no respite homes.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action. The Homeless Management Information System (HMIS) has also been a strength within the service delivery point. For special needs populations, there are several agencies that provide services that are specific to special needs populations including persons with disabilities, ex-offenders, seniors, farmworkers, persons with HIV/AIDS, domestic violence survivors, and persons with addictions. Many of these agencies provide both housing and supportive services for their clients. The gaps in the service delivery system include the fact that many of the supportive services are not targeted to homeless persons or those with HIV/AIDS. Funding is also erratic and inconsistent in meeting the needs within the service delivery system, especially given the needs in Washington County. There is a gap in permanent supportive housing models in Washington County that adequately integrate targeted supportive services with the permanent housing. Community Connect staff, and the group formed to provide oversight, is continually working to refine and address issues that arise. In addition, the HSSN will continue to work to address gaps. This will continue in FY 22.

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

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action, Community Connect. These agencies serve as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment, and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Agencies such as Virginia Garcia Memorial Health Clinic look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. The previous year saw the loss of the Southwest Community Health Center from the healthcare system. For mental health, area agencies like Sequoia Mental Health Services, Luke-Dorf, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and work closely with homeless services providers to provide access to mental health services. These agencies not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of Shelter Plus Care vouchers within a Housing First model that will help stabilize them. For access to employment services, agencies such as Luke-Dorf,

Community Action, and the Washington County Department of Housing Services partner with WorkSystems to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment and a road to self-sufficiency. In addition, the Department of Housing Services operates the Homeless to Work program, a transitional housing program that is focused specifically on supporting homeless individuals as they regain employment. These efforts will continue in FY 22/23. With the development of strategies related to the implementation of the Metro Affordable Housing Bond, Washington County continues to seek ways to coordinate housing and supportive services within the community.

Discussion

There have been so many challenges presented to our communities in the past year due to the economic implications of the worldwide pandemic known as COVID-19. Resources have been added to the community through many Federal and State funding sources and Washington County continues to focus on the needs of the entire community. While the CARES funds that have been distributed are accounted for and tracked through our PY2019 Action Plan, Washington County remains committed to the needs of our extremely low-, low- and moderate-income families through this time. Partnerships with our community agencies enable OCD to continue to provide essential assistance to families and individuals within our area on a daily basis.

Program Specific Requirements

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

Introduction

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

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	186,854
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	186,854

Other CDBG Requirements

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

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

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

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

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

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

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

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

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled. In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear. In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g., down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development

subsidies provided to the nonprofit developer of the housing.

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

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

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

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 - The property must be used as the purchaser's principal residence;
 - No subleases are allowed;
 - HOME funds must be repaid upon sale of the property; and
 - In the event of foreclosure, all deed restrictions may be cancelled. In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear. In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g., down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt secured by multi-family housing in PY 2022.

Emergency Solutions Grant (ESG)

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

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

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

<https://www.co.washington.or.us/CommunityDevelopment/emergency-solutions-grant.cfm>

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

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

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

Washington County commenced a consultation process with its Continuum of Care, through its Housing and Supportive Services Network (HSSN), to provide for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under ESG. Policies and other decisions resulting from this consultation process include how to allocate the ESG funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards, and evaluating outcomes, and policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). The consultation process is a three-step process. First, OCD staff assesses the need for changes to the program based on emerging issues and/or historical trends in administration of the ESG contract. OCD then consults with the HSSN

Work Group on the proposed allocation method (activities, dollar amounts, etc.). And then the consultation is taken to the full HSSN group for feedback, discussion, etc.

Washington County's Office of Community Development is taking a step back to assess how to allocate funds under the Emergency Solutions Grant program moving forward. This will take additional time. OCD conducted a consultation with the HSSN Work Group on February 11th and with the full membership on March 2nd to begin those discussions. The need for this lengthier process is the huge shift in funding for homeless services brought about by the Metro Supportive Housing Services Levy passed in May 2020. These additional funds require re-looking at gaps and needs and other funds available to offset those needs. OCD will continue these discussions with the Continuum of Care body and will likely need to undertake an amendment to the Action Plan once decisions about funding are made final. This could be in the late summer or fall of 2022.

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

Washington County Office of Community Development (OCD) consulted with members of the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area to discuss the activities to be funded under regulatory guidelines of ESG, as well as the HSSN Strategic Planning Workgroup members. Participants of these meetings included current recipients under the ESG program, former HPRP recipients, formerly homeless individuals, and other service providers in the area representing all segments of the CoC including domestic violence providers, permanent supportive housing providers, emergency shelter providers, and emergency service providers.

5. Describe performance standards for evaluating ESG.

During the past year, OCD has used specific performance objectives and outcomes for all of its programs based on consultations with the HSSN.

Maps have been appended to the 2022 Action Plan to indicate the type and location of projects and services that will be funded under the Washington County Consortium's HOME, ESG and CDBG programs, as well as the type and location of projects that will be funded under the City of Tigard, the City of Beaverton, and the City of Hillsboro's CDBG program.

City of Beaverton 2022 Action Plan





Executive Summary

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

1. Introduction

The City of Beaverton (the City) is part of a consortium (Washington County, Hillsboro, Beaverton) of Community Development Block Grant (CDBG) entitlements who consolidate their planning efforts by combining the efforts for planning, outreach to the community to determine need as well as urgent issues which may arise. The consortium has been diligent in covering the most urgent of needs throughout the COVID pandemic. While our work is done jointly and in consideration of one another, the city prepares its own Annual Action Plan and submits it to Washington County (Consortium lead) for public comment and final submission to HUD. The Annual Action Plan implements activities needed to reach objectives identified in a five-year plan known as the Consolidated Plan (Con Plan), also a consortium effort. The Con Plan objectives are determined through considerable research and community outreach efforts. This Annual Action Plan represents the Consortium's second year of the 2020-2024 Con Plan. The activities specified in this plan are for the period from July 1, 2022, through June 30, 2023 (PY22).

A significant component of each Annual Action Plan is the amount of CDBG funds available to meet Con Plan objectives. Because the city's CDBG annual entitlement (Federal Award) is based upon Congressional appropriation and formula, funding varies year to year. The city will use the following as guidance regarding funding activities, should the entitlement be greater or lesser than anticipated. The city has budgeted a federal award of \$720,000. Should the city receive a different amount for its PY22 entitlement award, the city will make funding changes that consider the following priorities, which are in order of importance.

Con Plan/Annual Action Plan Objectives

- Priorities: homeless prevention, supportive services, housing rehabilitation and adaption, homeownership, and microenterprise activities
- Administrative burden
- Defined as adding a new activity
- Public Services support, capped at 15% of entitlement plus previous year's program income
- Homeless prevention and supportive services
- Housing adaption and rehabilitation
- Homeownership

2. Summarize the objectives and outcomes identified in the Plan

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

During a lengthy Con Plan process the city identified priority goals and objectives in line with HUD's CDBG eligible objectives. As in past years, the city's priority areas of service and outcomes, as approved by City Council, are:

- Homeless Prevention
- Decent and Suitable Housing
- Economic Development (micro-enterprise support)

As we are still in year one of the PY20-24 Consolidated Plan, we have no comparative outcomes to goals to report currently.

3. Evaluation of past performance

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

The City of Beaverton is a small entitlement jurisdiction with limited and prescribed Con Plan objectives. Historically, most agencies seeking funding in our priority objective areas described in Section one (1) above are granted an award. This has changed recently, and the city has received more applications for assistance than ever before. As our entitlement is relatively small, we are not able to fund all requests and what we are able to fund, is a much smaller amount than requested. The need for homeless/public services, critical home repair and micro-enterprise assistance has continued to increase but our award has not kept pace.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Beaverton released a Notice of Funding Availability in December 2021 and hosted a workshop on the application process which potential subrecipients were required to attend. This workshop was advertised through an email list maintained by CDBG staff of interested nonprofits and service providers, and a separate list of housing related contacts also maintained by CDBG staff.

Once available, the Consortium shared the Annual Action Plan draft for public comment and the date of the public hearing. This information was posted in three area print publications, Washington County Office of Community Development and the City webpages, emailed the information to lists maintained by Washington County and the City. The only component of the CPP that was not met was the availability of physical copies at several locations due to ongoing COVID-19 building closures.

The Consortium will also present the information at the Housing Supportive Services Network meeting, and at the Washington County Policy Advisory Board meeting, where community members can provide comments and feedback.

5. Summary of public comments

Please see Consortium Lead Entity for all comments received during this process.

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

All Comments will be accepted and reported on the final Action Plan.

7. Summary

Summary will be made available after public comment period is over.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BEAVERTON	Community Development

Table 1 – Responsible Agencies

Narrative

The City of Beaverton is a member of the Washington County Consortium and the Washington County Office of Community Development is the lead entity

Consolidated Plan Public Contact Information

Cadence Petros

City of Beaverton

Community Development Department

PO Box 4755

Beaverton, OR 97076

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

1. Introduction

The City collaborates with many agencies in Washington County. During the creation of the Consolidated Plan, we reached out to community partners who continue to be part of our consultation network. One such partner is the Housing Support Services Network (HSSN). The HSSN meets to perform planning, coordination of services and housing, and education to the public on serving individuals and families who are "at risk" or homeless and may have special needs. The HSSN ensures that a Continuum of Care (CoC) provides integrated and coordinated access to a range of affordable housing and services designed to prevent homelessness and help families and individuals experiencing homelessness to achieve their maximum level of independence and self-sufficiency. Through the HSSN we are able to notify a large number and broad range of service providers who can voice their opinions and concerns of the draft plan.

https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024_Planning_Efforts/upload/Appendix-B-Comm-Eng-Summary.pdf

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

Throughout the year, City staff along with the greater Washington County Consortium members, attend various public meetings to coordinate activities that will benefit Beaverton residents. In addition to regular meetings, phone calls, trainings and correspondence with non-profit partner agencies, City staff are involved with HSSN (The CoC body for Washington County) and attend regular meetings, which are attended by the Housing Authority of Washington County. In attendance at these meetings are community-based organizations including culturally specific partner non-profits who assist various communities in the areas of mental health, health care, housing, childcare and economic development

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

In 2019, to develop the Consolidated Plan, Washington County and the cities of Beaverton and Hillsboro issued a Request for Proposal to a variety of local agencies to conduct focus groups in order to help gather information from residents about their needs, both met and unmet, for housing and services to include public facilities and public infrastructure. The purpose of this assessment was to help prioritize federal resources for housing and community development activities within the 2020-2024 Washington

County Consolidated Plan. As the Annual Action Plan rolls out the objectives and priorities from the Con Plan, the input 2,000 participants remains invaluable.

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

As previously stated, and historically undertaken, city staff regularly attends the Housing & Supportive Services Network (HSSN) meetings to better understand the current activities and needs of people experiencing homelessness in Washington County. The HSSN is comprised of public and private representatives of the homeless subpopulations that exist within the CoC geographic region. In order to receive shelter services in Washington County (including the City of Beaverton) all requests are funneled through a program called A Road Home, which Community Action deploys. This helps coordinate and efficiently place those who are either homeless or facing homelessness into an appropriate shelter situation.

Additional information regarding community outreach and participation can be found in the link provided above.

Table 2 – Agencies, groups, organizations who participated

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

No Agencies were intentionally left out nor known of.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing and Supportive Services Network	The goals of the SP are how we determine what will be funded and prioritized in the AAP
Housing Action Plan	City of Beaverton	Affordable Housing and Outreach efforts are evaluated and reported on in this City centric document. As the same population is targeted they considerably overlap

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Beaverton	This is a long range planning tool which discusses how the city will develop thoughtfully with affordable housing, public services, public transportation, grocery stores, schools, libraries, etc. for those with low mod incomes
Diversity, Equity, and Inclusion Plan	City of Beaverton	The DEI Plan provides direction to staff on priorities for implementing diversity, equity, and inclusion reforms across the city’s work.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City takes a holistic approach in the areas of housing, public services and overall development. The target residents included in CDBG activities are also given major consideration in all of the development the city touches. Careful consideration is given to the placement of services, housing and amenities as well as mitigating displacement and non-affordability which can come about if a proactive approach is not taken.

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish, Arabic, Russian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Please see Consortium Lead Agency AAP	Please see Consortium Lead Agency AAP	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Arabic, Russian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Please see Consortium Lead Agency AAP	Please see Consortium Lead Agency AAP	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish, Arabic, Russian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Please see Consortium Lead Agency AAP	Please see Consortium Lead Agency AAP	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish, Arabic, Russian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Please see Consortium Lead Agency AAP	Please see Consortium Lead Agency AAP	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The city will continue to carefully and thoughtfully use its resources to serve the low/mod-income residents of the Beaverton Community with robust community engagement and input. Available Prior Year Resources are unspent CDBG funds after re-allocating a portion of the unspent PY21 to PY22 activities. These resources come from allocations which were not spent

as planned and the city recaptured. They are being held for future funding opportunities

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services							Available Prior Year Resources is what the city has in unspent CDBG funds after re- allocating a portion of the unspent PY20/21 funds to PY21 activities. These resources come from allocations which were not spent as planned and the city recaptured. These funds are being held for future funding opportunities. Expected Remainder of Con Plan amount is calculated based on a 5- year entitlement projection and subtracting PY20 and
			720,000	75,799	42,199	837,998	2,430,392		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								PY21 entitlement and Program Income.

Table 5 - Expected Resources – Priority Table

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

As part of the NOFA, the city requires budget information from each applicant describing how other funds will be used to leverage and compliment CDBG funds should they be awarded. Applications are scored on the response. The city does not receive funds that have match requirements currently.

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

The City of Beaverton’s future Metro Housing Bond, affordable housing projects, Elmonica Station, which the city will be developing through the Metro Housing Bond in partnership with Tri-Met, is being built on Tri-Met property and will have Section 8 Project Based Vouchers. There are two other Metro Bond projects, which will be moving forward which will utilize city owned property for which the city will be investing in infrastructure in this previously undeveloped land.

The city is considering other city owned sites for the placement of a senior housing development which will also be funded through the Metro Housing Bond.

Discussion

Beaverton does a good job a making a small amount of entitlement funds go a long way. It's subrecipients use their other funding sources to leverage the allocated CDBG funds to create a maximum benefit and service model for as many clients as possible.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Implements a Road Home	2020	2024	Homeless			CDBG: \$85,000	Homelessness Prevention: 60 Persons Assisted
2	Homebuyer Programs	2020	2024	Affordable Housing			CDBG: \$240,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing			CDBG: \$260,000	Homeowner Housing Rehabilitated: 67 Household Housing Unit
4	Supportive Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$35,000	Homelessness Prevention: 200 Persons Assisted
5	Micro Enterprise Technical Assistance	2020	2024	Non-Housing Community Development			CDBG: \$115,000	Businesses assisted: 62 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Implements a Road Home
	Goal Description	
2	Goal Name	Homebuyer Programs
	Goal Description	
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	
4	Goal Name	Supportive Services
	Goal Description	
5	Goal Name	Micro Enterprise Technical Assistance
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Beaverton will continue to use its CDBG funds to serve its most vulnerable residents. Beaverton will continue to utilize the CDBG program to help alleviate homelessness and help those experiencing homelessness, provide needed public services to families, assist first time homebuyers with purchase subsidies to successfully gain access into neighborhoods that have previously been unattainable, rehabilitate existing housing, and fund the microenterprise technical assistance model that assists in job creation and skills training. The City of Beaverton continues to be open to creating new relationships with partners that plan to benefit the City of Beaverton populations, while retaining existing partnerships that are working well. This year the city is partnering with a new (not funded with CDBG funds) non-profit, Professional Builders Development Group, which offers assistance to construction contractor micro-enterprises with a focus on the BIPOC community.

#	Project Name
1	CASA for Kids
2	Boys and Girls Aid
3	Home Plate
4	Community Partners for Affordable Housing
5	Muslim Education Trust
6	Ecumenical Ministries of Oregon
7	Proud Ground
8	Community Action Homeowner Rehab
9	Habitat for Humanity
10	Rebuilding Together
11	Unlimited Choices Mend a Home
12	Unlimited Choices Adapt a Home
13	Micro Enterprise Services of Oregon
14	Latino Built
15	Portland Business Development Group
16	City of Beaverton Administration Activities

Table 7 – Project Information

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

Obstacles include not having enough resources for an increasing demand for services. The public services cap exacerbates this issue. Underserved needs go unaddressed in Beaverton due to the amount of our entitlement coupled with caps

AP-38 Project Summary

Project Summary Information

Award amounts will be available after the proposed awards are passed by Beaverton City Council.

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

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

City of Beaverton

Geographic Distribution

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city does not designate any targeted geographic area as a priority other than the City of Beaverton. However, funds must be used as required by HUD, to benefit low-mod income persons

Discussion

The city requires evidence that each person served lives within Beaverton City limits and reviews this evidence during monitoring and quarterly reports.

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

Introduction

The City of Beaverton is very active with removing barriers to affordable housing. The Affordable Housing Team (AHT), which was added to the Community Development Division four years ago, is actively working with community partners like Unite Oregon and the city's Housing Technical Advisory Group to bring better access to the community and evaluate how to best provide housing to Beaverton and to mitigate displacement as the city grows. A project called Equity to Planning, is examining new and innovative ways to offer CDBG funds to the non-profit community to assist in capacity building and provide service to those who remain underserved. The team also reviews screening criteria in City funded affordable housing projects to ensure applicants are screened-in not screened-out of regulated affordable housing. The city also partners with homeownership nonprofits to assist first-time homebuyers buy a home in the city, focusing on Black, Indigenous and People of Color communities.

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

The City is taking action in the development of affordable housing with the Metro Affordable Housing Bond. Additionally, the City's Long Range Planning Team is working at the state level to reassess housing code updates, develop an up-to-date housing needs analysis, develop housing production strategy, and devise a housing implementation plan to implement one or more strategies. The Affordable Housing Tax Exemption Program offers property tax exemption to non-profits who provide affordable housing within Beaverton City Limits. As Beaverton's Downtown Core is being developed, a Downtown Equity Strategy has been deployed which seeks community input and is proactively working to manage any negative impacts this development may have on the low-mod BIPOC community. The AHT, discussed above works with all aspects of ameliorating negative impacts.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The City will continue to; provide housing and social service navigation services for Beaverton residents, pursue improved connectivity within the housing delivery system, and encourage more training at the direct services level. CDBG staff attends regular discussions with the CoC agency, HSSN and relevant ad hoc committees. Staff keeps abreast of national issues through their membership with the National Community Development Association and Northwest Association of Community Development Managers. The city also contracts with various Black, Indigenous, and People of Color specific agencies and enlists translators to attend all meetings as well as translates materials into multiple languages.

Actions planned to foster and maintain affordable housing

The current Consolidated Plan guides the city with regard to the annual activities it undertakes to meet objectives outlined in the plan. The Consolidated Plan also provides the strategies and approaches the City plans to use to implement Annual Action Plan objectives. The projects outlined in AP-38 include affordable housing objectives. The City will continue to provide homeownership opportunities to low-moderate-income residents as well maintaining its ongoing housing rehabilitation program providing services to low and moderate-income homeowners and eligible tenants in eligible properties. Work includes critical small, medium, and large repair, replacement, modification, and accessibility adaptations. In addition to CDBG-funded activities, the City allocates general fund resources to support affordable housing development including efforts to establish the improvement and preservation of naturally occurring affordable housing. The City continues provides property tax exemption for nonprofits for regulated affordable housing. As mentioned previously, the city is planning for approximately 500 units of new affordable housing through an affordable housing bond managed by our Metro regional government, and the city contracts with another homeownership provider using general fund dollars to increase access to homeownership.

Actions planned to reduce lead-based paint hazards

Through the city's housing rehabilitation program, subrecipients are required to have staff trained in the recognition, handling and removal of lead based paint. Results are sent to the city and remediation performed if necessary. The City of Beaverton and Washington County continue to explore a partnership with the City of Portland's Healthy Homes Lead Grant to see if it's feasible. Given the

constraints of COVID this partnership did not manifest this last year. but would benefit low and moderate income homeowners in pre-1978 homes who have children under the age of 6.

Actions planned to reduce the number of poverty-level families

These actions include funding for family and youth shelters, youth placement with host families, emergency rent, and increasing income for low income families via microenterprise. In addition to meeting Con Plan objectives CDBG staff employ efforts to reduce the cost of service delivery by working collaboratively with other jurisdictions and social service providers to bring together many years experience and intellectual capital to foster creative methods on funding and reducing poverty in the area. The City of Beaverton works closely with Washington County, City of Hillsboro, the HSSN, NCDA and the Coalition of Housing Advocates (CHA), to name only a few. The City of Beaverton is known for being one of the most diverse cities in the state, and makes it a top priority to conduct culturally specific community engagement. A robust translation program and multi-lingual events are a source of pride. CDBG (and other) funded programs and events are advertised and held in several languages with the intent of reaching all community members. Through Beaverton's CDBG funded home rehabilitation and adaption activities, low income families are kept in safe and livable environments to prevent homelessness and remove barriers to enable recipients to focus on employment and educational goals

Actions planned to develop institutional structure

Community Development staff are committed to facilitating collaborative efforts within the city that engage multiple departments. The City's five-year guidance for city housing work is provided by the City's Housing Five Year Action Plan, which includes an annual performance report, beginning this year. Goals in the action plan are cross-departmental and provide a measure of accountability and progress for staff.

Housing staff has also collaborated with the Long-Range Planning team in an effort to give and receive input in the future development of various parts of the city and recently annexed property to ensure equity in its development. Unite Oregon and the Housing Technical Advisory Group, as well as staff working with Downtown Equity Strategy Plan are key in developing institutional structure as well.

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

The City has taken a very proactive approach in its actions to enhance coordination between public and private housing and social service agencies. The city has a yearly contract with the Fair Housing Council of Oregon to provide training for tenants and landlords. The last Fair Housing training for landlords also included presentations from the Oregon Law Center and the Washington County Housing Authority. Through the Metro Affordable Bond, the city has strived to strengthen relationships with

affordable housing developers and general contractors, with the end goal of increasing participation of minority and women owned subcontracting firms. Funds have been made available through the county to access wrap around services for the increased affordable housing which creates relationships with several non-profit, service delivery organizations. To streamline and prioritize this work, the City's Affordable Housing Community Engagement Coordinator has had great success in community engagement, leveraging nonprofit partnerships even with COVID, and has held many virtual meetings and conducted public hearings and townhall events.

The City of Beaverton is working hard to be a place that is welcoming and affordable to those who have been historically alienated in the past. Long and Short Range Planning teams are working with the housing team, and careful consideration is being given to new funding sources to assist in the development of affordable housing, and relationships with culturally specific organizations have been very successful in reaching out to marginalized Black, Indigenous and People of Color communities.

Program Specific Requirements

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

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

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

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

Other CDBG Requirements

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

Discussion

A minimum overall benefit of 70% of CDBG funds is used to benefit persons of low-to-moderate income. However, the city has historically spent 100% of its entitlement serving low mod income residents and is confident PY22 will be the same

City of Hillsboro 2022 Action Plan



Executive Summary

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

1. Introduction

The City of Hillsboro is a member of the Washington County Consortium, which is comprised of the County, all non-entitled cities within the county, and the City of Beaverton. The Washington County Consortium's 2020-2024 Consolidated Plan constitutes a strategic vision for housing and community development. The Plan's goals are to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities for community members who reside in our respective jurisdictions. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the Consortium's vision are proposed in the City of Hillsboro's Action Plan for FY 2022-2023 as part of the strategy. The FY 2022-2023 Annual Action Plan represents the fifth year the City of Hillsboro is submitting a plan as its own entitlement grantee.

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Hillsboro Community Development Department has identified goals and objectives to address the City's priority needs. These priorities are set annually by the City Council and align with the City's guiding principles. Projects have been designed and selected to carry out the goals and objectives identified in the 2020-2024 Consolidated Plan and support the City's priorities. These activities are also consistent with HUD's national objectives and outcomes. The FY 2022-2023 Annual Action Plan focuses on two goals outlined below:

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

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

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

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

3. Evaluation of past performance

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

The City's past programs have focused on community needs that continue to exist including the shortage of affordable housing, aging housing and infrastructure, and neighborhood improvements. The programs the City has used to address these needs have been well received by residents and neighborhood organizations. The City has also received favorable reviews of the City's first two CAPERS submitted. The City believes the program proposed for the 2021-2022 Action Plan year continues to be the most efficient and effective use of HUD CDBG funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

5. Summary of public comments

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

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

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

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

7. Summary

The City of Hillsboro is committed to providing opportunities to low- and moderate-income resident's access to decent, safe and affordable housing by supporting the development, preservation, and improvement of neighborhoods. These commitments are represented in the goals and strategies described in the plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HILLSBORO	Community Development Dept. / City of Hillsboro

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Office of Community Development

328 West Main, Suite 100 (MS#7)

Hillsboro, OR 97123

503-846-8814

cdbg@co.washington.or.us

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

1. Introduction

In collaboration with Washington County and the City of Beaverton, the City participated in a comprehensive consultation process in the development of the Consolidated Plan. This process forms the foundation of the annual consultation process used in the development of the City's annual plan. The City recognizes that it takes input from the entire community to identify the needs and determine areas where service can be enhanced. A detailed description of these consultations can be found in Appendix B of the Consolidated Plan:

https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024_Planning_Efforts/upload/Appendix-B-Comm-Eng-Summary.pdf

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

The City of Hillsboro has participated in a number of activities that enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The City encourages and accepts funding applications from housing and health service non-profit providers through its annual CDBG funding application process and Community Service Grants funding program.

The City also works closely with the Housing Authority of Washington County to identify new opportunities for the development of affordable housing and supportive housing services in Hillsboro. The City is a partner in the implementation of the Metro Affordable Housing Bond and Supportive Housing Services program for people experiencing or at risk of experiencing homelessness.

City staff works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate the support of residents of low-income and affordable housing. The City is a member of the Housing and Supportive Services Network and regularly attends its monthly meetings as well as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates.

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

The City of Hillsboro is a participating member of the Housing and Supportive Service Network (HSSN) group. The HSSN is a collaboration of community members, public service non-profit organizations and

local jurisdictions that meets to perform planning, coordination of services and housing, and education to the public on serving individuals and families who are "at risk" or homeless and may have special needs. The HSSN ensures that a Continuum of Care (CoC) provides integrated and coordinated access to a range of affordable housing and services designed to prevent homelessness and help families and individuals experiencing homelessness to achieve their maximum level of independence and self-sufficiency.

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

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

The City of Hillsboro in coordination with Washington County and the City of Beaverton engaged in a series of public hearings held throughout the county, one in each Hillsboro and Beaverton, in April 2022. Residents were notified of the meetings through our respective websites and public media notices distributed throughout the region. Public media notices were also sent to the local Spanish media outlet to reach out to the largest minority community in our county. Additionally, the City utilized email and regular mailing lists to notify interested citizens and agencies of the upcoming meetings. The City will provide the public the opportunity to review and comment on the proposed Action Plan through its display at four public locations, including government offices, public libraries, recreation centers, and neighborhood resource centers.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of the April Public Hearing of the 2022 Action Plan	Please see attached public hearing results.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	Please see attached detailed minutes.	Please see attached detailed minutes.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The FY 2022-2023 Annual Action Plan describes the activities to be funded during the program year starting on July 1, 2022, and ending June 30, 2023. The Action Plan contains goals, objectives, and descriptions of projects and activities that implement the strategies established in the 2020-2024 Consolidated Plan. This Action Plan is the third annual plan of the 2020-2024 five-year Consolidated Plan and the fifth plan for the City. This plan sets forth a description of activities, establishes goals and objectives for the described activities, for the use of funds allocated to the City of Hillsboro during the upcoming fiscal year. The resources described below will allow the City to implement its community development strategies for the 2022-2023 program year.

Prior year resources of \$216,656 will be used for activities that experienced a delay in the previous program year. The activities comprise of one public facility improvement projects described in the 2020 Action Plan and two Fair Housing activities scheduled in April and May but were

anceled due to COVID-19.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	750,000	0	306,389	1,056,306	1,858,558	CDBG Annual Allocation for 2022-23 is \$750,000. Estimated annual allocation remains \$1,858,558 for the remaining years of consolidated plan. \$670,000 x 5 = \$3,350,000 for a total estimate.

Table 5 - Expected Resources – Priority Table

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

The City of Hillsboro partners with local non-profit organizations to carry out the identified goals and objectives. The administrative cost of the CDBG program is funded by City general funds as well as all Public Services activities.

Anticipated leveraged resources for activities proposed in the 2022-2023 Action Plan are identified below:

- **Public Services** – All public service activity funding is funded by the City’s General Fund in the amount of \$240,000 annually.
- **Housing Acquisition** – The program will leverage approximately \$1,202,500 in private funds made up from the homebuyer’s mortgages

and down payments.

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

The City of Hillsboro initially identified eleven parcels of publicly owned land within the city limits that may be used to address the needs identified in the plan. The City has determined that two sites are suitable for affordable housing development and has initiated pre-development work as well as a process for disposition.

Discussion

The City of Hillsboro has committed all of its previous year's CDBG allocation. The prior year's resources of \$306,389 are projected to be fully expended by the end of the program year, June 30, 2022.

Unspent funds from the prior year were a result of delays caused by COVID-19 which caused projects to be stopped. Other unspent funds were carried over to continuing funded projects such as the housing rehabilitation and acquisitions programs. The following is a detailed breakdown of funded activities, allocations, and projected project completions.

- Boys and Girls Club – Projected delayed due to COVID – Projected completion 6/30/22 – \$79,770
- Boys and Girls Aid – Projected delayed due to COVID – Projected completion 6/30/22 – \$126,000
- Home Rehabilitation Program – Funds carried over to new program year - \$4,147
- Fair Housing Council of Oregon – Funds carried over to new program year - \$4,886

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Programs	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$415,000	Homeowner Housing Added: 5 Household Housing Unit
2	Owner-Occupied Housing Rehabilitation	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$200,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
3	Public Facility & Investment	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Hillsboro		CDBG: \$135,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. The City plans to use CDBG funds to provide one (1) Home Acquisition program, one (1) Housing Rehabilitation program, and one (1) Public Facility Investment. All three project activities target low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income.

#	Project Name
1	Proud Ground Homebuyer Assistance
2	Office of Community Development Housing Rehabilitation
3	Family Promise
4	City of Hillsboro - CDBG Administration

Table 7 – Project Information

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

The City of Hillsboro's allocation for the 2022-2023 Action Plan aligns with the strategies identified in the 2020-2024 Consolidated Plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Proud Ground Homebuyer Assistance
	Target Area	City of Hillsboro
	Goals Supported	Homebuyer Programs
	Needs Addressed	
	Funding	:
	Description	Funding will support the acquisition and necessary repairs/replacements of an owner-occupied housing unit.- Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to assist in the home acquisition of five homes to low- and moderate-income households.
	Location Description	Hillsboro City limits
	Planned Activities	CDBG funds will be used to provide assistance for acquisition, repairs/replacement and homeowner education and counseling.
2	Project Name	Office of Community Development Housing Rehabilitation
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	:
	Description	Office of Community Development of Washington County provides necessary repairs to homes owned by low and moderate-income homeowners.- Objective Category: Decent Housing- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 14A
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to rehabilitate owner-occupied homes for approximately 12 households.
Location Description	Hillsboro City limits.	

	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the City’s Housing Rehabilitation Program.
3	Project Name	Family Promise
	Target Area	City of Hillsboro
	Goals Supported	Public Facility & Investment
	Needs Addressed	
	Funding	:
	Description	Funding will support the improvement of public facility structure that will benefit at-risk families. - Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code: 03C Homeless Facilities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand a public facility structure that will benefit approximately 3 at-risk families.
	Location Description	183 SE 6th Avenue Hillsboro, OR 99123
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
4	Project Name	City of Hillsboro - CDBG Administration
	Target Area	City of Hillsboro
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	CDBG Administrative funds will be used for fair housing training provided by the Fair Housing Council of Oregon. This amount does not exceed the 20% cap set under the regulations. Matrix Code: 21D
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand Fair Housing education that will benefit landlords, residents, and city staff.

	Location Description	City of Hillsboro
	Planned Activities	CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2021 Action Plan Annual Goals and Priority needs.

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

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

CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2021 Action Plan Annual Goals and Priority needs.

Geographic Distribution

Target Area	Percentage of Funds
City of Hillsboro	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hillsboro has not designated any particular geographic area as a priority. The geographic location of the programs is dependent upon the request for funds, as the City's program is partly driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from non-profit partners, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review and approval by the City's Finance Committee comprised of City Council members.

Discussion

All CDBG funds allocated to the City of Hillsboro will be allocated to activities and projects that benefit low- and moderate-income persons that reside within the Hillsboro City limits.

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

Introduction

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

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

Discussion

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

Introduction

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

The City addresses these community needs through partnerships with social service agencies and nonprofit service providers. A significant portion of the funds made available to support this work comes from City General Fund resources. Programs and services funded through City General Fund dollars include, but are not limited to: grants to social service providers, affordable housing new construction support (gap financing), workforce development, rent assistance, and various other programs that serve low-moderate income community members. This allows the City's CDBG funds to be focused on housing rehabilitation, affordable homeownership programs, Fair Housing, and other housing needs that are City Council priorities amidst the housing crisis currently facing Hillsboro and the entire Portland Metropolitan Region.

Actions planned to address obstacles to meeting underserved needs

The City of Hillsboro's strategy to address obstacles in meeting underserved needs is centered on partnerships with local social service agencies, local for-profit and non-profit affordable housing developers, and local public housing providers. These partnerships are supported through City's annual grants programs and targeted programmatic funding.

The City supports local social service providers through two city-funded grant programs; Community Services Grants and Community Impact Grants. These two funding sources total \$240,000 and are targeted to local social service providers serving Hillsboro low- and moderate-income residents. The City also dedicated an additional \$183,000 in General Funds to local service providers to address housing instability and homelessness issues. These funds support community needs such as emergency rent assistance, expansion of shelter hours, and other programs.

Actions planned to foster and maintain affordable housing

The City continues to prioritize affordable housing through two of its main CDBG funded activities; housing preservation, rehabilitation, and housing acquisition programs. The City also supports affordable housing development with City General Funds and Metro Bond Funds.

The City's affordable housing development support will be primarily centered on gap financing for projects, as well as leveraging city-owned sites for affordable housing new construction. The City is an implementing partner of the Metro Affordable Housing Bond and will access bond resources to support

affordable housing development consistent with the Hillsboro Local Implementation Strategy.

Additionally, the City will seek new opportunities to coordinate with providers of affordable housing and supportive services through the City's strategy to implement the Metro Affordable Housing Bond.

The City of Hillsboro will make CDBG resources available for the preservation and rehabilitation of affordable housing and create and maintain affordable housing in partnerships with Proud Ground's land trust model and Washington County's Office of Community Development housing rehabilitation program. Included among those actions are:

- Provide financial assistance to low- and moderate-income households in need of housing rehabilitation for safety and accessibility improvements;

Provide homeownership assistance funds designed to help low- and moderate-income families purchase a home.

Actions planned to reduce lead-based paint hazards

The City of Hillsboro operates its housing rehabilitation program in compliance with current federal and state lead-safe housing regulations through our partnership with Washington County's Housing Rehabilitation program and will continue this partnership in the FY 2022-2023. The County's Housing Rehabilitation Coordinator is certified as a lead-based paint risk assessor and provides lead-based paint risk assessments on housing rehabilitation projects. The City and the County both will continue to follow Lead Safe Housing Rule to ensure lead-based paint hazards are abated, mitigated, and cleared when present in housing assisted with CDBG funds.

Actions planned to reduce the number of poverty-level families

The City of Hillsboro will continue to focus its efforts and resources to reduce the number of poverty-level families through the preservation and creation of safe and affordable housing. The City will continue and expand coordination with the Community Services Grants and Community Impact Grant programs providing support to local non-profit organizations serving poverty-level families. In addition, the City's Economic Development Department continues its support to provide funding and direction for workforce development programs that serve poverty-level families. The Prosperidad Employment Empowerment Center is the City's main effort to support local job-seekers in need of employment and training opportunities. The employment center offers access to services that help community members with their job search, prepare for higher-skilled jobs, or improve skills to increase their earning potential at their place of employment.

Actions planned to develop institutional structure

In 2019, the City of Hillsboro restructured its Planning and Building departments to create a new

Community Development Department. The newly formed department integrated the affordable housing and CDBG staff to allow for increased project management expertise, capacity, and coordination with development-related department staff. The new Community Development Department will increase the communication flow of information within the City's development-related department staff, affordable housing, and CDBG staff. The City's new department will continue to collaborate with non-profit organizations, affordable housing developers, and private industry to develop projects and programs benefiting low- and moderate-income Hillsboro community members in support of activities associated with this Action Plan. An important component of this collaboration will consist of communication with community members facilitated by culturally specific non-profit organizations to ensure the needs of the community are being met.

The City, as a new CDBG Entitlement, will continue to seek education and training opportunities for Community Development staff made available through HUD, industry association groups, and Fair Housing organizations. In the same effort, the City sponsors and facilitates trainings for all City staff on the intersection of Fair Housing and the City's development related department.

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

The City of Hillsboro has well-established coordination between public and private housing and social service agencies. The City participates in coordination meetings and activities with the Housing Supportive Service Network, Coalition of Housing Advocates, Washington County's Continuum of Care, and Built for Zero, a newly-formed workgroup focused on ending homelessness. These coordinated efforts help the City ensure there is open communication, coordination, and collaboration among public and private organizations on housing solutions and residents' services.

In 2019, the City's Local Implementation Strategy for the Metro Housing Bond was adopted by the Hillsboro City Council and Metro Council. The strategy will guide the City's efforts in increasing the number of affordable housing units through the use of revenues from the Metro Affordable Housing Bond. In this effort, the City will work with the Housing Authority of Washington County, Washington County Office of Community Development, the City of Beaverton, and local-service providers to assure the new developments meet the goals set forth by Hillsboro and Metro.

Discussion

The Hillsboro's City Council annually identifies its Council Priorities where affordable housing is one of eight priorities. Affordable housing aligns with the City's Guiding Principles, Hillsboro's 2035 Community Plan, and Hillsboro's Affordable Housing and Action Plan. These plans along with the 2020-2024 Consolidated Plan support the Community Development's project allocation of \$415,000 to the Home Acquisition program. The program is an important strategy the city employs to provide homeownership opportunities throughout the city to five families annually. The Home Acquisition program uses a land-trust model for the home acquisitions in partnership with Proud Ground that secures the City's

investment by creating permanently affordable homeownership opportunities to first-time low- and moderate-income families. The City's investment also ensures low- and moderate-income families can afford to live in any Hillsboro community of their choice.

Program Specific Requirements

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

Introduction

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

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

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

Other CDBG Requirements

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


Discussion

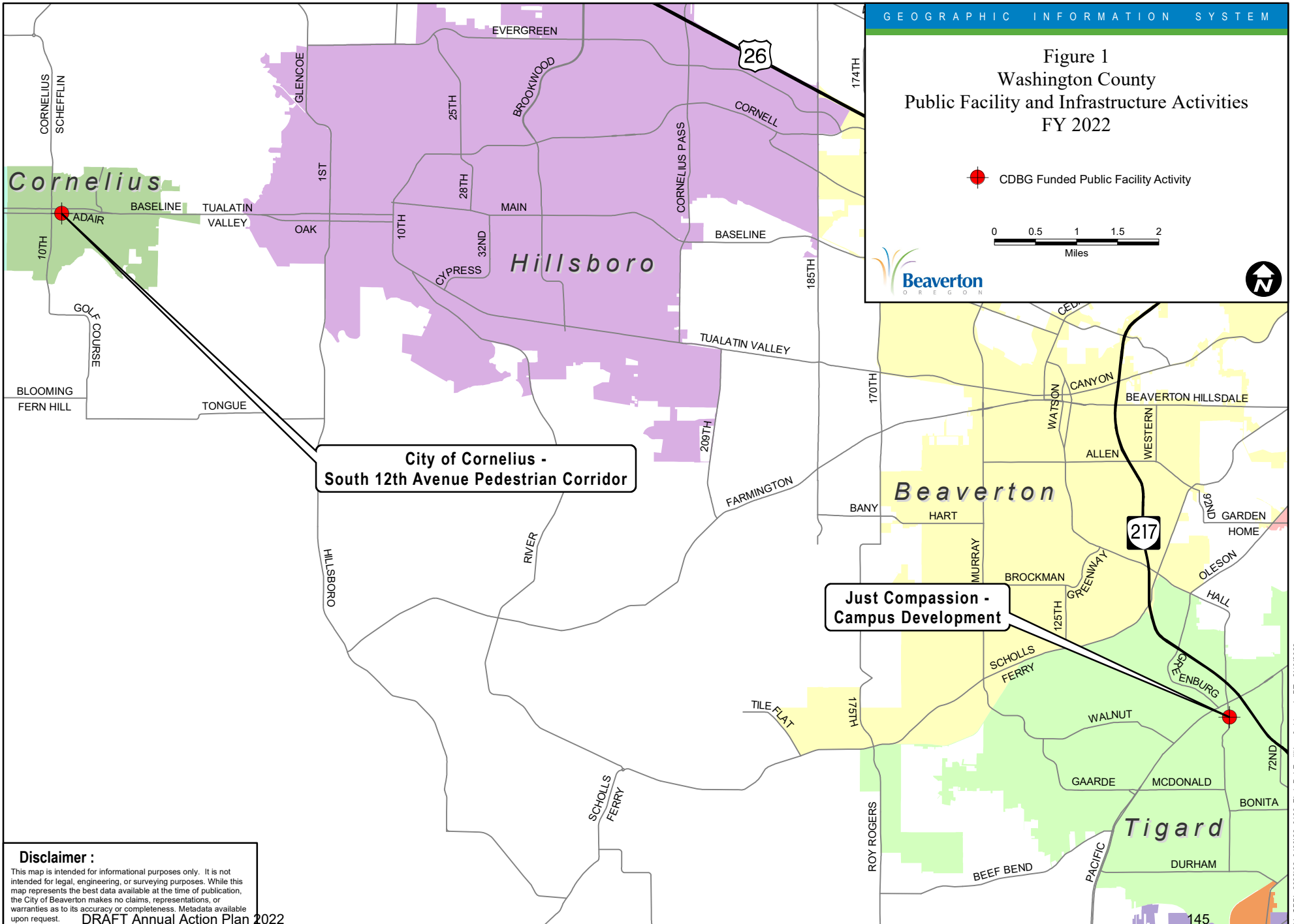
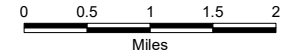
The City of Hillsboro's goal is for CDBG funds to benefit 100% of persons with household incomes at or below 80% of area median income.

Appendix A

Washington County Maps

Figure 1
Washington County
Public Facility and Infrastructure Activities
FY 2022


 CDBG Funded Public Facility Activity

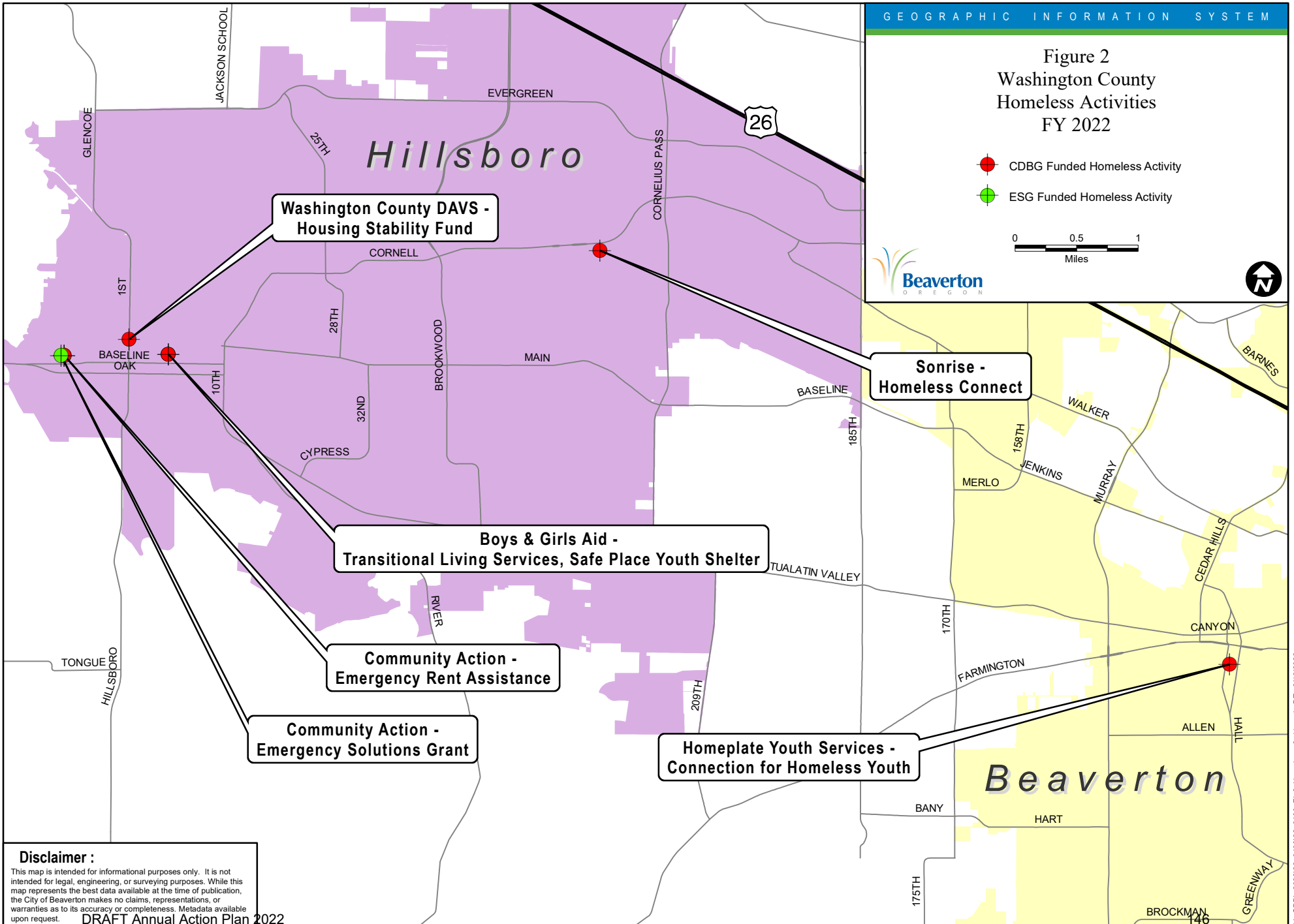
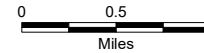


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Figure 2
Washington County
Homeless Activities
FY 2022

-  CDBG Funded Homeless Activity
-  ESG Funded Homeless Activity

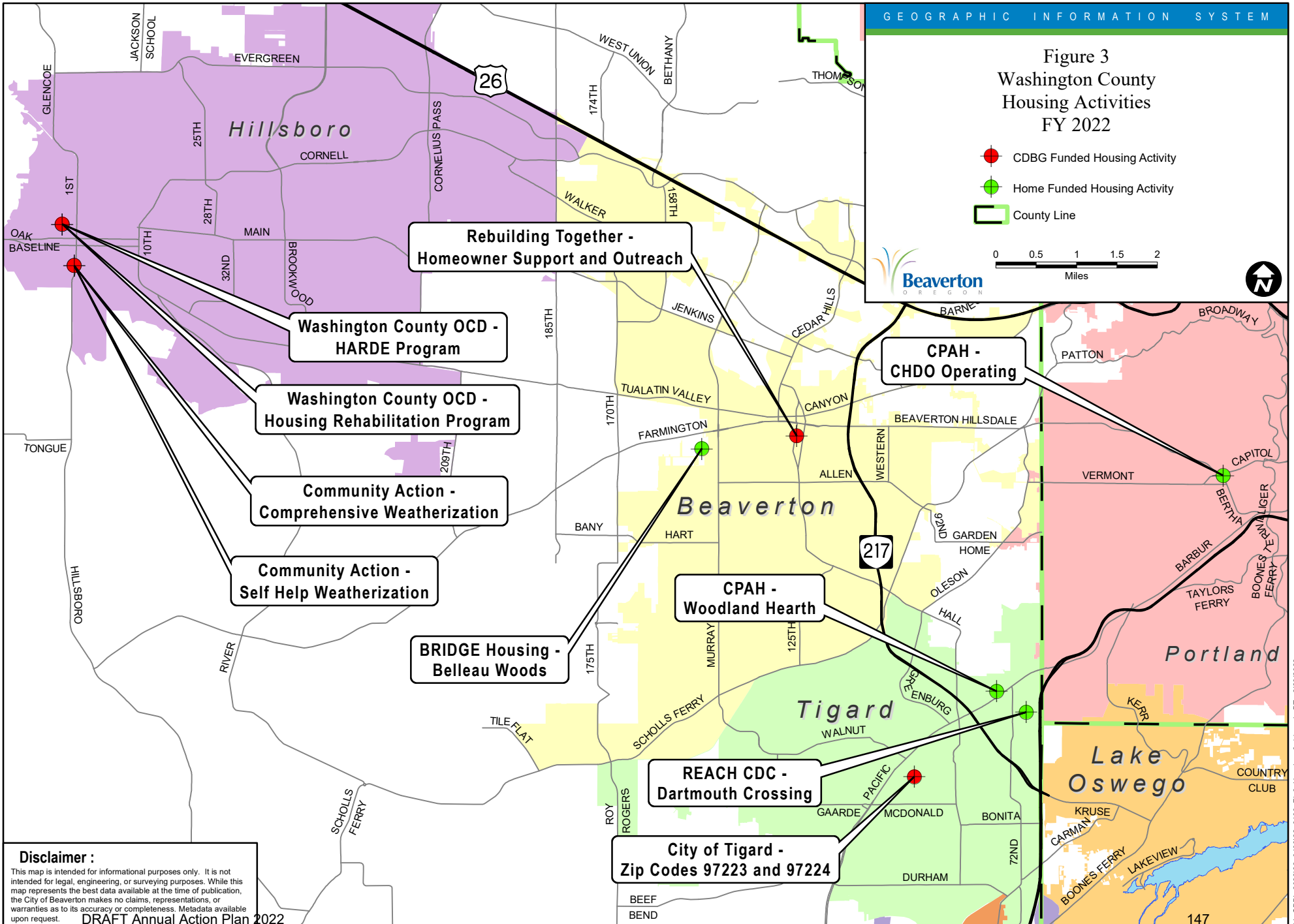
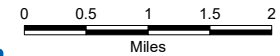


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Figure 3
Washington County
Housing Activities
FY 2022

- CDBG Funded Housing Activity
- Home Funded Housing Activity
- County Line



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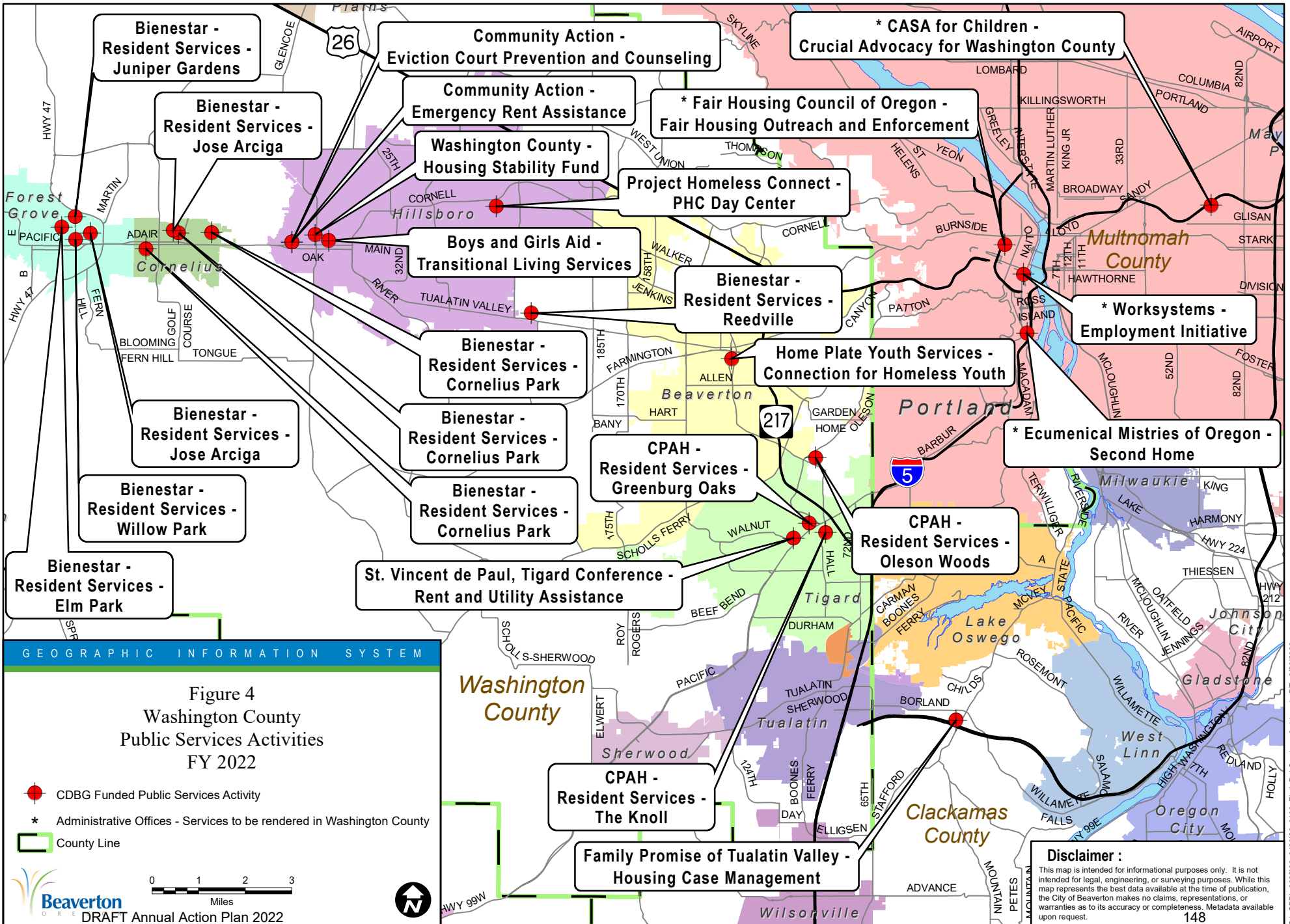
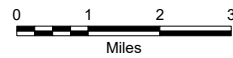


Figure 4
Washington County
Public Services Activities
FY 2022

- CDBG Funded Public Services Activity
- * Administrative Offices - Services to be rendered in Washington County
- County Line



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Appendix B

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

Fair Housing Activities Matrix (PY22-23)

Year 2						
Action	Lead	Notes	Action Type	Date Notes	Completion Date	
1 Fund continued paired testing for discrimination in rental transactions and actions to remedy discriminatory activity.	All Jurisdictions	30-50 tests per contract	Fair housing awareness and discrimination	Moved to year 3	expected by 6/30/2023	
2 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.	All Jurisdictions	FHCO banners/hotline/Complaint data report/3 trainings/5 videos	Fair housing awareness and discrimination	This work continues from year 1 to year 2	expected by 6/30/2023	
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).	All jurisdictions	Equity questions on applications in every funding cycle	Fair housing awareness and discrimination	This work continues from year 1 to year 2	2/1/2023	
4 Increase resources for early interventions for tenants who are late paying rent to prevent eviction and help people remain in housing.	All jurisdictions	Report on homeless prevention dollars that were committed/expended in Wash County	Access to affordable housing in good condition	This work continues from year 2 to year 3	expected by 6/30/2023	
5 Identify promising practices around affirmative marketing in the digital age and then strengthen affirmative marketing requirements for subsidized housing projects.	All jurisdictions	Written narrative in annual performance report on progress in this area	Access to affordable housing in good condition	Moved from year 2 to year 3	expected by 6/30/2023	
6 Explore the feasibility of a regionwide approach to forming a database of affordable rental and ownership housing with accessibility features, and which includes fair housing information.	Kathy & Omar leading	Written narrative in annual performance report on progress in this area	Access to affordable housing in good condition	Moved from year 1 to year 2	TBD	
7 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.	All jurisdictions	Annual report out in CAPER	Access to affordable housing in good condition	This work continues from year 1 to year 2	Completed	
8 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.	Washington County		Access to affordable housing in good condition	Moved from year 2 to year 3	expected by 6/30/2023	
9 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, Beaverton	Mari & Emily to lead	Access to affordable housing in good condition	Moved from year 1 to year 2	Completed	
10 Utilizing federal block grant funds, expand the supply of deeply affordable rental units, larger units and units with accessibility features.	All jurisdictions	OCD, Beaverton & Hillsboro to report HOME & Metro bond accomplishments	Access to affordable housing in good condition	This work continues from year 2 to year 3	expected by 6/30/2023	

Appendix C

Program Specific Requirements for HOME

Program Specific Requirements for HOME
Append to the 2022 Action Plan on AD-25
Washington County, Oregon

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

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

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

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

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

Washington County: Washington County does not limit beneficiaries or give preferences in the application process although higher priority populations are identified in the Consolidated Plan (examples include persons who are homeless, persons with disabilities, elderly, farmworkers, etc)

**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	Year 2 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. Continue working through Washington County Thrives to develop consistent and effective anti-poverty messages and engage new community partners.
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	On-going: Regular meetings of the Anti-Poverty Work Group to guide implementation of Anti-Poverty Strategy, monitor progress, publicize results, address barriers, and respond to changing conditions as they arise. Year 2: Work to increase membership (Oregon Food Bank, Worksystems, United Way Washington County Early Learning Plan staff and others) including culturally specific groups.
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. <i>(pending work group discussion)</i>	Washington County Office of Community Development	Year 2: Identify existing efforts and key partners. Establish funders forum to identify areas of potential collaboration.
1.g	Continue to set aside the maximum available (15%) under the CDBG-funded Public Services category.	Washington County Office of Community Development	Year 2
1.i	Identify and follow new planning efforts where coordination with Consolidated Plan strategies may make sense.	Anti-Poverty Strategies Work Group	Year 2: Discuss whether representation from the Anti-Poverty Work Group makes sense to learn about new effort and whether there is a place at the table for one of our members, or at least request an opportunity to share what the consolidated plan is and try to encourage participation of the same strategies where applicable.
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 2: Invite CPAH to Anti-Poverty Workgroup to discuss El Monica plans

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 2: Continue to host bi-monthly I&R breakfasts HSSN resource presentations include information about how to access services Continue to hold Project Homeless Connect Continue to promote 211info, Help Me Grow, and other emerging I&R resources Explore Unite Us 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 2: Identify existing efforts and key partners. Identify/Create new sources of funding to secure and sustain "Safety-Net" Services.

			Year 2: Improve access to safety net services by increasing collaboration and coordination among providers.
2.c	Increase community capacity to provide culturally responsive services. <i>(pending work group discussion)</i>	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
2.d	Increase community capacity to provide coordinated services	Anti-Poverty Strategies Work Group	Years 1&2: Explore Existing Models Year 3: Train and Promote, identify potential funding and financial supports especially opportunities for flex funds to fill service gaps Year 4: Continue to promote, Assess local impact Year 5: Publish results, develop sustainability plan
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
2.f	Increase access to culturally appropriate financial education.	Anti-Poverty Strategies Work Group	Year 2: Assess existing training & community efforts Year 3: Develop or select training to address identified gaps Years 4-5: Provide training annually

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
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	Years 1-5: Collect and disseminate information on a yearly basis through various outreach opportunities (including but not limited to Project Homeless Connect, Point-In-Time Count, and Community Needs Assessment Survey) to identify trends and inform planning processes where appropriate

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 2: Conduct thorough analysis of current state - What's happening now? Who is doing what? Including Washington County Community Engagement, Unite Us, Coalition of Communities of Color, SW Corridor, Community Alliance of Tenants, and Unite Oregon Year 3: Develop strategies to increase meaningful participation in community processes Years 4-5: Implement strategies
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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.).
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 Affordable Housing plan of the Consolidated Plan
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 Affordable Housing plan of the Consolidated Plan
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 Affordable Housing plan of the Consolidated Plan
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 (HSSN) 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, serving a full career coaching capacity (35-40 HH).
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 imminent risk of homelessness (within 14 days) or experiencing homelessness.	Washington County Department of Housing Community Action	Year 2: Develop process Years 3-5: Implement and analyze impact. Target of 500 households each year provided assistance and direction connecting to and applying for mainstream resources.
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	Years 2-5: Increase approved SSI/SSDI claims
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.

Appendix D
Community Participation
Plan

COMMUNITY PARTICIPATION PLAN¹

WASHINGTON COUNTY CONSORTIUM Washington County/City of Beaverton/City of Hillsboro 2020-2024 CONSOLIDATED PLAN

1. Background

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

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

2. Encouraging Community Participation

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

Interested groups² and individuals are encouraged to provide input into all aspects of the Consortium's consolidated planning activities—from assessing

¹ 24 CFR Part 91.105 requires that jurisdictions adopt a citizen participation plan that sets forth the jurisdiction's policies and procedures for citizen participation in the HUD-funded programs. As an effort to be more inclusive and use inclusive language, Washington County, the City of Beaverton and the City of Hillsboro refer to this document as the Community Participation Plan (CPP). The CPP adheres to all the federal requirements under Part 91. The CPP has been reviewed by Root Policy Research as part of its scope of work on the Consolidated Plan.

² Interested Groups include local and regional institutions, the Public Housing Authority, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the Consolidated Plan.

needs and setting priorities through performance evaluation. The CPP offers numerous opportunities for community members to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to all community members.

In developing its Consolidated Plan and the Analysis of Impediments, the Consortium will undertake community engagement efforts that are culturally responsive and encourage hard to reach populations, including:

- Low and moderate-income persons, particularly those living in areas where CDBG funds are proposed to be used,
- Community members of predominantly low- and moderate-income neighborhoods,
- Communities of Color
- Limited English Proficiency and/or Non-English-speaking persons,
- Persons with disabilities, and
- Community members of public and assisted housing developments.

Washington County, the City of Beaverton, and the City of Hillsboro are committed to keeping all interested groups and individuals informed of each phase of the consolidated planning process, and of activities being proposed or undertaken under HUD entitlement programs. Opportunities to comment on or participate in planning community development and affordable housing activities and projects will be publicized and disseminated throughout the Washington County Consortium. Each Entitlement jurisdiction will post comment periods in publications that serve those specific geographies. Any city mailing lists that might capture entities not covered by the County's master list and the Continuum of Care listserve may be used to encourage participation.

Innovative tactics to public involvement will be utilized for Consolidated Plan and Analysis of Impediments planning efforts: focus groups, communitywide surveys (in multiple formats), listening sessions, public meetings, public hearings, etc. To increase participation and ensure authentic engagement during these public involvement efforts, the following supportive services will be secured: interpretation, translation, child care provision, meal provision, participant compensation, etc.

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

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

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

4. Public Hearings and Meetings

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

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

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

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

Every effort will be made to ensure that public hearings are inclusive and culturally responsive. Hearings will be held at convenient times and locations, preferably in the evening, near public transit, and in places where people most affected by proposed activities can attend. The Consortium will utilize public hearing facilities that are accessible to persons with mobility challenges. The Consortium will provide appropriate materials, equipment, and interpreting services to facilitate the participation of limited-English proficient/non-English speaking persons and persons with visual and/or hearing impairments when notice is received, preferably seven days in advance of the public hearing date. Interpreters will be provided at public hearings where a significant number of limited English/non-English speaking community members are expected to participate.

If, in the event of a declared city, state or national emergency declaration; every attempt will be made to hold the public hearing either completely virtually or in person with a second method of interaction such as conference call, social media or web crossing option for virtual participants. In such an event, access

information will be posted to the Community Development website at:
<https://www.co.washington.or.us/CommunityDevelopment/>

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

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

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

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

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

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

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

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

6. Public Comments on the Proposed Consolidated Plan

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

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

7. Public Notice and Outreach

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

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

Action Plan/Consolidated Plan/Analysis of Impediments

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

Action Plan Substantial Amendments

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

Consolidated Annual Performance and Evaluation Report (CAPER)

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

Public education and outreach will be facilitated through the maintenance of a mailing list (electronic and/or paper) of parties interested in the Consolidated Plan and/or funding availability for projects. The Consortium's mailing list includes social service organizations, local jurisdictions, neighborhood groups, previous participants and commentators, and others expected to have an interest in providing feedback on the plan. This list is updated continuously and available for inspection at the Washington County Office of Community Development. In addition, e-mail listserves, such as the Housing and Supportive Services (HSSN)

or Coalition of Housing Advocates (CHA) will be utilized to expand the outreach effort.

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

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

8. Technical Assistance

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

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

9. Displacement

Displacement of persons by activities or projects funded through HUD entitlement programs is discouraged by Washington County, the City of Beaverton and the City of Hillsboro. All written materials regarding funding programs, all workshops for potential applicants, and all application materials

include information on anti-displacement policies and caution applicants to discuss any activities that may entail displacement with the local jurisdiction staff in advance of submitting funding proposals. If displacement is unavoidable, full benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act regulations. Sponsors of projects that may involve displacement must submit a General Information Notice (GIN) to every person or business impacted at the point of application for federal assistance. In addition, the Sponsor of the project must submit a Relocation Plan to the respective entitlement grantee. Subsequent notices (type of notice and expected due date) to affected parties must be identified in the Plan.

10. Amendments to the Consolidated Plan and Action Plan

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

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

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

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

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

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

It may be necessary to expedite substantial amendments to the Consolidated Plan in the event of a declared disaster or emergency. There are three types of disasters/emergency events that may necessitate an expedited substantial amendment including (1) Man-Made-disasters, (2) Natural disasters, and (3) Terrorism. Man-made disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wild fires, flooding and public health issues such as wide-spread disease such as the recent coronavirus disease 2019 (COVID-19). Terrorism events include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc.

These expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, Washington County and/or participating cities may utilize CDBG, HOME, or ESG funds to meet these needs with a shortened public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments. For CDBG funding under FY 2020-2021, and the Coronavirus Aid, Relief, and Economic Security Act or CARES Act, Washington County and participating cities may provide a 5-day notice of a proposed off-cycle change as allowed under a HUD waiver. Special ESG funding under the CARES Act referred to as ESG-CV to address the COVID-19 pandemic do not apply to citizen participation requirements that would otherwise apply to ESG funds; however, the County will publish how the ESG-CV funding has or will be used on the Office of Community Development website at <https://www.co.washington.or.us/CommunityDevelopment>

11. Annual Performance Reports

Performance reports on programs covered by the Consolidated Plan are to be prepared by Washington County, the City of Beaverton and the City of Hillsboro for annual submission to HUD 90 days after the start of each program year (July 1). Draft performance reports will be made available through the established network of program participants, service providers, local jurisdictions, and partner agencies. The draft performance report will be available for comment for no less than fifteen (15) days, and any public comments received will be reported in an addendum to the final performance report.

12. Access to Records

To the extent allowed by law, interested community members and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan, Analysis of Impediments and Action Plan, project evaluation and selection, HUD's comments on the plan, and annual performance reports. In addition, materials on entitlement programs covered by

the Consolidated Plan, including activities undertaken in the previous five years, will be made available to any member of the public who requests information from the Washington County Office of Community Development, the City of Beaverton Community Development Department or the City of Hillsboro's Community Development Department. A complete file of community comments will also be available for review by interested parties.

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

13. Community Member Complaints

All materials relating to the Consolidated Plan, Analysis of Impediments and Action Plan, and to specific programs governed by the plan shall include the names and telephone numbers of appropriate persons designated as lead contacts. Inquiries, complaints, or grievances raised by members of the public will be addressed immediately, with every effort made to satisfactorily resolve issues prior to their becoming the subject of a formal complaint. Any written complaint or grievance will be investigated promptly and reviewed by the appropriate program manager or department head. A written response will be made to the complainant within no more than fifteen (15) working days, where practicable. Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

14. Amendments to the Community Participation Plan

The Consortium will provide community members with a reasonable opportunity to comment on any substantial amendments to the Community Participation Plan.

15. Availability of the Community Participation Plan

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

Contact Information:

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

City of Beaverton
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
CDBG Contact: 503-526-2433

City of Hillsboro
Community Development Department
150 E. Main Street, 5th Floor
Hillsboro, OR 97123-4028
503-681-6100
Email: cdbg@hillsboro-oregon.gov

Wpshare/2020-2024 Consolidated Plan/Con Plan Templates/Volume II

Appendix E
Public Notice, Public Comments & Public Hearing
Minutes

**NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT
2022 ACTION PLAN**

Washington County, City of Beaverton and City of Hillsboro

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

The Draft 2022 Action Plan is available for public review and comment from Wednesday, **March 16** through Thursday, **April 14, 2022**. Copies can be found during regular business hours at the City of Beaverton's Community Development Division located on the 4th floor at "The Beaverton Round" at 12725 SW Millikan Way in Beaverton, or the City of Hillsboro City Manager's Office at 150 E Main Street in Hillsboro. Copies of the draft plan documents can also be obtained from Washington County Office of Community Development located at 328 W Main Suite 100 in Hillsboro or by calling **503-846-8814**. In addition, you may download a version of the plan via the County's website:

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

(or go to www.co.washington.or.us/CommunityDevelopment click on Planning, Annual Action Plan option).

Two public hearings will be held on the draft plans in a virtual format and information regarding connection to the meeting will be available on the Office of Community Development website:

Wednesday, April 6, 2022 - 10:00 a.m.

Thursday, April 14, 2022- 7:00 p.m.

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 plan ahead by calling 503 846-8814 or TTY relay dial 711 or 1-800-735-1232.

You may comment on the draft 2022202 Action Plan at either of the public hearings, or by writing to

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

Or

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



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