

DRAFT 2024 Annual Action Plan

for Washington County and the Cities of Beaverton and Hillsboro



The 2024 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:
<https://www.washingtoncountyor.gov/commdev/annual-action-plan>

To be approved by the Washington County Board
of Commissioners April 23, 2024.

2024 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 (OCD) 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.

PY2024 is the fifth year of the Consolidated Plan cycle and the fourth 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 a five-year period.

This year, projects to be funded will address the following goals:

- 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 2022 Consolidated Annual Performance and Evaluation Report (CAPER), OCD provided an evaluation of the three years of the five-year Consolidated Plan. Washington County is well on track to meet the majority of the five-year goals.

CDBG awards funded the following accomplishments in the PY 2022 (July 1, 2022-June 30, 2023) serving a total of 3,037 persons:

- Supportive services – 1,403 persons
- Homeless Activities that Implemented “A Road Home: Community Plan to Prevent and End Homelessness” – 1,431 persons
- Workforce training assisted – 9 persons
- Housing Rehabilitation and weatherization improvement projects benefited 194 households. These included 20 households through the Office of Community Development’s Housing Rehabilitation Program, 19 households through Rebuilding Together, and 155 households through Community Action’s self-help and comprehensive weatherization programs.

Public Infrastructure began but was not completed in PY 2022 - City of Banks Wilkes Street Improvement.

PY 2022 ESG funds were awarded to a subrecipient in Spring 2023 with a contract start date of July 1, 2023. These funds will be used for homeless prevention.

A HOME Project is underway but did not complete in PY 2022. However, as noted in the PY2021 CAPER, because the drawdown of funds for the MaryAnn Apartments HOME-funded project occurred in PY2022, those 54 units are reflected here.

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.

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 13 and April 11. Public comment notices for this Action Plan were published in El Latino de Hoy, the Oregonian, the Beaverton Valley Times, and the Hillsboro Tribune. Public hearings were held on Wednesday April 3rd directly following the Housing and Supportive Services Network (HSSN) meeting and Thursday, April 11th directly before the Policy Advisory Board meeting.

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.

Comments will be reflected here in the final version.

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

All comments will be included in the final version.

7. Summary

Minutes of the public hear, as well as the written comments will be included in the attachments.

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, as well as with other departments in the County. This includes the Department of Housing Services/Housing Authority of Washington County for issues related to affordable 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

Washington County Office of Community Development

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Hillsboro, OR 97123

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) monthly where strategic discussions, consultations, information sharing, and feedback are provided between local government, non-profit housing and services providers, the faith community and private citizens. OCD coordinates with Oregon Housing and Community Services and the Housing Authority of Washington County, on housing affordability issues and housing pipeline.

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.washingtoncountyor.gov/commdev/2020-2024-consolidated-plan>

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 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 county's needs regarding housing needs of our most vulnerable. Work Group members also represented the Housing Authority, Department of Housing Services, 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 developers and county/city planning staff who are involved in housing issues. The Office of Community Development is an active participant in this group.

Washington County works closely with the City of Beaverton and the City Hillsboro on the annual Action Plans. Meetings are set up to discuss timing, deliverables, coordination, etc. This collaboration extends to CAPER production as well as Consolidated Plan and Fair Housing planning efforts.

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 identify 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, 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.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Community Action Organization
	Agency/Group/Organization Type	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.
2	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.

3	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 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	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.
5	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.
6	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.
7	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.
8	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.
9	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.
10	Agency/Group/Organization	HomePlate Youth Services
	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.
11	Agency/Group/Organization	CASCADE AIDS PROJECT
	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.
12	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.
13	Agency/Group/Organization	CODA
	Agency/Group/Organization Type	Services-Health

	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	LIFEWORKS NW
	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.
15	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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
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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 Housing Services	The Department of Housing Services (DHS) and OCD have worked closely to align A Road Home with the Consolidated Plan
Metro Affordable Housing Bond Local Implementation	Washington County Housing Services	The overall goal for the Department of Housing Services is to produce at least 814 units of regulated affordable housing in Washington County.
HB 2001 Analysis and Implementation	Washington County Land Use and Transportation	HB 2001 is intended to encourage housing affordability by increasing the supply of smaller housing units.
Metro Supportive Housing Services Plan	Washington County Housing Services	This plan outlines funding and support priorities for homeless services including clinical services, case management, and rent subsidy.

Table 3 – Other local / regional / federal planning efforts

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

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

The citizen participation process for the 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 13-April 11 (30 day) public comment period for the 2024 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 2024 Action Plan. The first on Wednesday, April 3rd directly following the HSSN meeting to maximize attendance, and the second on Thursday, April 11th at 7:00 p.m. in front of the Policy Advisory Board.

A consultation for the ESG program took place in October 2022 with the HSSN.

Citizen Participation Outreach

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

Any comments received during the public comment period will be included in the final document submitted to HUD

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The anticipated resources identified in this section include Community Development Block Grant (CDBG) program funds for Washington County, the HOME Investment Partnerships Program funds for the Washington County HOME Consortium, the Emergency Solutions Grant program funds for Washington County, and the competitive McKinney-Vento Homeless Assistance Act funds for the Hillsboro/Beaverton/Washington County Continuum of Care. They are based on the most recent allocation projections for these programs from the U.S. Department of Housing and Urban Development. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Washington County currently has several HOME and CDBG projects that were awarded grant funds in previous years that have not yet executed contracts. Due to federal and local policy, OCD is unable to fund projects until a contract has been executed. Within Table 2, stated prior year resources reflect dollars from previous grant years that had remained unobligated through previous application cycles.

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	1,973,743	0	0	1,973,743	0	These CDBG funds are used towards administration, public services (capped at 15%), public facilities, public improvements and Housing Rehabilitation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,775,000	174,525	744,275	2,693,800	0	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	155,907	0	0	155,907	0	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.

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. The Tigard Senior Housing development was recently completed and leased up on land owned by the City of Tigard.

Discussion

The regional Metro Affordable Housing Bond has significantly increased housing pipeline in Washington County and the effects of that influx has been noticed in the preparation of this plan. Currently, there are 11 projects in Washington County, three in the City of Beaverton and two in the City of Hillsboro. The County and cities are working closely to continue the alignment of these funds.

Currently, the County has three large CDBG infrastructure projects that were recently contracted. These projects were previously reported in the PY2021 and PY2022 Annual Action Plans:

- Cornelius 4th and 20th Avenue Sidewalks
- Cornelius Roundabout
- Cornelius Davis Street

These commitments, in the amount of \$615,000 have yet to be funded in IDIS as activities but will be included when the activities complete the contracting process and begin expending funds. These projects are all occurring on publicly owned land.

In addition, both HOME projects in this Action Plan are on publicly owned land that will be donated to leased to the project for a nominal fee (e.g. \$1 per year). This resource further leverages the investment of HOME 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 Special Needs and Populations	CDBG: \$210,000	Public service activities other than Low/Moderate Income Housing Benefit: 4446 Persons Assisted
2	New Construction of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$2,693,800	Rental units constructed: 185 Household Housing Unit
3	Increase Inventory of Single Family Housing	2021	2024	Affordable Housing	Washington County - Not including the City of Beaverton and the City of Hillsboro	Housing	CDBG: \$141,481	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: \$555,000	Homeowner Housing Rehabilitated: 20 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	Homeless	Washington County - Not including the City of Beaverton and the City of Hillsboro	Neighborhood and Community Development	CDBG: \$558,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3030 Persons Assisted
6	Supportive Services	2020	2024	Non-Housing Community Development	Washington County	Homelessness Public Services Housing	CDBG: \$459,345 ESG: \$155,906	Public service activities other than Low/Moderate Income Housing Benefit: 1765 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 35 Households Assisted
7	Workforce Training	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Public Services	CDBG: \$50,000	Other: 20 Other

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	Workforce Training
	Goal Description	Supporting the economic development of Washington County by providing workforce training within the community

AP-35 Projects - 91.420, 91.220(d)

Introduction

Washington County will use CDBG funds to provide assistance to two Public Infrastructure projects, seven) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”, three other Public Service projects benefiting extremely low-, low-, and Moderate-income persons; one workforce training program, two Affordable Housing Preservation programs, 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 24/25 is \$307,261.73 which is 15% of the annual grant plus a portion of the program income (\$40,521.19) received in the prior fiscal year. We will not exceed the 15% limit set by the regulations.

CDBG Funds will be utilized to assist with Homeownership in the City of Tigard in the amount of \$141,481 as part of the joint entitlement with the City. Public service activities, subject to the 15% cap, that provide services within the City of Tigard are separate from this amount and included in the Public Service totals listed in the paragraph above.

HOME funds will provide funding for the construction two affordable rental housing projects totaling 180 units, CHDO operating support, and overall program administration.

Activities funded by ESG include short and medium-term rental and utility assistance as well as housing stability case management services for low-income, ESG eligible participants. This project will serve 35 households.

#	Project Name
1	Just Compassion of East Washington County - Safe Parking East Washington County
2	Boys and Girls Aid - Safe Place Shelter
3	CASA for Children - Crucial Advocacy for Washington County Children in Foster Care
4	City of Cornelius -North Davis Street Pedestrian Improvements Phase 3
5	Bienestar - Resident Services
6	Community Partners for Affordable Housing Resident Services
7	Fair Housing Council of Oregon - Fair Housing Services
8	HomePlate Youth Services- Preparing Homeless Youth for Stability Using Outreach & Wraparound Support
9	Community Alliance of Tenants - Tenant Education and Eviction Prevention Services
10	Sagert Street and Stoneridge Neighborhood Pedestrian Safety Enhancement Project
11	Project Homeless Connect - Day Center

#	Project Name
12	Family Promise of Tualatin Valley - Housing Case Management Services
13	Worksystems, Inc - Economic Opportunity Program
14	City of Tigard - CDBG Homeownership
15	Office of Community Development - CDBG Program Administration
16	Office of Community Development - Housing Rehabilitation Program
17	Office of Community Development - Home Access and Repair for the Disabled and Elderly
18	Office of Community Development - Housing Rehabilitation Administration
19	Community Action Organization - Emergency Solutions Grant
20	Community Partners for Affordable Housing - CHDO Operating Grant
21	REACH CDC - Elmonica Station
22	Office of Community Development - HOME Administration
23	CPAH - Beaverton Senior Housing on 5th

Table 4 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Just Compassion of East Washington County - Safe Parking East 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
	Funding	\$30,000
	Description	Just Compassion of East Washington County is expanding their safe parking program into the southeastern part of Washington County. The safe parking program will provide a safe place to park overnight for individuals and families who are living in their car. Guests will have access to basic amenities and will be connected to Just Compassion social service programs that will assist with transition to permanent housing. Just Compassion will assign a case manager to these sites (separate from the city of Beaverton safe parking program) who will manage each host site, provide case management to each guest, and provide resources and a path to permanent housing. The new site is to be in the city of Tigard however, Just Compassion intends to expand into Tualatin, King City, and Sherwood.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income households annually.
	Location Description	12260 SW Hall Blvd, Tigard Oregon
	Planned Activities	CDBG funds will be used to pay for .23 FTE Safe Parking Case Manager, operating supplies including porta-potties, wash stations, and storage pods, and costs associated with moving guests into permanent housing limited to security deposits, first and last month's rent (no more than three months of assistance), application fees, and moving expenses. Costs may only be paid to the landlord or vendor directly on behalf of the client.
2	Project Name	Boys and Girls Aid - Safe Place Shelter
	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	\$30,000
	Description	Youth Care Counselors will provide 24/7 direct care, basic needs assistance, crisis intervention, and life skills support to youth receiving emergency shelter at Safe Place. Safe Place is the only shelter for homeless and runaway youth in Washington County. The program gives youth, families, and the community a low-barrier, safe shelter option where youth can safely exit street life, connect with positive adults, transition to stable housing, and reduce their likelihood of entering the adult homeless system.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	270 individuals
	Location Description	454 SE Washington Street, Hillsboro OR
	Planned Activities	CDBG funds will pay the personnel costs associated with 1.024 FTE Youth Care Counselors. This will cover two Youth Care Counselors at 20.5 hours per week.
3	Project Name	CASA for Children - Crucial Advocacy for Washington County Children in Foster Care
	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	\$30,000

	Description	CASA for Children, Inc.(CASA) will utilize CDBG funds to train and support Court Appointed Special Advocates or CASAs who will advocate for children in foster care in Washington County, in accordance with Oregon law (96-272), which states that all children in Oregon who live in foster care under the state’s protection are legally entitled to have a CASA assigned to their cases. These children have become wards of the court as a result of abuse and/or neglect by an adult in their home environment, but circumstances of children in foster care vary 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. The project anticipates supporting a minimum of 731 unduplicated children and teens in the foster care system within Washington County (not in Beaverton/Hillsboro).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	731 people
	Location Description	1401 NE 68th Ave. Portland, OR 97213
	Planned Activities	CDBG will pay 20% of the personnel costs associated with 5 1.0 FTE CASA Supervisors, a 1.0 FTE Program Manager, and a 1.0 FTE Legal Director.
4	Project Name	City of Cornelius -North Davis Street Pedestrian Improvements Phase 3
	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	\$358,000
	Description	The City of Cornelius will utilize\$358,000 in PY2024/2025 Community Development Block Grant (CDBG) funding to construct pedestrian improvements on the south side of North Davis Street, between North 11th Avenue and 10th Avenue. These improvements will include construction of a new 6-foot-wide pervious concrete sidewalk, ADA ramps, roadway, driveway approaches and drainage modification. A total of 1133 persons are anticipated to be served by this project.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	1,133 people
	Location Description	North Davis Street & 11th Ave, Cornelius, OR 97113
	Planned Activities	CDBG funds will be used exclusively for survey and construction of a new 6-foot-wide pervious concrete sidewalk, ADA ramps, roadway, driveway approaches and drainage modification
5	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	\$20,480.08
	Description	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.
	Target Date	6/30/2025
	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).
6	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	\$20,480.08
	Description	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.
	Target Date	6/30/2025

	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 • Red Rock Creek Commons - 11090 SW 68th Pkwy, Tigard, OR 97223
	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 Resident Services Manager, and two (2) Resident Services Coordinators.
7	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	\$6,384.95
	Description	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.

	Target Date	6/30/2025
	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.
8	Project Name	HomePlate Youth Services- Preparing Homeless Youth for Stability Using Outreach & Wraparound Support
	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	\$30,000
	Description	Community Development Block Grant (CDBG) funds will support an Outreach Coordinator (.36 FTE) who will work with 125 homeless youth (ages 12-24) in Washington County, specifically focusing on Forest Grove, Tigard, and Aloha. Objectives of this project include Providing emergency basic needs, including survival aid supplies; Individual assessments to identify youth needs and determine the best service delivery options; Access to treatment and counseling for mental health and substance abuse; Prevention and education activities; Information and referrals for job readiness and job searching; Crisis intervention and de-escalation for youth; Life-skills training. CDBG fund will be used to support salary, taxes, and benefits at .36 FTE of a total salary of \$75,762 = \$27,274.21 towards these personnel costs. CDBG will also be used for indirect costs at the 10% de minimis rate.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	125 Homeless Youths to the age 24
	Location Description	Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005
	Planned Activities	CDBG will pay for an estimated .36 FTE Outreach Coordinator and De Minimis 10%
9	Project Name	Community Alliance of Tenants - Tenant Education and Eviction Prevention 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	\$30,000
	Description	Community Development Block Grant (CDBG) funds will support staffing to offer CAT's three main projects to prevent homelessness: hotline services, outreach, workshops, and intensive referrals to attorneys, housing inspections or social services. Through the landlord-tenant hotline and educational workshops, staff will serve an estimated 240 tenants. CDBG funds will be used to support a portion of personnel costs of a Hotline Coordinator as well as the Program Director and Program Manager.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	240 tenants
	Location Description	1320 NE 63rd Ave, Portland, OR 97213
Planned Activities	CDBG funds will be used for personnel costs associated with the Hotline Coordinator, Program Director, and Program Manager.	
10	Project Name	Sagert Street and Stoneridge Neighborhood Pedestrian Safety Enhancement Project

	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	\$200,000
	Description	The City of Tualatin will utilize \$220,000 in PY2024/2025 Community Development Block Grant (CDBG) funding to improve 25 sections of sidewalk totaling up to 1,493 feet, install one new missing 50- foot sidewalk section, bring seven sidewalk ramps up to ADA standards, and remove and replace seven street trees causing sidewalk damage. CDBG funds will be used for the construction of the sidewalks, ADA ramps, and removal and replacement of trees. The project will be constructed entirely between July 1, 2024, and June 30, 2025. A total of 1897 low- and moderate- income persons are anticipated to be served by this project.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1897 low-and moderate-income persons
	Location Description	Stoneridge Neighborhood
	Planned Activities	CDBG funds will be used exclusively for construction contracts for sidewalk work, tree work, and ADA ramps.
11	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
	Needs Addressed	Homelessness
	Funding	\$30,000

	Description	Project Homeless Connect Washington County (PHC) will utilize CDBG funds to expand their Day Center and associated services, including outreach, transportation assistance, and the resumption of their One-Day service events following a hiatus during the COVID-19 outbreak. Services made available to the unhoused community through PHC include housing navigation, ID, and vital record replacements, applying for disability, social security, and government assistance benefits, as well as haircuts, foot care, medical, dental and vision care, employment information and many other services as needed, including transportation assistance. This assistance not only provides access to needed services that are otherwise difficult for many unhoused persons to obtain, but also relieves the financial burden of such expenses. PHC anticipates serving 3000 unduplicated individuals through its day center, outreach, and one day service event.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3000 individuals assisted
	Location Description	363 SE 6th Ave. Hillsboro, OR 97123
	Planned Activities	CDBG will pay the personnel costs associated with 1.0 FTE Day Center Manager, as well as the cost of TriMet passes and tickets for clients.
12	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
	Needs Addressed	Homelessness Housing
	Funding	\$30,000

	Description	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.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	50 people 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.
13	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	\$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.
	Target Date	6/30/2025

	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
14	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	\$141,481
	Description	The Use of CDBG funds will support homeownership of low to moderate income households.
	Target Date	6/30/2025
	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.
15	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 New Construction of Rental Housing Increase Inventory of Single Family Housing Preservation of Single Family Housing Public Infrastructure Improvement Supportive Services

	Needs Addressed	Homelessness Housing Economic Development Public Services Neighborhood and Community Development Special Needs and Populations
	Funding	\$412,000
	Description	General administration, management, and oversight of Washington County's CDBG program.
	Target Date	6/30/2025
	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 2024 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, 2025 Any unspent CDBG Administrative funds at the end of the year will be used to cover CDBG expenditures.
16	Project Name	Office of Community Development - Housing Rehabilitation Program
	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	\$100,000
	Description	The Office of Community Development will provide seven low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton residents) to make needed repairs to the owner-occupied homes.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	5 income-qualified homeowners
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton and City of Hillsboro).
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities.
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 Special Needs and Populations
	Funding	\$100,000
	Description	The Office of Community Development's HARDE Program will provide grants to persons over the age of 62 for the purpose of making repairs of an urgent nature or accessibility improvements for disabled homeowners or renters
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 income-qualified households will be assisted through this project
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton).

	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the HARDE Program. Washington County will also be administering the City of Hillsboro's CDBG Housing Rehabilitation grant funds in the amount of approximately \$200,000.
18	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 Supportive Services
	Needs Addressed	Housing
	Funding	\$355,000
	Description	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. The Housing Rehab Admin budget reflects costs for an additional Housing Rehab staff person. The funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program.
	Target Date	6/30/2025
	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.
19	Project Name	Community Action Organization - Emergency Solutions Grant
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness Housing
	Funding	\$155,907

	Description	Community Action Organization (CAO) is requesting an estimated \$144,213 in FY2024/2025 ESG funding and the provided \$155,907 SHS match for a one-year grant to provide short- and medium-term rental and utility assistance as well as housing stability case management services for low-income, ESG eligible participants. The project will serve 35 households over the program year, dependent on the length of assistance provided.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	35 low-income households
	Location Description	Services provided countywide. 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 CAO with their office located at 1001 SW Baseline Street, Hillsboro, OR 97123.
	Planned Activities	ESG funds will be used to fund a portion of personnel costs for a Housing Navigator (.25 FTE) and for a Documentation Specialist who provide primary support to the clients. The remainder of the funds will be used for direct client assistance in the form of short- and medium-term rental assistance.
20	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	\$50,000
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (administrative offices).
	Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.
21	Project Name	REACH CDC - Elmonica Station
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	\$1,200,000
	Description	Elmonica Station will consist of new construction of 81 units of affordable housing. The project will provide 33 units serving households at 0-30% AMI, 47 serving households at 0-60% AMI, and 1 manager's unit. Of the 81 total units, 24 will be studios, 24 will be 1-bedroom units, 18 will be 2-bedroom units and 15 will be 3-bedroom units. Accessible design features will encourage multi-generational housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	81 low to moderate income households
	Location Description	17030 SW Baseline Road, Beaverton OR 97239
Planned Activities	The HOME funds will support construction-related activities of the project.	
22	Project Name	Office of Community Development - HOME Administration
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	\$243,800

	Description	Oversight, management and monitoring for the HOME Program is budgeted in the amount of \$246,830. Funds from PY20 and PY21 will be utilized toward administration.
	Target Date	6/30/2025
	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.
23	Project Name	CPAH - Beaverton Senior Housing on 5th
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	\$1,200,000
	Description	The Beaverton Senior Housing on 5th project proposes the new construction of 104 units of affordable housing for senior residents (aged 55 and older), with a particular focus on seniors exiting homelessness and at risk of displacement, and integrating supportive services and accessible living quarters in close proximity to numerous public and private amenities. All units will be affordable below 80% AMI, and 30 of the units will be maintained at rates affordable to 30% AMI.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	104 low- and moderate income families
	Location Description	5050 SW Hall Blvd, Beaverton, OR 97005
Planned Activities	\$400,000 for architectural and engineering costs and \$800,000 for construction	

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 fourth 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 2024 utilizing HOME funds. CDBG funds will be used for 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 185 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 2024 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 2024 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 support efforts and local incentives that facilitate the construction or rehabilitation of affordable housing, such as system development charge waivers and property tax abatement.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	207

One Year Goals for the Number of Households to be Supported	
Special-Needs	0
Total	207

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	185
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	207

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

Discussion

Affordable housing activities will include construction of 185 new rental units. 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 20 existing units will be rehabilitated serving non-homeless households. This will include 5 households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and an estimated 15 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.

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.

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

Introduction

Public housing is essential for providing safe and affordable rental options to eligible low-income individuals, seniors, and those with disabilities. The Housing Authority of Washington County (HAWC) oversees 244 public housing units across the county, including multi-family complexes and single-family homes and duplexes, ensuring residents pay around 30% of their adjusted household income towards rent.

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

In the upcoming year, despite facing the challenge of underfunding, HAWC is dedicated to significant capital improvements to enhance the living conditions within our public housing units. Key focus areas include the building envelope and interior living spaces, with upgrades planned for cabinets and other essential elements to enrich resident experience. Energy efficiency improvements in building systems are also a priority, aimed at reducing operational costs and our environmental footprint.

The approval of our Section 18 application by HUD is a strategic step forward, allowing the disposition of 60 high-maintenance units, thus offering affected residents Tenant Protection Vouchers and extensive moving support. The proceeds from these sales are earmarked for the acquisition of multifamily affordable housing properties, with a portion reinvested into our existing portfolio to maximize the benefits of these funds.

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

HAWC is dedicated to fostering an environment that encourages resident involvement in management decisions and participation in homeownership opportunities. This commitment is evident through our Resident Advisory Board (RAB) meetings, client newsletters, and the inclusion of Public Housing residents in the Housing Advisory Committee and Housing Authority Board of Directors. Additionally, the Family Self-Sufficiency program, regional Workforce Systems jobs program, and the facilitation of Individual Development Accounts (IDA) reflect our holistic approach to resident empowerment and financial independence, paving the way for homeownership and educational advancement.

To foster greater involvement among public housing residents in both management and the journey toward homeownership, HAWC is actively enhancing its engagement strategies and support systems. Central to these efforts is our partnership with Bienestar, through which HUD-endorsed homeownership readiness counseling is provided. This initiative has already sparked significant interest among our residents, illustrating our dedication to equipping them with the necessary insights and tools for

homeownership.

In line with our Section 18 objectives, we are broadening our outreach efforts to emphasize the unique chance for low to moderate-income families to embark on homeownership. Recognizing the challenges that often accompany this journey, we are committed to identifying and collaborating with community resources aimed at reducing these barriers. Our goal is not only to make homeownership more accessible but also to empower our residents to take an active role in shaping their futures and the

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

As a Moving to Work Agency and designated High Performer, HAWC is committed to maintaining the highest standards of operation and service delivery.

Discussion

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

Introduction

Homelessness is a community concern with no jurisdictional boundaries that 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 updated the plan and extended it through 2025. In 2020, with the passage of a significant regional levy, a Local Implementation Plan was created to scale up system goals and planned investments in alignment with existing plans.

Washington County’s Homeless Services System is guided by the regionally established values for the SHS program and the long-held values of our Continuum of Care:

- Strive toward stable housing for all using a housing first approach;
- Lead with racial equity and work toward racial justice;
- Fund proven solutions;
- Leverage existing capacity and resources;
- Evolve systems to improve;
- Demonstrate outcomes and impact with stable housing solutions;
- Ensure strong collaboration, system alignment, transparent oversight and accountability;
- Center people with lived experience; and
- Embrace regionalism and local expertise.

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 align with goals identified in the Homeless Services Work 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 unsheltered persons and assessing their individual needs align with Homeless Services Work Plan goals by supporting strategies to link people to appropriate shelter and housing opportunities and removing barriers to 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, and clothing closets. Through this engagement, unsheltered individuals access Community Connect, Washington County's coordinated entry system.

Washington County maintains adequate outreach capacity to ensure full geographic coverage of the county and engage with unsheltered individuals to assess their individual needs and barriers related to shelter and housing, and facilitate rapid exits from the streets. This includes supporting 9 outreach teams, 7 that provide geographically specific outreach and 2 that focus on specific populations including immigrant and refugee populations and youth. Outreach coordination includes weekly case conferencing to facilitate collaborative problem solving and coordination across outreach, shelter and housing providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

One Year goals to support the emergency shelter and transitional housing needs include sustaining existing shelter capacity at no less than 426 beds, increasing diversion resources, increasing access center capacity to support the immediate needs of unsheltered individuals, reducing shelter stays to a 100 day average system wide, and increasing exits to permanent housing destinations. These goals are achieved through the support of the Washington County SHS Program, increased investments from the State of Oregon, and a 5-year Public Safety Local Option Levy passed in 2020. Additionally, Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support family and youth shelters in Washington County.

The shelter system is operated in coordination with the broader continuum of care. Shelter beds are accessed through a coordinated referral system. Shelter programs work in close coordination with Street outreach to ensure timely connection to available shelter beds across the county. Shelters are also staffed with Housing Liaisons with a primary role of ensuring connections to the full range of housing opportunities including family reunification, shared housing opportunities, and inpatient or higher level care settings as needed.

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

Moving chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth into permanent housing independent living is the primary priority of the

Homeless Services Plan. One year Action Plan goals include:

- Average Shelter Stay at 100 days or less
- 75% Positive exits from shelter
- 90 day average time from housing program enrollment to Housing move in date

These goals are guided by our Continuum’s Housing First approach to connecting households to the most appropriate resource available and utilizing progressive engagement practices to right size interventions over time to help households obtain and maintain housing.

Utilizing a “no wrong door” approach to Coordinated Entry and expanding access points to culturally specific organizations, increased street outreach, and increased coordination between shelters and housing programs, our Continuum continues to focus on ensuring access to prevention and rehousing supports for households at risk of or experiencing homelessness. The Coordinated Entry system - Community Connect –seeks to divert people from entering emergency shelter, when possible, and support their rapid exit to a permanent housing destination. Federal, State, Regional, and local funds are leveraged to provide Supportive Housing, Long-term and Short-term Rent Assistance, and Housing Placement services. The Continuum is focused on developing a system of care that is responsive to the housing needs of the diverse homeless population and maximizing resources to will implement 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.

Community Action Organization will receive an estimated \$144213.97 in ESG funds to support rent assistance, financial assistance, and housing relocation and stabilization services to serve approximately 35 low-income households.

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

The one-year Action Plan goals to support low-income persons from becoming homeless align with the Homeless Services Work Plan 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 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.

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 Homeless Solutions Council, the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers with current attendance of multiple 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).

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

Last year, Governor Kotek established a Statewide Housing Production Goal of 36,000 homes per year, and a Housing Production Advisory Council (Council) that developed an action plan to meet it. Many of the Council’s recommendations are now contained within bills under consideration by the state legislature or in draft form. These will further shape how local jurisdictions facilitate housing production and foster affordability. Staff expects to prepare ordinances this year and next based on resulting state requirements.

Long Range Planning Community Planning staff (staff) is on a related state advisory committee regarding rulemaking for Oregon Housing Needs Analysis (OHNA) (House Bill 2889) requirements, to occur over the next two years. Mandates include local actions to increase housing production with fair and equitable outcomes based on specific local need, and accountability measures. Staff will begin work toward a required Housing Needs Analysis, Housing Capacity Analyses and Housing Production Strategy as required by the state.

County ordinance work to implement state-adopted Climate Friendly and Equitable Communities (CFEC) rules (2022) is also planned for this year, including elimination of minimum parking standards which affect housing production costs.

Staff will continue past efforts to reduce regulatory barriers to residential development to facilitate and incentivize growth and diversity in urban housing supply. Goals are to meet related state law, further reduce code barriers observed during review of applications subject to Middle Housing standards adopted in 2022, make it less complex to build smaller/more affordable homes, incentivize retention of existing housing stock on development sites (typically less expensive than comparable new housing),

spur expansion of housing options attainable at a broad range of incomes, help reduce competition for housing at low and moderate price points, and implement standards allowing hotel/motel conversion to affordable housing and shelter facilities in all land use districts per state law (HB 3261 and HB 2006). Upcoming ordinance work will also propose Community Development Code (CDC) amendments to allow or facilitate certain forms of rural housing, as allowed by the state.

Staff will also conduct an audit of the Community Development Code (CDC) to identify needed updates to development standards overall, and where changes to residential standards are needed to provide a clear and objective review path that helps reduce cost and delay in the housing approval process.

Discussion

LUT staff will continue to coordinate with staff from the Office of Community Development and the Department of Housing Services, 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).
- Consider other revisions to encourage a greater supply and diversity of housing types.

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

Introduction

The following is a discussion of the actions planned in 2024 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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. This leverage allows developments to house extremely low-income households, while still receiving full rental revenue that can support project operations.

Actions planned to foster and maintain affordable housing

Washington County will continue to foster development and preserve/maintain affordable housing in

2024 utilizing HOME and CDBG funds. Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of 185 units of affordable rental housing. CDBG funds will also be utilized to maintain older single family homes owned by low-income and disabled households, as well as support new single family development. Other actions that the County proposes to take in 2024 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 programs which help people to remain in their homes.
- 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.
- Supporting rent assistance and housing stability case management.

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 2024 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 Community Housing Development Organizations (CHDOs). These resident services are critical to ensuring pathways to self-sufficiency while living in affordable housing.

Actions planned to develop institutional structure

There are strengths in the institutional delivery system in Washington County, with relationships built and advocacy occurring in groups such as the Housing and Supportive Services Network of Washington County and the Coalition of Housing Advocates. These groups work to provide 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.

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. The Homeless Management Information System (HMIS) has also been a

strength in managing collective data for homeless services. 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 those with HIV/AIDS.

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

Projects funded with HOME and CDBG in PY 2024 will support the ongoing work of local funding sources – the Metro Affordable Housing Bond and the Metro Supportive Housing Services Measure – which have transformed the landscape of affordable housing and supportive services in the past four years. Housing developments are frequently required to provide permanent supportive housing within the development, and to create partnerships with organizations to provide culturally specific, supportive services onsite. State resources have also emphasized permanent supportive housing.

Discussion

Our collective work with community organizations, fellow jurisdictions and developers continues. Federal resources like CDBG, HOME and ESG are important components of this work, and are significantly leveraged by local funds and publicly owned land used for these programs and projects.

Program Specific Requirements

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

Introduction

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	57,779
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:	57,779

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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.

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 2024.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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.washingtoncountyor.gov/commdev/policies-and-procedures>

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.

Consultations were held with the HSSN and CoC on 2/11/22, 3/2/22, 10/6/22, and 11/2/22. These consultations led to the ESG funds being awarded through a competitive process in which nonprofit organizations were encouraged to participate.

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 2024 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.



DRAFT
PY24 City of Beaverton Annual Action Plan

Executive Summary

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

1. Introduction

The City of Beaverton (the City) is part of a consortium (Washington County, Hillsboro, Beaverton) of Community Development Block Grant (CDBG) entitlements who consolidate their efforts by combining the efforts for planning and outreach to the community to determine need as well as urgent issues which may arise. The Consortium has been diligent in continuing to evaluate and provide aid to the most urgent and lingering needs of COVID that still impact the area's most vulnerable. 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 were determined through considerable research and community outreach efforts. This Annual Action Plan represents the Consortium's final year of the 2020-2024 Con Plan. The activities specified in this plan are for the period from July 1, 2024, through June 30, 2025 (PY24).

A significant part 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 less than anticipated. The city has budgeted a federal award of \$ \$635,000. Cumulatively, over the last four years, the city's entitlement has decreased by around \$100,000. The city will make funding allocations that consider the following priorities:

Con Plan/Annual Action Plan Objectives

- Public Services support, capped at 15% of entitlement plus previous year's program income.
- Homeless prevention and supportive services
- Housing adaption and rehabilitation
- Homeownership

- Economic Development

2. Summarize the objectives and outcomes identified in the 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)

The city continues to receive funding requests beyond the CDBG Entitlement amount. The city exceeded its projected service numbers again and is on track to meet the goals and outcomes set forth in the Five-year Consolidated Plan.

3. Evaluation of past performance

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 has grown smaller over the past several years, we are not able to fund all requests. What we are able to fund is a much smaller amount than requested. To provide an impactful amount of funding to applicants, the city reduced the number of agencies it would fund through the PY24 NOFA. The highest number of applications were received in the areas of public services and critical home repair. The need of low-income Beaverton residents has outpaced the city's CDBG entitlement award.

4. Summary of Citizen Participation Process and consultation process

The City of Beaverton released a Notice of Funding Availability in December 2023, followed by a mandatory workshop. The workshop was advertised through an extensive email list maintained and updated frequently by staff. The list is comprised of previous applicants, Housing Social Services Network listserv, Washington County nonprofits, service providers, and culturally specific agencies. These lists are dynamic and are updated and added to each year as the city grows. The Notice of Funding Availability was placed in local publications (Beaverton Valley Times, El Latino de Hoy and the Asian Reporter) and was placed on the city's webpage. Applications were accepted through December 22.

The Consortium posted the Notification of 30-day Comment Period as well as the dates and times of public hearings in local publications (The Oregonian, Beaverton Valley Times, Hillsboro Argus, El Latino de Hoy and the Asian Reporter). The Plan is available on the Washington County Office of Community Development (OCD) and cities of Beaverton and Hillsboro webpages with hard copies available at Beaverton and Hillsboro City offices, OCD and select public libraries.

The Consortium will present the Annual Actin Plan at the Housing Supportive Services Network meeting, and at the Washington County Policy Advisory Board meeting, where community members can provide comments and feedback. All comments and feedback will be considered.

5. Summary of public comments

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

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

No comments or views were received that were not accepted.

7. Summary

Please see Consortium Lead Entity for summary of comments.

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 part of the Washington County Consortium with Washington County Office of Community Development and the City of Hillsboro. Washington County is the Lead Consortium Entity.

Consolidated Plan Public Contact Information

Tyler Ryerson, Development Division Manager
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 can notify a large number and broad range of service providers who can voice their opinions and concerns about the draft plan. Additionally, the Consortium contacts non-profit organizations directly, whom they have worked with in the past, or have ongoing relationships with. Local government agency contacts are also consulted with during the Consolidated Plan Process.

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.

The Housing and Supportive Services Network (HSSN) is an important collaboration of stakeholders in the community working together to perform planning, coordination of services and housing, and education to the public on serving individuals and families who are "at-risk" of becoming homeless or are homeless and may have special needs. HSSN helps to ensure the Continuum of Care (CoC), a coordinated and integrated approach to providing affordable housing and services for individuals and

families who are at risk of becoming homeless or who are already homeless. The city is a participating and voting member of the HSSN group

The city's Community Services and Engagement Department oversees the city's current, temporary, homeless shelter. However, recently the city was awarded, through a Congressional Appropriation, an EDI CPF grant which is currently under construction and will provide year around shelter and supportive services.

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.

The city is not awarded ESG funds. However, over several years city staff have regularly attended the Housing and Supportive Services Network (HSSN) meetings, of which the city is a voting member, 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 populations that exist within the CoC geographic region. 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 living situation based on individual need.

The City of Beaverton provides input on the allocation of ESG funds at HSSN meetings and has voting privileges as a member. The city is informed of outcomes of ESG funds and updated on HMIS as necessary.

Please also 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

1	Agency/Group/Organization		Washington County
	Agency/Group/Organization Type		Housing PHA Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?		Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?		See matching section of lead entity member Washington County Office of Community Development
Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Table 2 – Agencies, groups, organizations who participated

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

No agencies were knowingly left out.

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 Strategic Plan 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
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.
Downtown Equity Strategy Plan	City of Beaverton	THE DES Plan is a joint initiative of the City of Beaverton and the Urban Renewal Agency to guide public investments in downtown Beaverton with a focus on racial equity, preventing and mitigating displacement due to renewal activities. The investment in the area will result in important housing infrastructure and affordable housing opportunities.
Metro Affordable Housing Bond	City of Beaverton	Implement a voter-approved bond funding for the creation of at least 208 affordable housing units

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 population served with CDBG funds are given priority consideration in all aspects of city involved development. Outreach is taken seriously, and a wide net is cast to ensure that those who have been historically marginalized are given a voice in development activities that affect their lives. High priority is given when considering the type and placement of public services, housing, and amenities all the while mitigating displacement and preserving housing

which may not be regulated, but still has affordable rents. The city understands that any development undertaken which makes the city a more attractive place to work, live and engage socially, can have unintended consequences, and takes a proactive approach to mitigate such risks.

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 citizen participation process through the Consolidated Plan, determined how the city set its goals and put forth in its Annual Action Plan. We broaden our outreach for citizen participation each year, adding to the list of contacts new non-profits in the area. The city advertises and offers information in several languages as offers technical assistance to anyone needs translation services or accessibility accommodations.

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, , various Asian languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See Consortium Lead Agency AAP	See Consortium Lead Agency AAP	There were no comments which were not accepted.	

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, Various Asian Languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Social Services networks that work with a broader community	See Consortium Lead Agency AAP	See Consortium Lead Agency AAP	There were no comments which were not accepted	

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	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, various Asian Languages</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Social Services Network and City of Beaverton List serves</p>	See Consortium Lead Agency AAP	See Consortium Lead Agency AAP	There were no comments which were not accepted.	

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	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish various Asian Languages</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	See Consortium Lead Agency AAP	See Consortium Lead Agency AAP	There were no comments which were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction: THESE ARE DRAFTS NUMBERS

Anticipated Resources The following are estimates as the City has not yet received it's entitlement award notification.

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	650,000	78,200	149,907.80	878107.80	720000	The city anticipates that all funding will be drawn down and that no available funds will be carried forward in PY24. The Con Plan estimated a \$720,000 annual CDBG entitlement award. There are two years left in the Con Plan (PY23 and 24). However, PY22 and PY23 saw decreases in actual entitlement awards which will affect the overall spending and total outcomes.

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, volunteer hours, and other sources in the agencies' budget will be used to leverage and complement CDBG funds should they be awarded. Leverage is given a point value when scoring applications that are received through the NOFA (the more leverage brought by the agency, the higher the score). For example, Community Action, who receives a critical home repair CDBG grant, also administers the State of Oregon's weatherization program. Home repair funds are often coupled with State weatherization funds which double the impact of CDBG awards. Proud Ground partners with Habitat for Humanity in further reducing the cost of homeownership via sweat equity, to those who typically could not afford to purchase a home. The city does not receive funds that have match requirements currently.

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 Beaverton is developing affordable housing through the Metro Affordable Housing Bond. The MaryAnn which has been completed is fully leased with a growing waitlist. Main Street (Wishcamper) is a project currently in construction with an expected completion of May 2025. Elmonica Station will be built on Metro-owned property in partnership with Metro. The project is currently in the planning phase, expected to break ground in the fall. It will utilize Section 8 Project Based Vouchers and include 30% AMI units. The third Metro Bond project being built on a city owned property, was purchased several years ago with Section 108 funds. A Change of Use notification was published with no comments received. The project is expected to be for seniors and is currently in the predevelopment phase, it is expected to include Project Based Section 8 Vouchers, with a large number of Permanent Supportive Housing (PSH) units geared to assist seniors experiencing homelessness. All these projects and activities meet National Objectives.

Discussion

The city has recently received two EDI CPF grants. One of these grants will go towards creating a much-needed homeless shelter and the other, a non-profit incubator which will assist those wishing to start a non-profit agency to serve Beaverton's low-income population. Both projects fall

within the city's consolidated plan priorities and PY23 activities, providing additional, non-CDBG leverage. The total amount of funds being spent on these projects is approximately \$7,000,000. With shrinking CDBG funds this is a much-needed lift to helping Beaverton's residents.

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 Boys and Girls	2020	2024	Homeless			CDBG: \$37000	Homeless Person Overnight Shelter: 22 Persons Assisted 666 nights
2	Homebuyer Programs	2020	2024	Affordable Housing			CDBG: \$125,000	Homeowner Housing Added: 1 Household Housing Unit
3	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing			CDBG: \$200,000	Homeowner Housing Rehabilitated: 52 Household Housing Unit
4	Supportive Services EMO CASA	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$61005	Public service activities other than Low/Moderate Income Housing Benefit: 81 Persons Assisted 1480 nights
5	Micro Enterprise Technical Assistance	2020	2024	Non-Housing Community Development			CDBG: \$100,000	Businesses assisted: 45 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 continues to use its CDBG funds to serve its most vulnerable residents. The city will utilize the CDBG program to help alleviate homelessness and help those experiencing homelessness, provide needed public services to families, assist agencies who help first time homebuyers with purchase subsidies to successfully gain housing stability and grow generational wealth. Assistance will be made available to low-income, owner-occupied homeowners with critical home repair and/or disability adaptation needs. Continued funding will be granted to support microenterprise technical assistance which assists in job creation, skills training and access to financial products and financial literacy.

The City of Beaverton continues to be open to creating new relationships with partners that plan to benefit the City of Beaverton low-income populations, while retaining existing partnerships that are working well. This last year the city partnered with two agencies who have not been previously funded. These agencies assist families experiencing and/or at risk of homelessness and an outreach, service program for low-income, Korean speaking senior citizens to help alleviate social isolation.

Table 7 – Project Information

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

City allocation priorities are directly tied back to the Consolidated Plan and feedback received through the public outreach meetings which informed the Analysis of Impediments and Equity Plan. The obstacles we face are serving a population with great need with very few dollars and a 15% restriction on public services.

AP-38 Project Summary

Project Summary Information

1	Project Name	Boys and Girls Aid
	Target Area	Beaverton
	Goals Supported	Implements a Road Home
	Needs Addressed	Homeless Services Youth - Shelter
	Funding	CDBG: \$37,000
	Description	Shelter services for homeless youth referred by Washington County Community Connect - Implements a Road Home
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	22 Children will receive shelter services for approximately 666 nights which also include attending school, food, study assistance and counseling.
	Location Description	9320 SW Barbur Blvd, Portland Oregon.
	Planned Activities	Provide emergency shelter, basic needs, limited case management, and referral services to eligible youth ages 13-19, experiencing homelessness, while targeting permanent housing.
2	Project Name	CASA for Kids
	Target Area	Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Children in Foster Care Court Advocacy
	Funding	CDBG: \$24005
	Description	Court advocates for children in foster care

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 73 foster children will receive court advocate assistance.
	Location Description	The address for the main office is 1401 NE 68th Avenue Portland, OR 97213. However, children in foster care within the City of Beaverton
	Planned Activities	Improve and protect the mental and physical health of children who have been abused and neglected and removed from their families. In court, a Court Appointed Special Advocate (CASA) takes actions that are strictly in the child's best interest, including helping them maintain a stable living situation, linking them to essential services at partner social service agencies, schools, and other government agencies, and helping to find a safe, permanent home.
3	Project Name	Ecumenical Ministries of Oregon
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Homeless Youth
	Funding	37,000
	Description	Homeless high school youth placed with volunteer families
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 persons/ 1480 nights
	Location Description	City of Beaverton/City of Beaverton School Districts
	Planned Activities	High School Children who are homeless will have placements will volunteer families within the Beaverton City Limits

6	Project Name	Proud Ground
	Target Area	Beaverton
	Goals Supported	Homebuyer Programs
	Needs Addressed	Homeownership
	Funding	CDBG: \$125,000
	Description	Provide Proud Ground with funding to purchase real property which creates home ownership opportunities for low-income homebuyers through a land trust model on a 99-year lease.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	One homeowner will be assisted. However, it will be combined with funds which were unspent but carried forward for additional opportunities.
	Location Description	5288 No. Interstate Portland OR 97217 (headquarter office). Homes will be purchased inside the City of Beaverton
	Planned Activities	Purchase of one home through a land trust model for low-income home buyers
7	Project Name	Community Action Homeowner Critical Rehab
	Target Area	Beaverton
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Affordable Housing Preservation
	Funding	CDBG: \$50,000
	Description	Facilitate critical need rehabilitation for low-income owners, often coupled with State of Oregon Weatherization Program activities.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	5 Homeowners
	Location Description	1001 SW Baseline St. Hillsboro, OR 97123 Homeowners will live in city of beaverton limits
	Planned Activities	<p>Repair to owner occupied housing which needs:</p> <p><u>Minor</u> housing system repair/replacement such as HVAC, water heater, sewer connection, water connection, electrical service, drainage, broken windows and/or</p> <p><u>Major</u> building component repair/replacement such as a roof, supportive wall, floor, siding, and or foundation due to current leaking or potential risk of failure within the next two years.</p> <p><u>Preventative</u> measures such as insulation, caulking, and other repairs that keep the house dry and more energy efficient.</p> <p><u>Emergency</u> replacement of small appliances</p>
8	Project Name	Unlimited Choices Adapt and Mend a Home
	Target Area	Beaverton
	Goals Supported	Owner Occupied Housing Rehabilitation and Disability Adaptions
	Needs Addressed	Affordable Housing Preservation and critical need
	Funding	CDBG: \$100,000
	Description	Critical home rehab and adaption services for low-income Beaverton residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 low-income homeowners who have critical home repair issues and/or are in need of accessibility adaption features to help them remain in their City of Beaverton homes.
	Location Description	211 SE 80th Avenue Portland, OR 97215

	Planned Activities	<p>Repair to owner occupied housing which needs:</p> <p><u>Minor</u> housing system repair/replacement such as HVAC, water heater, sewer connection, water connection, electrical service, drainage, broken windows and/or</p> <p><u>Major</u> building component repair/replacement such as a roof, supportive wall, floor, siding, and or foundation due to current leaking or potential risk of failure within the next two years.</p> <p><u>Adaption</u>: providing accessibility features (grab bars, tub cut-outs, ramps) for disabled households in need to remain in their house.</p>
9	Project Name	Micro Enterprise Services of Oregon
	Target Area	Beaverton
	Goals Supported	Micro Enterprise Technical Assistance
	Needs Addressed	Job Creation and Security
	Funding	CDBG: \$50,000
	Description	Microenterprise technical assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 Low-income individuals who are seeking technical assistance, retention, financial literacy, and access to loan products for creating, retaining and/or growing a microenterprise to achieve economic self-sufficiency.
	Location Description	City of Beaverton
Planned Activities	30 Low-income individuals who are seeking technical assistance, retention, financial literacy, and access to loan products for creating, retaining and/or growing a microenterprise to achieve economic self-sufficiency.	
10	Project Name	Professional Business Development Group
	Target Area	Beaverton
	Goals Supported	Job Security and Economic Growth - Microenterprise Technical Assistance and Education

	Needs Addressed	Beaverton
	Funding	CDBG: \$50,000
	Description	Microenterprise technical assistance to low-income individuals who are seeking opportunity and assistance with: creating, retaining, developing financial literacy and building connections and professional relationships with emphasis on construction trades.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 Low-income individuals seeking economic self-sufficiency
	Location Description	City of Beaverton
	Planned Activities	Comprehensive and customized foundational support such as setting up a legal entity business planning, certification support, access to work opportunities, bidding, bonding, insurance and networking with industry experts. Advanced consulting through PBDG's advanced consulting in a peer-based cohort learning designed to support the growing business in the areas of project management, coaching, cost estimation, and project completion along with subcontracting opportunities, licensing, registration, COBID certification, and construction education. Maximize outreach to small construction businesses in Beaverton, understand their needs, and define an action plan for them to thrive and be competitive in bidding.
11	Project Name	Administrative
	Target Area	Beaverton
	Goals Supported	Implements a Road Home Homebuyer Programs Owner Occupied Housing Rehabilitation Supportive Services Micro Enterprise Technical Assistance
	Needs Addressed	Homelessness, Homeownership, Affordable Housing Preservation and Support Services

Funding	CDBG: \$140,231
Description	Allowable admin costs not to exceed 20 percent of CDBG Allocation
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City of Beaverton
Planned Activities	Salary costs to staff who provide support, technical assistance and compliance with HUD and other cross-cutting federal requirements.

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

Target Area	Percentage of Funds
City of Beaverton	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Entitlement award is based on the low-income population within the City of Beaverton and is where resources are directed. Those who have a Beaverton address but live outside of the city are served by the Washington County Office of Community Development who serves greater Washington County.

Discussion

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 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 is active 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 Plan has been created through extensive community input and is proactively working to manage any negative impacts this development may have on the low-mod BIPOC community.

Given increased interested in Beaverton, Long Range Planning and the Affordable Housing Team are beginning to look at any potential negative impacts city improvements may have on mobile home parks. Creating a dialogue with park residents and owners as well as the possibility of creating protections through city code, which would enhance already existing state laws are being considered.

Discussion

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 about the annual activities it undertakes to meet objectives outlined in the plan. The Consolidated Plan also provides the strategies and approaches the city uses to implement the PY23 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 which provides services to low and moderate-income homeowners 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.

The city is very concerned with any potential sale of mobile home parks which would create the displacement of over 100 low-income homeowners and renters. To maintain and preserve affordable

housing, planning for such an event has begun.

Actions planned to reduce lead-based paint hazards

Through the city's housing rehabilitation program, subrecipients are required to have staff and contractors trained in the recognition, handling, and removal of lead-based paint. Results are sent to the city and remediation performed, if necessary, under the Lead Safe Housing Rule. Due to the nature, type and cost of activities performed with the city's critical rehab and repair programs, lead remediation has not yet been triggered.

Actions planned to reduce the number of poverty-level families

The goal of funding microenterprise activities is job creation not only for the owner, but for those who they employ, creating economic opportunities and wealth creation. 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), culturally specific organizations, and the city's Social Services programs funding through its General Fund. 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. The Beaverton Organizing and Leadership Development program (BOLD) is a free leadership program targeting immigrants, refugees, and people of color intended to promote civic engagement and encourage diversity in city leadership positions. BOLD is a key strategy of the Cultural Inclusion program to boost engagement of underrepresented communities in city government and encourages participants to develop skills to hold government positions.

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 also collaborates with the Long-Range Planning team to give and receive input in the

future development of affordable housing and resources in 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 strong partnership with the Fair Housing Council of Oregon which has provided training for tenants and landlords, pairs testing, education regarding the history of housing discrimination in the local area and resources for Beaverton residents who believe they may have experienced discrimination. Previous 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 strengthened relationships with affordable housing developers and general contractors, with the end goal of increasing participation of minority and women owned subcontracting firms who are COBID registered with the state. 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 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 marginalized 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 Beaverton communities.

Discussion

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

Executive Summary

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

1. Introduction

The Washington County Consortium is comprised of Washington County, the City of Hillsboro, the City of Beaverton, and all non-entitled cities within the county. The Washington County Consortium's 2020-2024 Consolidated Plan is a strategic vision for housing and community development that aims to assist low- and moderate-income individuals, provide decent housing, create economic opportunities and suitable living environments for community members who reside in our respective jurisdictions.

The City of Hillsboro receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). A key feature of this grant is the City's ability to choose how the funds will be used. HUD provides a broad range of eligible activities that can be utilized with CDBG funding. The City must determine which of the eligible activities that will best serve the needs of our community. To determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs the City refers to the Five-Year Consolidated Plan to guide the development of its annual Action Plan.

The City of Hillsboro's FY 2024-2025 Action Plan is a part of the strategy and includes specific benchmarks to measure progress towards the Consortium's vision. This is the seventh year the City of Hillsboro is submitting its own plan as an 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 based on the City's priority needs that align with the City Council's annual priorities and the 2020-2024 Consolidated Plan. These projects have been selected to support the City's goals and are consistent with HUD's national objectives and outcomes. The FY 2024-2025 Annual Action Plan focuses on these two goals: 1) to improve the quality of life for low- and moderate-income residents and 2) expand access to affordable housing.

Goal 1 – Suitable Living Environments: Create environments that promote neighborhood improvement, safety, and access to fair housing.

- Objective 1.1: Provide support to improve neighborhood safety and livability by expanding or improving public facilities and infrastructure.
- Objective 1.2: Provide programs that support access to fair housing.

Goal 2 – Decent Affordable Housing: Provide decent, safe, and affordable housing to improve the quality of life, households, neighborhoods, and community stability.

- Objective 2.1: Preserve, improve, and expand the supply of affordable housing for low- and moderate-income homeowners and renters.
- Objective 2.2: Increase homeownership opportunities for low and moderate-income community members.

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 Hillsboro's previous program project activities were designed to meet ongoing community needs identified in our Consolidated Plan such as the address the shortage of affordable housing, aging housing and infrastructure, and enhancing neighborhoods through various program activities. These efforts have garnered positive feedback from community members, partners, and non-profit organizations. Additionally, the City has received positive feedback from HUD for the past five CAPERS submitted. Looking ahead to the 2024-2025 Annual Action Plan year, the City is confident that the proposed program activities represent the most efficient and effective utilization of HUD CDBG funds, aiming to continually address Hillsboro’s community's needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of 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. Please refer to Washington County’s Action Plan submitted in conjunction with the City of Hillsboro 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.

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. Please refer to Washington County’s Action Plan submitted in conjunction with the City of Hillsboro plan.

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

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

7. Summary

The City of Hillsboro actively supports the development, preservation, and enhancement of neighborhoods through dedicated efforts affording low- and moderate-income residents' access to decent, safe, and affordable housing. This Action Plan outlines specific goals and strategies that embody these commitments.

AP 55, 60 and 65 - Washington County represents the consortium in these sections. The City does not have access to sections AP-55, 60, and 65 in IDIS. Copy of IDIS screen print is attached.

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

The Consolidated Plan is a comprehensive, five-year plan that outlines the City of Hillsboro's strategies for addressing the community's housing and community development needs. The plan is developed in collaboration with Washington County and the City of Beaverton and is based on input from the community, including citizens, local organizations, and community groups. The plan serves as a guide for the allocation of federal funds for housing and community development programs. This process forms the foundation of the annual consultation process used in the development of the City's Annual Action Plan. The purpose of the annual consultation process is to ensure that the City is responsive to the needs of its citizens and to ensure that the programs and services provided by the City's CDBG program are of the highest quality and meet the needs of the community. A detailed description of these consultations can be found in Appendix B of the 2020-2024 Consolidated Plan:

[Community Engagement Summary – Appendix B](#)

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 strives to create a seamless and integrated system of housing and support services for its residents through various efforts. The City's actions that enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies are achieved in a variety of ways:

- 1) The City makes available an annual distribution of CDBG, Impact Grant, and Community Service Grants funding for non-profit organization in Hillsboro. The City works closely with housing and service providers to prepare applications, develop eligible activities and projects that meet the needs of our community and the goals stated in our Consolidated Plan, and provide technical assistance and project management to ensure successful programming;
- 2) City staff dedicated to housing and community development programs are active in local and regional boards, committees, and coordination efforts;
- 3) City staff works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate support for low-income residents of affordable housing. As a member of the Housing and Supportive Services Network (HSSN), the City regularly attends the monthly HSSN meetings designed to inform all service providers of current events and develop strategies to address local needs;
- 4) The City also works closely with the Housing Authority of Washington County to identify new opportunities for the development of affordable housing and the creation of supportive housing service opportunities 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. The City continues as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates who meet monthly to discuss regional development opportunities.

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 Housing and Supportive Services Network (HSSN) is an important collaboration of stakeholders in the community working together to perform planning, coordination of services and housing, and education to the public on serving individuals and families who are "at-risk" of becoming homeless or are homeless and may have special needs. HSSN helps to ensure the Continuum of Care (CoC), a coordinated and integrated approach to providing affordable housing and services for individuals and families who are at risk of becoming homeless or who are already homeless. The City is a participating member of both the HSSN group and a non-voting member of the CoC board.

The creation of the Community Services Coordinator position within the City Manager's office was a critical step in the City of Hillsboro's efforts to address homelessness. By having a dedicated staff member responsible for leading homelessness initiatives, the City was able to increase its support for those experiencing homelessness. The safe camping project and partnerships with local non-profit organizations to provide outreach, employment services, and day center services are important examples of the City's commitment to addressing homelessness and helping those in need. These efforts demonstrate the City's innovative approach to addressing homelessness and its willingness to work with community partners to find solutions.

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

The City of Hillsboro in coordination with Washington County and the City of Beaverton engaged in a series of public hearings held throughout the county, one in each Hillsboro and Beaverton, in March 2024. Community members are notified of the meetings through our respective websites and public media notices distributed throughout the region. Public media notices are also sent to local Spanish media outlets to reach out to the largest minority community in our county. Additionally, the Consortium utilizes email and regular mailing lists to notify interested citizens and agencies of the upcoming meetings. The Consortium will provide the public the opportunity to review and comment on the proposed Action Plan through its availability 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	Public Hearing	Non-targeted/broad community	Please see attached detailed minutes.	Please see attached detailed minutes.	All comments were accepted.	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notice of the April Public Hearing of the 2024 Action Plan	Please see attached public hearing results.	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 Annual Action Plan serves as a road map for the City of Hillsboro to achieve its community development goals and objectives and describes the City's community development plans and initiatives for the upcoming fiscal year. It outlines the specific projects and activities that will be funded with the allocated resources and provides a clear picture of how these funds will be used to make a positive impact on the community. The goals and objectives of the FY 2023-2024 Annual Action Plan focus on areas of projects and activities that implement the strategies established in the 2020-2024 Consolidated Plan. The projects and activities described in the plan will aim to address the needs of the most vulnerable populations, such as low-income families, seniors, and individuals with disabilities.

Prior year resources of \$99,000 will be used for activities that experience a delay in the previous program year. The activities comprise of one public facility improvement project and the housing rehabilitation program described in the 2022 Action Plan but has experienced significant. resources reflect dollars from previous grant years that had remained unobligated through previous application cycles

delays due to COVID-19 and available approved contractors.

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 and Public Services	715,000est	\$0				CDBG annual allocation for 2024-2025 is estimated at \$715,000. Estimated annual allocation remains

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 with City general funds as well as all Public Services activities.

Anticipated leveraged resources for activities proposed in the 2024-2025 Action Plan are identified below:

- Public Services – All public service activities are funded by the City’s General Fund in the amount of \$240,000 annually.
- Housing Acquisition – The program leverages approximately \$1,202,500 in private funds made up of homebuyer’s mortgages and down payments.

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

Discussion

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	Housing	CDBG: \$345,000	Homeowner Housing Added: 4 Household Housing Unit
2	Owner-Occupied Housing Rehabilitation	2020	2024	Affordable Housing	City of Hillsboro	Homelessness Housing	CDBG: \$220,000	Homeowner Housing Rehabilitated: 16 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	Homelessness	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 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 community 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 needs to include (but is 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 Home Acquisition 2024-2025
2	Office of Community Development Housing Rehabilitation 2024-2025
3	Public Facility Improvement 2024-2025
4	City of Hillsboro - CDBG Administration 2024-2025

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 2024-2025 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 2024-2025
	Target Area	City of Hillsboro
	Goals Supported	Homebuyer Programs
	Needs Addressed	Housing
	Funding	\$345,000
	Description	Funding will support the acquisition and necessary repairs/replacements of an owner-occupied housing unit. - Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken are to assist in the home acquisition of four homes for low- and moderate-income households.
	Location Description	Hillsboro City limits
	Planned Activities	CDBG funds will be used to provide funds for acquisition, repairs/replacement, and homeowner education and counseling.
2	Project Name	Office of Community Development Housing Rehabilitation 2024-2025
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Homelessness Housing
	Funding	\$220,000

	Description	Office of Community Development of Washington County provides necessary repairs to homes owned by low and moderate-income homeowners. - Objective Category: Decent Housing- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 14A
	Target Date	6/30/2025
3	Project Name	Public Facility Improvement 2024-2025
	Target Area	City of Hillsboro
	Goals Supported	Public Facility & Investment
	Needs Addressed	Neighborhood and Community Development
	Funding	\$120,000
	Description	Funding will support the improvement of a public facility that will benefit low- to moderate-income persons. - Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code:
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken are to improve and expand a public facility that will benefit approximately 30 individuals experiencing homelessness.
	Location Description	Hillsboro City limits.
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
4	Project Name	City of Hillsboro - CDBG Administration 2024-2025
	Target Area	City of Hillsboro

Goals Supported	Homebuyer Programs
Needs Addressed	Housing
Funding	\$5,000

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

The geographic service area is the Hillsboro city limits.

Geographic Distribution

Target Area	Percentage of Funds
City of Hillsboro	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

By not designating a specific geographic area as a priority, the City of Hillsboro is able to respond to the changing needs of the community and allocate its resources where they are needed the most. This approach provides the City with the flexibility to address emerging issues and support initiatives that have the potential to make a significant impact on the community. The City's approach to community development is driven by a competitive application process, where non-profit partners can submit proposals for funding. This process ensures that the City's resources are allocated to the most pressing needs in the community, based on the requests received from these organizations. The City's finance committee, comprised of City Council members, plays an important role in reviewing and approving applications, to ensure that the proposed activities align with the City's community development goals and objectives.

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

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 gap financing for new construction, workforce development, homelessness, 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 public facility needs that are City Council priorities.

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, for-profit and non-profit affordable housing developers, and public housing providers. These partnerships are supported through City's annual grant 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 \$320,000 annually and are targeted at local social service providers serving Hillsboro low- and moderate-income residents. The City also dedicates an additional \$171,000 in General Funds to local service providers to address housing instability and homelessness issues. These funds support community needs such as the expansion of shelter hours, cleanup projects, 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 acquisition and housing rehabilitation programs. The City also supports new affordable housing developments through the City's General Funds and Metro Bond Funds.

The City's affordable housing development support is 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 has access to bond resources to support two new 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 through our partnership with Washington County's Housing Rehabilitation program and follows current federal and state lead-safe housing regulations. This partnership will continue in the 2024-2025 program year with the goal of reducing lead-based paint hazards when encountered during the application phase of a housing rehabilitation project. 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 the 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. To help with this effort, 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. Additionally, the City of Hillsboro is committed to investing in the City's workforce infrastructure by having Economic Development lead the effort and convene partners to collectively address workforce challenges in efforts to support economic vitality, prioritizing communities that have historically been underserved, including low income and rural families. Supporting community-based organizations with culturally specific programming, such as the Prosperidad Employment Empowerment Center, supports local jobseekers in need of employment and training opportunities. Prosperidad removes barriers and provides wraparound services so job seekers can be successful in receiving the

education and training they need to move into a sustainable, livable wage career and out of poverty.

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 training 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 a well-established partnership 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 workgroup focused on ending homelessness and street outreach. These combined efforts facilitate open communication, coordination, and collaboration among both public and private entities, ensuring effective housing solutions and enhanced services for residents.

The Hillsboro City Council and Metro Council jointly adopted the City's Local Implementation Strategy for the Metro Housing Bond in 2019. This strategy serves as a directive for the City's initiatives aimed at increasing the quantity of affordable housing units through the funds derived from the Metro Affordable Housing Bond. In collaboration with the Housing Authority of Washington County, Washington County Office of Community Development, the City of Beaverton, and local service providers, Hillsboro is committed to ensuring that the new developments align with the established goals outlined by both Hillsboro and Metro.

Discussion

The Hillsboro's City Council annually identifies its Council Priorities where housing and homelessness are

one of eight priorities. Affordable housing aligns with the City's Guiding Principles, Hillsboro's 2035 Community Plan, and Hillsboro's Affordable Housing Plan, and Action Plan. These plans along with the 2020-2024 Consolidated Plan support the Community Development Department's project allocation of \$345,000 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 the community land-trust model for the home acquisitions in partnership with Proud Ground that secures the City's investment by creating permanently affordable homeownership opportunities for 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 the area median income.

Appendix A

Washington County Maps

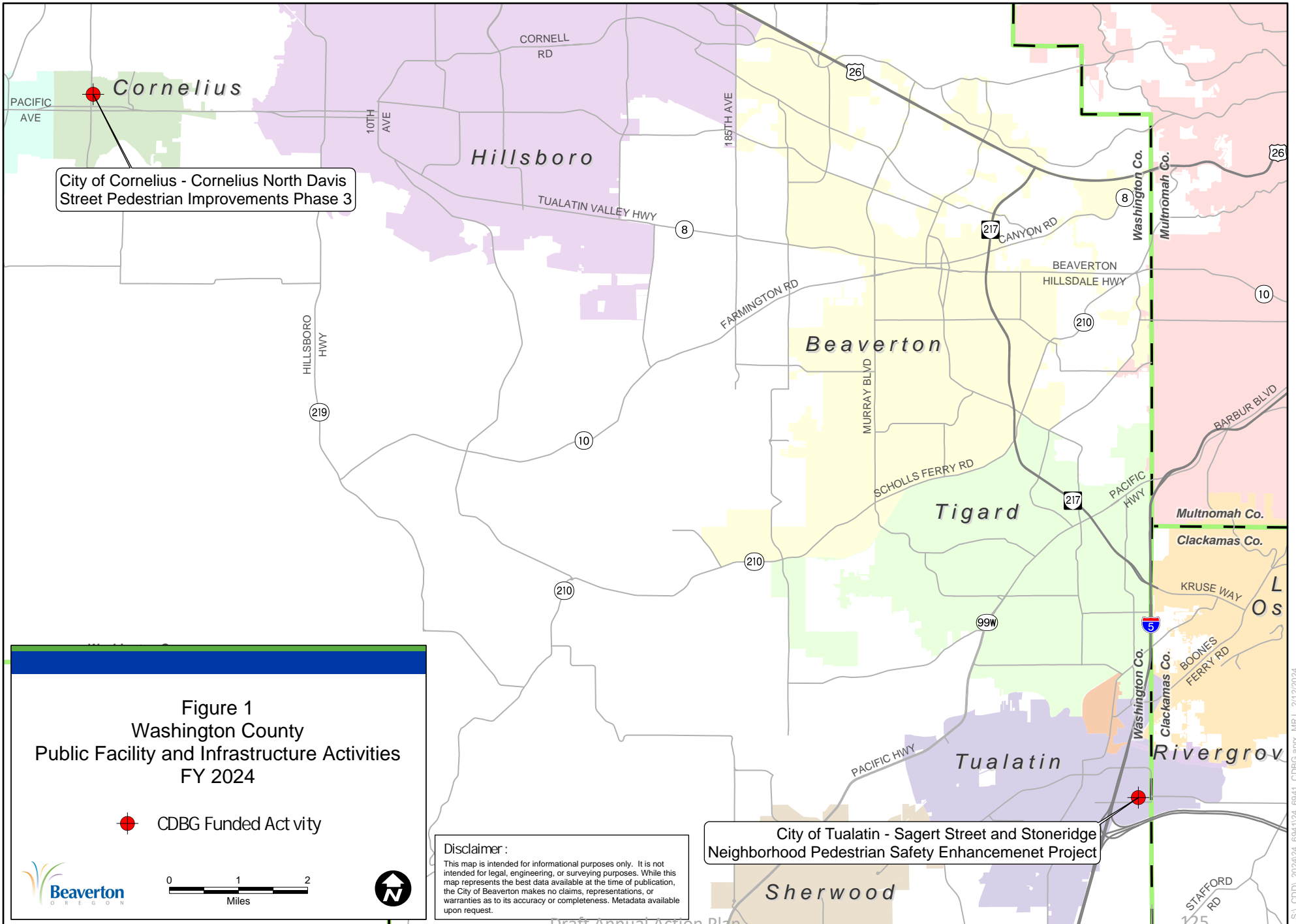
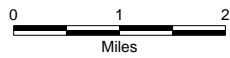


Figure 1
Washington County
Public Facility and Infrastructure Activities
FY 2024

 CDBG Funded Activity



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

City of Tualatin - Sagert Street and Stoneridge Neighborhood Pedestrian Safety Enhancement Project

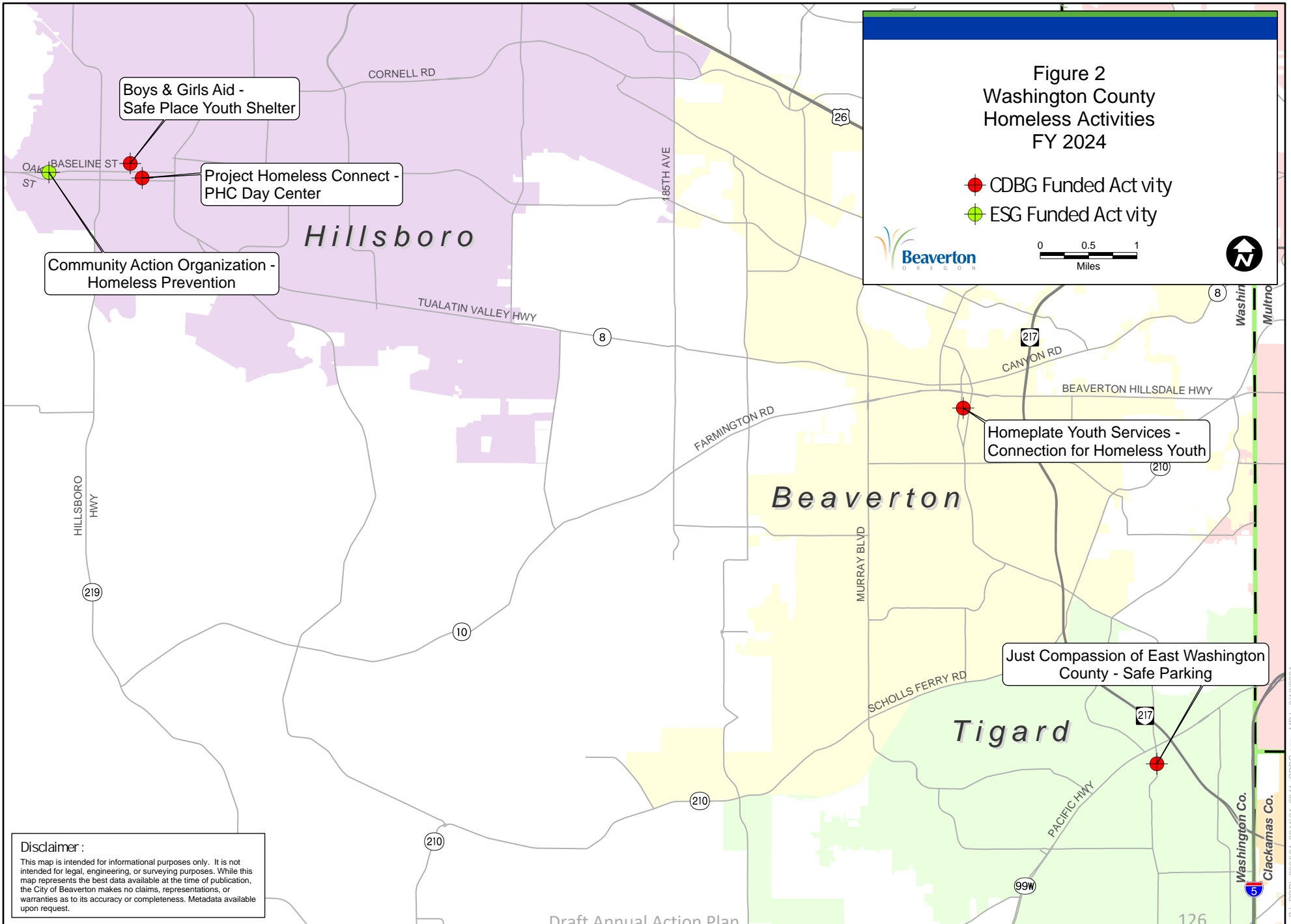


Figure 2
Washington County
Homeless Activities
FY 2024

- CDBG Funded Activity
- ESG Funded Activity

0 0.5 1
Miles

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

S:\CDD\2024\24_6941\24_6941_CDBG.aprx - MRJ - 2/12/2024

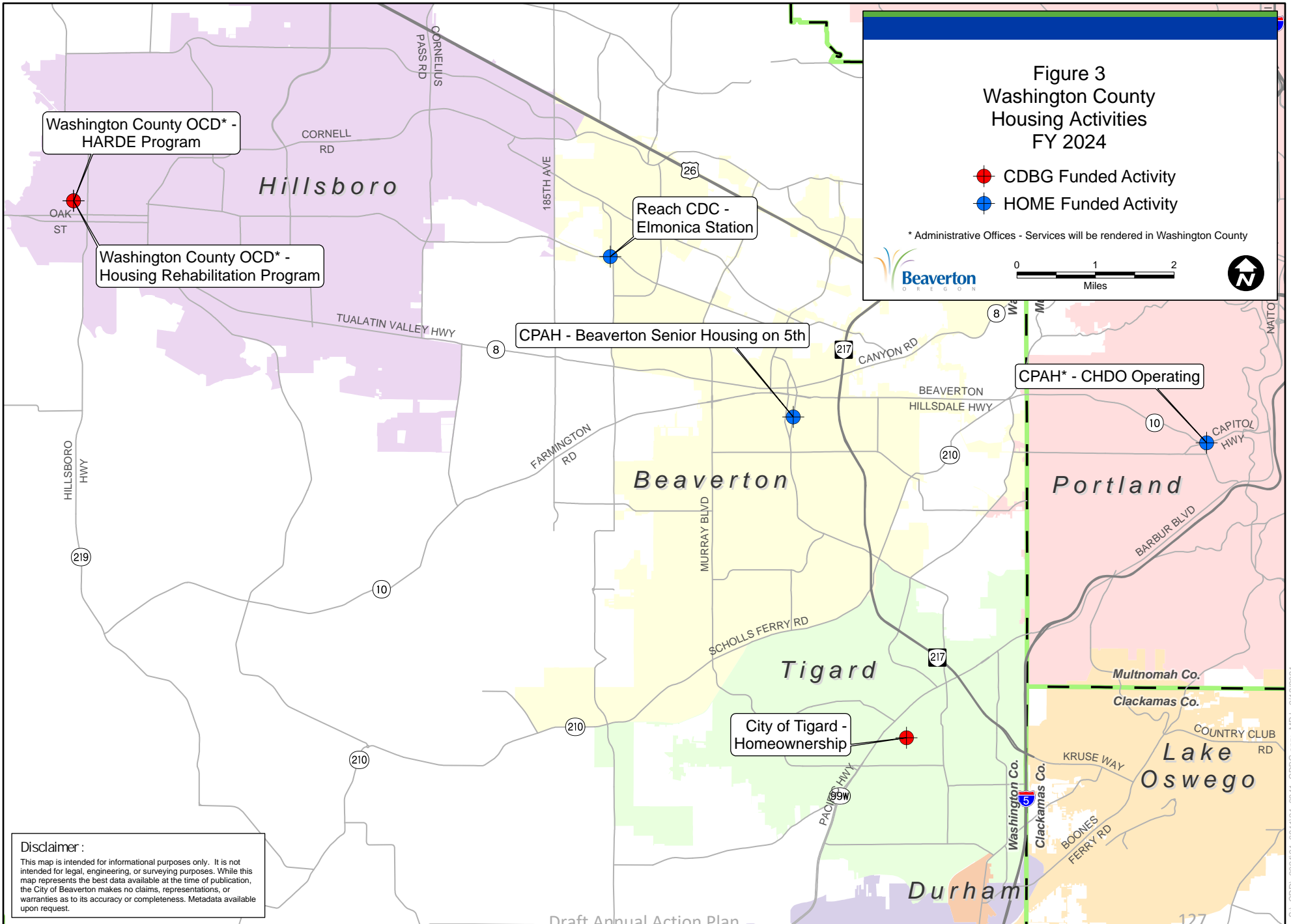


Figure 3
Washington County
Housing Activities
FY 2024

- CDBG Funded Activity
- HOME Funded Activity

* Administrative Offices - Services will be rendered in Washington County

Beaverton
 OREGON

0 1 2
 Miles

Disclaimer :
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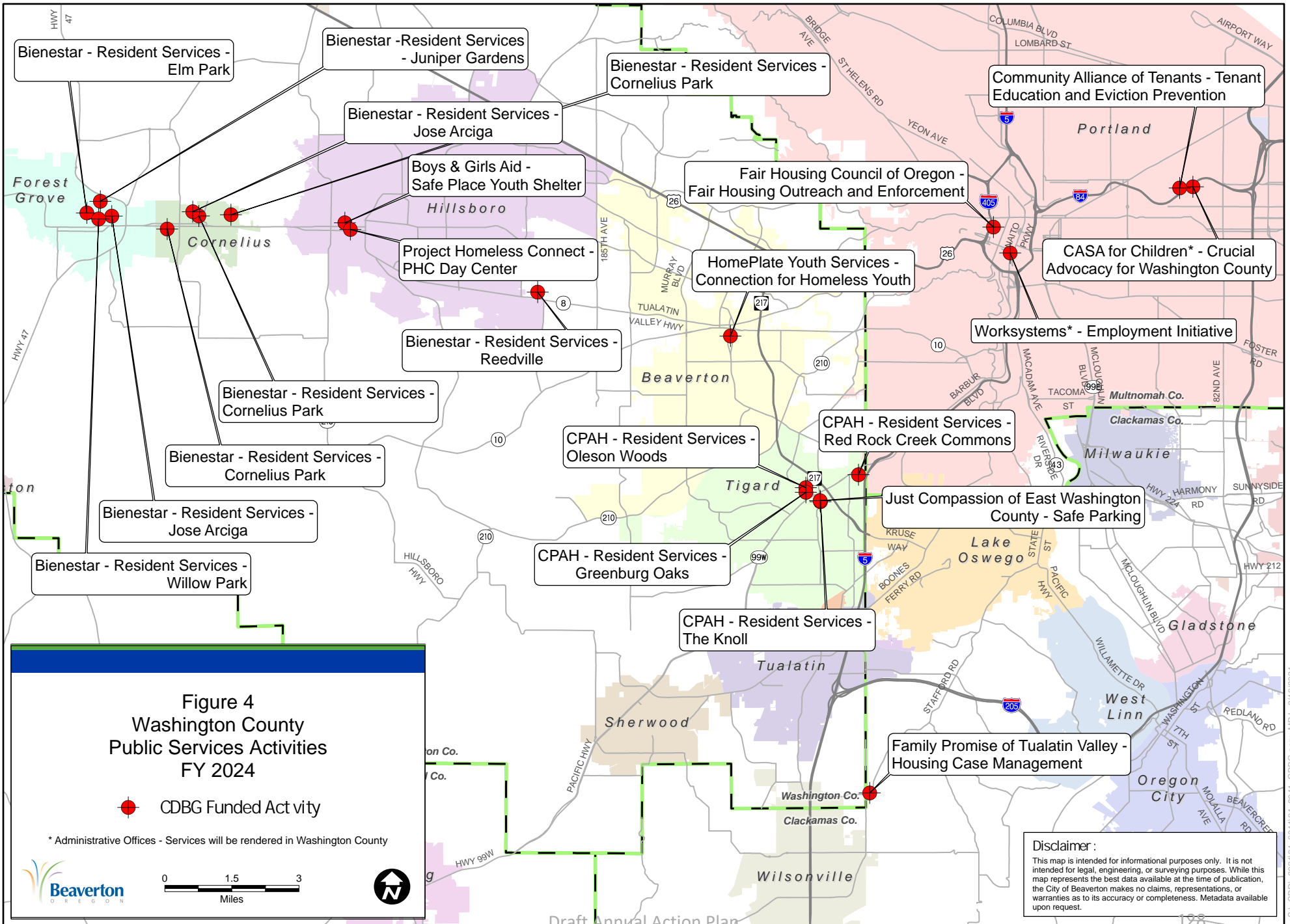
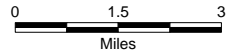


Figure 4
Washington County
Public Services Activities
FY 2024

CDBG Funded Activity

* Administrative Offices - Services will be rendered in Washington County



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Appendix B

Fair Housing Activities Matrix

Proposed Fair Housing Action Plan

Fair Housing Awareness and Discrimination
<ul style="list-style-type: none"> • Lack of understanding of voucher holder protections in fair housing law • Lack of understanding of reasonable accommodation protections in fair housing law • Differential treatment in rental transactions

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s) Italicized</i>	Measurements	Notes
1. Fund continued paired testing for discrimination in rental transactions and actions to remedy discriminatory activity.	FY 21/22 FY 23/24	<i>Washington County</i> Beaverton Hillsboro	30-50 tests per contract	Tests would be done every other year.
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. Prioritize these topics: a) Oregon source of income protections, b) reasonable accommodations for people with disabilities, including emotional support	Annually Year 1-5	<i>Washington County</i> <i>Beaverton</i> <i>Hillsboro</i> Multifamily NW	Minimum of 6 trainings per year.	Collaboration to reduce duplication. Consider emerging issues.

<p>animals, c) current requirements for case-by-case evaluation of prior criminal convictions (disparate impact, case law), d) other emerging topics identified through audit testing or other means.</p>				
<p>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).</p>	<p>Year 1-5</p>	<p><i>Washington County</i> <i>Beaverton</i> <i>Hillsboro</i></p>	<p>Written narrative in annual performance report on progress in this area.</p>	<p>Year 1: review best practices. Year 1-2: Incentive mechanisms Year 2-5: Broader equity framework for programs.</p>
<p>4. Integrate current work by FHCO, Unite Oregon, the Coalition of Communities of Color and other organizations into fair housing outreach and educational activities.</p>	<p>Year 2</p>	<p><i>Washington County</i></p>	<p>Progressive meetings with FHCO on existing work and possible partnership in Washington County.</p>	

5. Encourage the State of Oregon and BOLI to enforce Oregon source of income protections for renters. Encourage the State of Oregon to amend state law and BOLI to become a substantially equivalent state agency. This will allow BOLI to investigate and adjudicate federal fair housing law violations occurring in Oregon.	Year 0-1	<i>Washington County</i>	Letter(s) of support for the legislation.	Letter of support sent from Washington County to Legislative Leadership, February 4, 2020.
6. Periodically invite FHCO to present updates to the Regional Fair Housing Collaborative on emerging issues and practices regarding education and enforcement.	Year 1-5	Regional Collaboration	Quarterly meetings.	

Access to Affordable Housing in Good Condition
<ul style="list-style-type: none"> • Shortage of deeply affordable rental housing • Shortage of large rental units appropriate for families • Differences in the ability to access homeownership

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s)</i> <i>Italicized</i>	Measurements	Notes
1. Utilizing federal block grant funds, expand the supply of deeply	Year 1-5	<i>Washington County</i>	Number of completed units as reported in the	Beaverton and Hillsboro do not utilize CDBG

affordable rental units, larger units and units with accessibility features.			annual performance report.	funding for affordable rental development.
2. Analyze, quantify and publicize the need for accessible housing based on the share of area households with disabilities.	Year 3-5	To be determined	Development of more refined data and educational material.	This effort will involve more than one entity.
3. Increase resources for early interventions for tenants who are late paying rent to prevent eviction and help people remain in housing.	Year 1-5	All public and private funders.	Report on homeless prevention dollars that were committed/expended in Washington County.	
4. Identify promising practices around affirmative marketing in the digital age and then strengthen affirmative marketing requirements for subsidized housing projects.	Year 1-5	<i>Housing Authority of Washington County.</i> Beaverton Hillsboro	Written narrative in annual performance report on progress in this area.	
5. 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.	Year 3-5	<i>Washington County</i>	Written narrative in annual performance report on progress in this area. Development of database.	Will seek interest and assistance from the Regional Fair Housing Collaborative. Regionwide database would necessitate a much longer planning timeline.

<p>6. 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.</p>	<p>Year 1-5</p>	<p><i>Washington County</i> <i>Beaverton</i> <i>Hillsboro</i> <i>Tigard</i></p>	<p>Number of units sold to households with incomes below 80% MFI.</p>	
<p>7. Inventory and review existing financial literacy, homebuyer education and matched savings programs, including the demographics of populations served and outcomes. Pursue additional opportunities to support culturally-specific or culturally-informed financial literacy programs and technical assistance</p>	<p>Year 2-5</p>	<p>To be determined</p>	<p>Written narrative in annual performance report on progress in this area.</p>	<p>Washington County will seek input from partner agencies on this action.</p>
<p>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</p>	<p>Year 1-5</p>	<p><i>Washington County</i></p>	<p>Share the AI with Consortium cities and encourage them to review the analysis on codes/plans. Encourage them to utilize the Fair Housing Council of Oregon’s guidance when updating planning documents.</p>	

to ensure that they do not create barriers to housing access and choice.				
9. Working with a partner, research the diverse homebuying challenges of communities of color and people with disabilities. Research innovative financing options—e.g., promising practices research on culturally appropriate home financing and other types of culturally competent innovative financing.	Year 3-5	To be determined	Written narrative in annual performance report on progress in this area.	Washington County does not have the staff capacity to take on this effort but will work with partners to identify a research partner.
10. Washington County OCD will develop and maintain a webpage on its CDBG/HOME Program website providing information on Fair Housing and linking to informational and enforcement resources. Cities in the CDBG Consortium will be invited to link to this page (or use the information to create their own page).	Year 2	<i>Washington County</i> Beaverton	Completion of webpage.	
11. Housing Authority of Washington County will provide non-profits and local jurisdictions an opportunity to purchase public housing units at market value after they are offered to current residents but before they are made available for sale to the general	See note.	<i>Housing Authority of Washington County</i>	Number of public housing units sold to non-profits/partner cities to ensure ongoing affordability.	Timing is dependent on a future disposition process that is not currently planned.

public. This is only in the case that future public housing units are repositioned.				
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Barriers to Housing Choice/Access and Community Amenities
<ul style="list-style-type: none"> • Differences in access to high performing schools • Public transportation is limited in areas with older residents, residents with disabilities, and low-income communities of color

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s)</i> <i>Italicized</i>	Measurements	Notes
1. Monitor disparities in access to high performing schools in the region and placement of affordable housing. Explore partnerships with school districts to communicate the importance of housing stability among students and families, and discuss solutions to educational inequities (access to high performing schools as well as cultural sensitivities). Convey to school districts the need for life skills training at the high school level that includes budgeting, cost and	Year 1-2	<i>Washington County</i> Beaverton Hillsboro	Meetings with School District staff to introduce the AI. Written narrative in annual performance report on progress in this area.	

availability of housing, employment soft skills, etc.				
2. Meet with transit providers to share findings from the AI. At these meetings, discuss how the jurisdictions can support researching innovative models and best practices in peer regions to address lack of access for residents with disabilities, communities of color, and low-income residents overall, including on-demand transit access.	Year 1-2	<i>Washington County</i> Beaverton Hillsboro	Meetings with transit provider staff to introduce the AI. Written narrative in annual performance report on progress in this area.	
3. Pair revitalization activities with programs and policies that mitigate displacement of low-income residents and cultural enclaves.	Year 1-5	<i>Beaverton</i>	Written narrative in annual performance report on progress in this area. Share best practices with other jurisdictions.	Washington County is willing to participate in planning/policy development under Beaverton’s effort.
4. Share information from the AI with economic development organizations, especially those focusing on serving existing employers, providing employment training, or assisting emerging entrepreneurs, to help those organization explore ways to support	Year 2-5	<i>Washington County</i>	Written narrative in annual performance report on progress in this area.	

greater labor market engagement by people of color.				
5. Examine existing or ongoing studies that compare wages to availability of affordable housing and help inform geographic prioritization of housing. If such studies do not exist, identify a research partner to help collect the data.	Year 2-5	Washington County	Written narrative in annual performance report on progress in this area.	Washington County will take the lead on this effort in terms of finding a partner(s) to assist in this study. The capacity is not available in-house.
6. Housing Authority of Washington County will revise its current screening criteria and policies to reduce barriers to housing access for individuals who have been justice involved.	Year 1	<i>Housing Authority of Washington County</i>	Full implementation and staff training by end of 2020.	Staff training will include the secondary review panel in public housing.

Fair Housing Activities Matrix (PY24-25)

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 5 due to staff capacity at Fair Housing Council of Oregon	expected by 6/30/2025	
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 through year 5	expected by 6/30/2025	
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	completed	
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 through year five	expected by 6/30/2025	
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	This work continues through year 5	expected by 6/30/2025	
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	This work continues through year 5	expected by 6/30/2025	
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 through year 5	expected by 6/30/2025	

Appendix C

Program Specific Requirements for HOME

Program Specific Requirements for HOME
Append to the 2021 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)

Appendix D
Anti-Poverty Strategies

ANTI-POVERTY STRATEGIES 2020-2024
YEARS 1-5

Strategy 1: Public Policy			
Implement innovative public policy that affirmatively seeks new ways to promote the economic independence and well-being of low-income residents.			
	Action	Lead Contact	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 E
Community Participation Plan
and Public Notice

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)

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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

**NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT
2024 ACTION PLAN
AND NOTICE OF PUBLIC COMMENT PERIOD ON THE SUBSTANTIAL AMENDMENT TO THE 2019 ACTION
PLAN**

Washington County, City of Beaverton and City of Hillsboro

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

The Draft 2024 Action Plan is available for public review and comment from Wednesday, **March 13** through Thursday, **April 11, 2024**. 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:

<https://www.washingtoncountyor.gov/commdev/annual-action-plan>

Two public hearings will be held on the FY24 draft plan in a virtual format and information regarding connection to the meeting will be available on the Office of Community Development website:

Wednesday, April 3, 2024 - 10:00 a.m.

Thursday, April 11, 2024- 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 2024 Action Plan at either of the public hearings, or by writing to

**Shannon Wilson, 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@washingtoncountyor.gov

The Substantial Amendment to the 2019 Action Plan is available for public review and comment from Wednesday, **March 13** through Thursday, **April 11, 2024**. You may comment on the substantial amendment by writing to Shannon Wilson at cdbg@washingtoncountyor.gov or at the mailing address listed above.

Copies of the draft plan documents can 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:

<https://www.washingtoncountyor.gov/commdev/annual-action-plan>



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