

Executive Summary

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

1. Introduction

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

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources will be deployed and what other actions

will be taken to address community development and affordable housing needs over the next five years. This year, the following goals are being carried out through projects to be funded:

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

3. Evaluation of past performance

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

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

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

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

ESG funds provided the following accomplishments in PY 2020:

- Rapid re-housing served 113 persons

HOME funds provided:

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Thirty-day notices were posted prior to the public comment period, which was between March 15 and April 14. Public comment period 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 6th directly following the HSSN meeting and Thursday, April 14 in front of the Policy Advisory Board.

5. Summary of public comments

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

No comments were received during the public comment period.

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

All comments have been included.

7. Summary

Minutes of the public hearings, as well as the written comments, are 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. We also work closely with other departments in the County for development of other portions of the plan. This includes the Department of Housing Services for issues related to Public Housing and the Continuum of Care as well as Land Use and Transportation for issues related to planning and ongoing development.

Consolidated Plan Public Contact Information

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

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

https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024_Planning_Efforts/index.cfm

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 of housing advocates, developers and county/city planning and other staff who are involved in housing issues. The Office of Community Development attends both meetings monthly in order to ensure coordination with its activities where possible.

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

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

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

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

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

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

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

The HSSN Strategic Planning Workgroup was consulted in February 2021 to provide a recommendation for ESG allocations by activity and proposed policy changes. A consensus could not be obtained during this workgroup meeting as to the appropriate use of the ESG allocation.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
8	Agency/Group/Organization	Washington County Department of Health and Human Services' Mental Health Services Division
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
9	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.
10	Agency/Group/Organization	City of Hillsboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
11	Agency/Group/Organization	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.
12	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.
13	Agency/Group/Organization	Family Bridge
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
14	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.
15	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.
16	Agency/Group/Organization	Boys and Girls Aid
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency, as part of the HSSN membership, was consulted on the ESG program policies, outcomes, and funding allocations. Consultation with the membership ensures that the CoC is part of the ESG decision-making process and that our funds remain aligned with the A Road Home.
17	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.
18	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.
19	Agency/Group/Organization	LIFEWORKS NORTHWEST
	Agency/Group/Organization Type	Services-Persons with Disabilities

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County	The Department of Housing Services (DHS) and OCD have worked closely to align A Road Home with the Consolidated Plan.
Metro Affordable Housing Bond	Housing Authority of Washington County	The overall goal for the Housing Authority of Washington County (HAWC) is to support at least 814 units of affordable housing in the community.
HB2001 Analysis and Implementation	Land Use and Transportation	HB 2001 is intended to encourage housing affordability by increasing the supply of smaller housing units.
Housing Production Opportunity Funds Homeownership	Office of Community Development	The development of a down payment assistance program, utilizing County general funds, encourages the creation of single family affordable homes to households in Washington County who earn at or below 100% AMI.

Table 3 – Other local / regional / federal planning efforts

Narrative

A complete list of agencies that participate in the HSSN is provided in the Attachments to this document.

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

Notices of the March 15-April 14 (30 day) public comment period for the 2022 Action Plan were published in El Latino de Hoy, the Oregonian, The Hillsboro Tribune, and the Beaverton Valley Times. There are two public hearings scheduled for 2022 Action Plan. The first on Wednesday, April 6th directly following the HSSN meeting to maximize attendance, and the second on Thursday, April 14th at 7:00 p.m. in front of the Policy Advisory Board.

Consultations for the ESG program took place in February and March with the HSSN Work Group and the CoC Board. Additional consultations were held with the HSSN and CoC Board in October and November to approve the use of ESG funds. Notices of the April 5 - May 4 (30 day) public comment period for the substantial amendment to the 2022 Action Plan were published in El Latino de Hoy, the Oregonian, The Hillsboro Tribune, and the Beaverton Valley Times.

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
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Attendance attached in appendix	No comments were received	All Comments were accepted
2	Internet Outreach	Non-targeted/broad community	Attendance attached in appendix	No comments were received	All comments were accepted

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Notice Distribution to HSSN and CHA	Non-profit providers, developers, public agencies	Attendance attached in appendix	No comments were received	All comments were accepted
4	Distribution to Libraries	Non-targeted/broad community	Attendance attached in appendix	No comments were received	All comments were accepted

Table 4 – Citizen Participation Outreach

Substantial Amendment: Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish			
2	Internet Outreach	Non-targeted/broad community			
3	Notice Distribution to HSSN and CHA	Non-profit providers, developers, public agencies			
4	Distribution to Libraries	Non-targeted/broad community			

Expected Resources

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

Introduction

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

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 restrictions in the federal system, OCD is unable to enter a project until the 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	2,071,033	186,854	80,109	2,337,996	4,951,612	These CDBG funds are used towards administration, public services (capped at 15%), public facilities, public improvements and Housing Rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,802,891	1,327,751	1,003,131	4,133,773	4,431,970	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.
ESG	public - federal	Homeless Prevention (rental assistance and housing relocation and stabilization services)	161,798	0	0	161,798	388,128	ESG funds are used primarily for homeless prevention (rental assistance and housing relocation and stabilization services In addition, we take 7.5% for Admin.

Table 2 - Expected Resources – Priority Table

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

As a result of both federal mandate and local policy, each of the County’s entitlement programs require or encourage some level of “match” or “leveraging” - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25 percent of the project cost be accounted for by matching funds. In addition, the County’s CDBG funding process awards

a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources. These federal funds will leverage additional resources on the state and local levels for public resources and private resources. Over the next five-year period, Washington County will also receive \$116 million in funds from a regional affordable housing bond passed by voters in November 2018. This influx of funding will be the primary driver of housing development from 2020-2025.

If appropriate, describe publicly 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 will be built on land that is currently owned by the City of Tigard.

Discussion

The regional Metro Affordable Housing Bond has changed the housing pipeline in Washington County and the effects of that influx has been noticed in the preparation of this plan. Currently, there are five (5) projects in Washington County, two (2) in the City of Beaverton and one (1) in the City of Hillsboro. The County, the cities and the Housing Authority are working closely to continue the alignment of these funds.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Activities that implement A Road Home	2020	2024	Homeless	Washington County - Not including the City of Beaverton and the City of Hillsboro	Homelessness Public Services Housing Special Needs and Populations	CDBG: \$210,000	Public service activities other than Low/Moderate Income Housing Benefit: 648 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 62 Households Assisted
2	New Construction of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$2,625,361	Rental units constructed: 148 Household Housing Unit
3	Increase Inventory of Single Family Housing	2021	2024	Affordable Housing	Washington County	Housing	CDBG: \$148,565	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: \$249,057	Homeowner Housing Rehabilitated: 255 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Infrastructure Improvement	2020	2024	Homeless	Washington County - Not including the City of Beaverton and the City of Hillsboro	Neighborhood and Community Development	CDBG: \$425,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4218 Persons Assisted
6	Supportive Services	2020	2024	Non-Housing Community Development	Washington County	Homelessness Public Services Housing Special Needs and Populations	CDBG: \$463,032 ESG: \$161,798	Public service activities for Low/Moderate Income Housing Benefit: 2121 Households Assisted
7	Public Facility Development	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Homelessness Neighborhood and Community Development	CDBG: \$596,042	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 350 Households Assisted
8	Workforce Training	2020	2024	Non-Housing Community Development	Washington County - Not including the City of Beaverton and the City of Hillsboro	Economic Development	CDBG: \$50,000	Other: 20 Other
9	Preservation of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$600,000	Rental units rehabilitated: 64 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Activities that implement A Road Home
	Goal Description	CAO, HomePlate, WC Housing Stability, Boys and Girls Aid, EMO, CASA for Children, Family Promise, Project Homeless Connect
2	Goal Name	New Construction of Rental Housing
	Goal Description	Dartmouth Crossing 85 Units Woodland Hearth 63 Units CHDO Operating CPAH HOME Administration
3	Goal Name	Increase Inventory of Single Family Housing
	Goal Description	Tigard Homeownership
4	Goal Name	Preservation of Single Family Housing
	Goal Description	HARDE, DIBL, Rebuilding Together, CAO Self-Help, CAO Comp Wx
5	Goal Name	Public Infrastructure Improvement
	Goal Description	City of Cornelius
6	Goal Name	Supportive Services
	Goal Description	CDBG Administration, CPAH Resident Services, Bienestar Resident Services, FHCO
7	Goal Name	Public Facility Development
	Goal Description	Just Compassion – Campus Development

8	Goal Name	Workforce Training
	Goal Description	Worksystems, Inc
9	Goal Name	Preservation of Rental Housing
	Goal Description	Belleau Woods 64 Units

AP-35 Projects - 91.420, 91.220(d)

Introduction

Washington County will use CDBG funds to provide assistance to one (1) Public Infrastructure project, one (1) Public Facilities project, seven (7) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”; five (5) other Supportive Service projects benefiting extremely low-, low-, and Moderate-income persons; five (5) Affordable Housing Preservation programs; and Office of Community Development (OCD) housing rehabilitation administration and overall program administration activities. Washington County allocates 15% of its annual grant plus 15% of the program income from the prior year towards public service activities. The total value of awards to projects carrying out public services in FY 22/23 is \$322,424 which is 15% of the annual grant plus a portion of the program income (\$11,820) received in the prior fiscal year. We will not exceed the 15% threshold set by the regulations.

CDBG Funds will be utilized to assist with Homeownership in the City of Tigard in the amount of \$148,565 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 of one-hundred and forty-eight (148) units of affordable rental housing, the rehabilitation of sixty-four (64) rental housing units, CHDO operating costs, and overall program administration.

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

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

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

Table 4 – Project Information

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

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

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

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

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

income persons.

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Just Compassion Campus Development
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home Public Facility Development
	Needs Addressed	Homelessness
	Funding	CDBG: \$596,042
	Description	Just Compassion is requesting \$596,042 in FY 2022/2023 CDBG funding to acquire their properties located at 12260 and 12280 SW Hall Blvd, Tigard Oregon. The agency began the acquisition of these properties on December 31, 2018, via a land sale contract. This contract is a lease with the owner with the option to buy both properties together. At the point of contract execution, Just Compassion made a down payment of \$40,000 and since has been making monthly payments of \$3,164 toward the land sale contract. Per the contract, Just Compassion has fee title to the properties but only when the agency pays off the land sale contract does the Seller release all interest on the property via a Warranty Deed. As such, Just Compassion seeks CDBG funds to acquire all interest in the properties by paying off the balance due. Additionally, owning the properties free and clear will facilitate the future expansion of Just Compassion's campus. The current resource center (12280) will remain on site, but the other house situated on 11260 will be demolished to make room for a new building that will be a 2-3 story (9,000 SF) facility that includes an overnight shelter with space for sleeping and dining for 30 guests, a commercial kitchen, laundry, and other shelter support spaces, four rooms for counseling, medical triage, and services, two meeting rooms, and up to 16 transitional housing units for unhoused adults. The agency has been awarded \$4.0 million from the American Rescue Plan Act (ARPA) through the Oregon State legislative offices that will support the campus expansion development project in the future.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	350 low and moderate income households annually.
	Location Description	12260 and 12280 SW Hall Blvd, Tigard Oregon

	Planned Activities	CDBG funds will be used exclusively to acquire all interest in the property by paying off the balance due on the land sale contract of Just Compassion’s properties located at 12260/12280 SW Hall Blvd, Tigard Oregon.
2	Project Name	City of Cornelius - S. 12th Avenue Pedestrian Corridor
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Public Infrastructure Improvement
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$411,792
	Description	The City of Cornelius will utilize funding to construct pedestrian improvements along S. 12th Ave. from E. Baseline St. (Hwy 8) to S. Dogwood St. These improvements will include construction of a new 8-foot-wide concrete sidewalk on the west side of S. 12th Ave. between E. Baseline St. (Hwy 8) and S. Dogwood St., new ADA ramps at all street crossings (Alpine, Beech, and Cherry Streets), and the addition of a raised intersection to replace the current dangerous and pedestrian-unfriendly intersection at S. 12th Ave. and S. Dogwood Street.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4218 Low/Mod individuals
	Location Description	S. 12th Ave. from E. Baseline St. (Hwy 8) to S. Dogwood St. Cornelius, Oregon
Planned Activities	Construction of pedestrian improvements including sidewalk, ADA ramps and addition of a raised intersection at S. 12th Avenue and S. Dogwood Street. National Objective: LMC - LOW/MOD LIMITED CLIENTELE BENEFIT Matrix Code: 03L - Sidewalks Proposed Number Served: 4218	
3	Project Name	Bienestar - Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro

Goals Supported	Supportive Services
Needs Addressed	Housing
Funding	CDBG: \$20,960
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	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	1460 low and moderate income persons
Location Description	<p>Bienestar will provide resident services at the following property locations:</p> <ul style="list-style-type: none"> • Cornelius Park - 481 S. Alpine St Cornelius OR 97113 • Cornelius Park - 425 N 29th Ave Cornelius OR 97113 • Cornelius Park - 1744 N. Davis St. Cornelius OR 97113 • Elm Park, Elm Street, Forest Grove, OR 97116 • Jose Arciga, 584 N. 15th Ave., Cornelius, OR 97113 • Jose Arciga, 3231 22nd Place., Forest Grove, OR 97116 • Juniper Gardens, 2718 Juniper Street, Forest Grove, OR 97116 • Reedville Apartments, 21141 SW Alexander Street, Aloha, OR 97006 • Willow Park, 2824 22nd Ave., Forest Grove, OR 97116

	Planned Activities	CDBG funds will be used to pay for personnel costs associated with the salary of the Resident Services Director (1 FTE).
4	Project Name	Community Partners for Affordable Housing Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Housing
	Funding	CDBG: \$20,960
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	230 low and moderate income persons
	Location Description	CPAH will be provide resident services at the following locations: <ul style="list-style-type: none"> • Greenburg Oaks – 11905 SW 91st Ave., Tigard, OR 97223-6335 • Oleson Woods – 9140 SW 91st Ave., Tigard 97223-6811 • Metzger Park – 10025 SW 85th Ave., Tigard 97223-8892 • Village at Washington Square – 11159 SW Hall Blvd., Tigard, OR 97223-2431 • The Knoll at Tigard– 12291 SW Knoll Dr., Tigard 97223-8247
	Planned Activities	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project. This includes a portion of the salaries of the Deputy Directory, the Resident Services Manager, and two (2) Resident Services Coordinators.
	Project Name	Fair Housing Council of Oregon - Fair Housing Services

5	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,905
	Description	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	75 Low to moderate income persons
	Location Description	Administrative offices are located in Portland at, 1221 SW Yamhill Street, Suite 305, Portland, OR 97205. Services to be provided in Washington County. Hotline will serve Washington County residents excluding City of Beaverton and City of Hillsboro.
	Planned Activities	CDBG funds will be used to pay for personnel costs, operating supplies, travel and training costs, and indirect costs associated with the project.
6	Project Name	Community Action Organization - Emergency Rent Assistance
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Housing
	Funding	CDBG: \$30,000

	Description	Community Action's Emergency Rent Program provides rent assistance to low income households who have received a 72-hour notice due to inability to pay rent. Community Action will use grant funds to provide emergency rent assistance to County residents (excluding residents of Beaverton and Hillsboro) who are facing eviction
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	120 low-income households
	Location Description	1001 SW Baseline, Hillsboro OR
	Planned Activities	CDBG funds will be used solely for emergency rent assistance to low income households in Washington County (excluding Beaverton and Hillsboro).
7	Project Name	HomePlate Youth Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	CDBG funds will support a full-time Outreach Coordinator to make the critical first connection with youth, engage them with (and expand our pool of) trained outreach volunteers, and enable an outreach action plan in the less urban parts of the county including Forest Grove, Cornelius, and Tigard.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 Homeless Youths to the age 24
	Location Description	Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005
	Planned Activities	This project will support the salary of an Outreach Coordinator.

8	Project Name	Washington County - Disability, Aging and Veteran Services (DAVS)
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	Washington County Disability, Aging and Veteran Services (DAVS) will provide one-time stipend payments to provide any combination of security deposits, rental assistance, and emergency financial housing support to stabilize and/or obtain housing for older adults, people with disabilities and veterans in Washington County. One time stipends/awards will range from \$500-\$2,500 to eligible at risk consumers. The Homeless Outreach Coordinator will also provide support and wrap around service connection to all consumers served in the program. These services include assistance applying for stable income, low income housing, counseling, SNAP, Medicaid benefits, veterans medical and financial benefits, and behavioral health support; if needed.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate income individuals
	Location Description	5240 NE Elam Young Parkway, Suite 300, Hillsboro OR
	Planned Activities	Project will be used directly for one time stipends/awards paid to vendors and landlords in lieu of direct payments to participants and verification of these expenses will be collected prior to approval and payment of awards.
9	Project Name	Boys and Girls Aid - Transitional Living Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000

	Description	Transitional Living Services will provide long-term shelter and aftercare supports for homeless youth ages 14 through 20 who are transitioning to stable housing after completing 30 days of emergency shelter at Safe Place. With the funding from this grant, there will be 3 beds per night available for these youth. The project will serve up to 12 youth per year, or 36 youth over the three-year period. Youth may participate in Transitional Living Services for up to 90 days.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	18 Homeless Youths to the age of 20
	Location Description	454 SE Washington Street, Hillsboro OR
	Planned Activities	CDBG funds will support the partial salary of a Mental Health Coordinator as well as client expenses including interview clothing, hygiene supplies, personal ID, education expenses, legal documents, permits, licenses and Tri-Met passes
10	Project Name	Ecumenical Ministries of Oregon - Second Home
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness Special Needs and Populations
	Funding	CDBG: \$30,000

	Description	EMO is requesting \$30,000 in FY 2022/2023 CDBG funding for a one-year grant to provide unaccompanied, homeless youth (ages 16-21) in Forest Grove School District, Sherwood School District, Tigard-Tualatin School District, Banks School District, and unincorporated areas in Washington County with safe, secure, and consistent housing in order for them to focus on their schoolwork and graduate from high school. Second Home partners with school districts and matches students with families in the community who are willing to share their homes. Home providers offer a stable home and positive adult role models that uphold a set of expectations for youth to promote responsible behavior and self-sufficiency. In addition, Second Home offers case management services to each participating student. Second Home staff meets with the student and their school counselor or representative to introduce the program to interested students, assist in the process of determining needed services, and identifying housing options. If interested, staff guides the student through the process of interviewing and choosing a home provider. The project anticipates securing housing for twelve (12) homeless youth with a Second Home home-provider family. All youth will receive support services; including assistance with basic needs, case management, and resolution services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	12 Homeless Youth
	Location Description	Ecumenical Ministries of Oregon, 10245 S Bancroft Street, Suite B, Portland, Oregon
	Planned Activities	CDBG funds will be used for personnel costs associated with a 0.4 FTE Western Washington County Coordinator. In addition, CDBG funds will cover phone expenses, partial transportation costs and indirect costs.
11	Project Name	CASA for Children - Crucial Advocacy for Washington County
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness Special Needs and Populations

	Funding	CDBG: \$30,000
	Description	CASA for Children is requesting \$30,000 in FY 2022/2023 CDBG funding for a one-year grant to provide training and support to Court Appointed Special Advocates or CASAs who will advocate for children in foster care in Washington County. Oregon law (96-272) states that all children in Oregon who live in foster care under the state's protection are legally entitled to have a CASA assigned to their cases. These children have become wards of the court because they have been victims of abuse and/or neglect by an adult in their home environment. The circumstances of children in foster care range widely in type and severity. CASA was founded to help speed up the process of finding safe, permanent homes for these children as quickly as possible.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	150 children and teens in the foster care system National Objective:570.208A2iA Clients "presumed" to be LMI income Matrix Code:05N Abused and neglected children
	Location Description	230 NE 2nd Avenue, Suite I, Hillsboro, Oregon
	Planned Activities	CDBG funds will be used to support a portion of personnel costs for positions that will oversee CASAs working with children in Washington County (not in Beaverton/Hillsboro).
12	Project Name	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	CDBG: \$14,105
	Description	CDBG funding will be used to support the day center as well as outreach. The Day Center serves a diverse group of guests by providing a safe space during the day. By providing access to computers, charging stations, laundry, showers, and food they can connect with guests and build trust and relationships which allows PHC to assist with critical resources to which they may otherwise not have access. .
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	380 Households assisted National Objective: LMC - LOW/MOD LIMITED CLIENTELE BENEFIT Matrix Code: 05Q - Subsistence Payment
	Location Description	6701 NE Campus Way, Hillsboro, OR 97124
	Planned Activities	CDBG funding will be utilized to support the day center as well as outreach
13	Project Name	Family Promise of Tualatin Valley - Housing Case Management Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home Supportive Services
	Needs Addressed	Homelessness Housing
	Funding	CDBG: \$30,000
	Description	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	80 Households Assisted National Objective: LMC - LOW/MOD LIMITED CLIENTELE BENEFIT Matrix Code: 03T - Operating Costs of Homeless/AIDS Patients Programs
	Location Description	20425 SW Stafford Road, Tualatin, Oregon
Planned Activities	Family Promise of Tualatin Valley (FPTV) will use CDBG funding to help cover 0.5 FTE salary for case management services.	

14	Project Name	Worksystems, Inc - Economic Opportunity Program
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Workforce Training
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	Washington County and WorkSystems will partner together to fund an agency to provide career coaching services. The participants will have access to an array of workforce preparation, training, and employment services. This program is focused on serving those with incomes at or below 50% MFI who are also on SNAP.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 Persons Assisted National Objective: LMC - LOW/MOD LIMITED CLIENTELE BENEFIT Matrix Code: 05H- Employment Training
	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
15	Project Name	City of Tigard - CDBG Homeownership
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Increase Inventory of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$148,565
	Description	The Use of CDBG funds will support homeownership of low to moderate income households.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low to moderate income households

	Location Description	The activities will occur in the City of Tigard in the zip codes of 97223 and 97224
	Planned Activities	CDBG funds will be utilized for the acquisition and eligible repairs for two housing units in the City of Tigard.
16	Project Name	Office of Community Development - Home Access and Repair for the Disabled and Elderly
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$119,057
	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	18 income-qualified households will be assisted through this project
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton).
Planned Activities	CDBG funds will be used to 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.	
17	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	CDBG: \$75,000

	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	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 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.
18	Project Name	Rebuilding Together - Homeowner Support and Outreach
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$10,000
	Description	Rebuilding Together Washington County provides necessary repairs to homes owned by low and moderate-income homeowners, especially seniors and the disabled, to keep them safe, warm and dry.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 low/mod income households
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Rebuilding Together administrative office located at 12550 SW 3rd Street, Beaverton, OR 97005.

	Planned Activities	CDBG funds will pay for a portion of the salary costs of the Executive Director who manages the Rebuilding Together home repair program.
19	Project Name	Community Action - Self-help Weatherization
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$25,000
	Description	Community Action (CA) provides energy conservation education and training in the uses of weatherization materials to reduce high heating/utility costs of income-qualified households. CA will conduct energy conservation workshops and make home visits to supply low cost weatherization materials to qualified clients. Energy staff will train client households how to install low cost weatherization measures (example: caulking, weather stripping, interior storm window kits, switch plates, CO2 alarms) and will inspect all installations. In addition, if warranted, staff will assist in replacing older less efficient refrigerators with more efficient models. Materials averaging \$50 per household will be provided. Staff will conduct follow-up to evaluate changes in client energy usage. One Baseload Auditor will be assigned to CDBG-eligible units to ensure that the costs assigned to CDBG are eligible and supported by time records.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	120 low/mod income households
	Location Description	Washington County, excluding City of Beaverton and City of Hillsboro residents. Community Action Weatherization offices are located at: 669 S. 1st Avenue, Hillsboro, OR 97123.
Planned Activities	CDBG Funds will pay for a portion of the salary of an energy auditor/inspector associated with providing individualized energy conservation counseling to a minimum of 120 program participants (households).	
	Project Name	Community Action - Comprehensive Weatherization

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

	Needs Addressed	Homelessness Housing Economic Development Public Services Neighborhood and Community Development Special Needs and Populations
	Funding	CDBG: \$414,207
	Description	General administration, management, and oversight of Washington County's CDBG program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	CDBG funding will be provided to support administrative costs associated with carrying out the 2022 Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, Office of Community Development may apply up to 20% of that amount to address administrative expenses incurred through June 30, 2023. Any unspent CDBG Administrative funds at the end of the year will be used to cover CDBG expenditures.
22	Project Name	Office of Community Development - Housing Rehabilitation Administration
	Target Area	
	Goals Supported	Preservation of Single Family Housing Supportive Services
	Needs Addressed	Housing
	Funding	CDBG: \$300,000

	Description	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. Funds in the amount of \$537,347 will be utilized from the PY22 allocation, an additional \$80,109 will be from prior year resources. The Housing Rehab Admin budget reflects costs for an additional Housing Rehab staff person. The funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Households served will be reported under the respective rehabilitation activity.
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs.
23	Project Name	Family Promise of Tualatin Valley - Emergency Solutions Grant Homeless Prevention
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness Housing
	Funding	ESG: \$161,798
	Description	Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of at-risk of becoming homeless. Administrative expenses will be maintained by the Office of Community Development and will not exceed the 7.5% allowed for administration.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	43 households that are extremely low-income (30% AMI and below) and meet the definition of "imminent risk" or households that meet category 3 or 4 definitions will be assisted with homeless prevention activities, including rent and/or financial assistance and Housing relocation and stabilization services.

	Location Description	Services provided countywide. Administrative activities for general oversight of the ESG program will be undertaken by Washington County Office of Community Development, located at 328 West Main, Suite 100, Hillsboro. Activities will be delivered through FPTV with their office located at 20425 SW Stafford Rd Tualatin, OR 97062
	Planned Activities	Administration and ESG Activities. ESG funds will be used to support homeless prevention activities which includes rent and financial assistance and housing stability case management.
24	Project Name	Community Partners for Affordable Housing - CHDO Operating Grant
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$45,072
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (administrative offices).
Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.	
25	Project Name	REACH - Dartmouth Crossing
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$1,200,000

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

	Location Description	14902 SW Tracy Ann Ct, Beaverton, Oregon
	Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the rehabilitation of the project.
27	Project Name	Community Partners for Affordable Housing - Woodland Hearth
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$1,200,000
	Description	Woodland Hearth, developed by Community Partners for Affordable Housing (CPAH), is a new construction of sixty-three (63) units of affordable housing in Tigard. The property, located at 11655 SW Pacific Highway will provide units to households at/below 60% AMI. CPAH has requested the full allocation of \$1.2 million for the Woodland Hearth project. They have budgeted \$400,000 to development costs and \$800,000 to construction costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	63 low to moderate income households
	Location Description	11655 SW Pacific Hwy, Tigard, Oregon 97223 (Parcel 1) Tax Lot 01600
	Planned Activities	The HOME funds will be used to carryout construction-related activities associated with the development of the project.
28	Project Name	Office of Community Development - HOME Administration
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$180,289

	Description	Oversight, management and monitoring for the HOME Program is budgeted in the amount of \$230,000. Funds from PY22 will be utilized in the amount of \$180,289 which represents the maximum allowable of 10% of the allocation to be utilized toward administration. The remaining \$47,711 will be obtained from remaining prior year Admin resources.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	HOME funds will be used to provide funding for staffing and administrative costs of the program.
29	Project Name	Unobligated HOME funds
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	:
	Description	These funds will remain unallocated to a project at this time and will be added to a project underway if additional funds are needed or will be carried over to the next funding round.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Unknown at this time
	Location Description	Unknown at this time
Planned Activities	Unknown at this time, however, all projects will be in accordance with HOME regulations, will support the locally implemented goals and priority needs as stated in the 2020-2024 Consolidated Plan	
	Project Name	Unobligated PI from NSP Transfer

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

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

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

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

Geographic Distribution

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

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

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

Introduction

Washington County, in conjunction with the City of Beaverton and the City of Hillsboro, will continue to foster development and preservation or maintenance of affordable housing development in 2022 utilizing HOME funds. CDBG funds will be used for rent assistance and rental and owner-occupied housing rehab programs in all areas of Washington County with the exception of Beaverton and Hillsboro. CDBG funds will be used to increase the inventory of single family housing in the City of Tigard. Partnerships between Habitat for Humanity and Proud Ground will enable the preservation of affordable single family housing. Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation and preservation of 212 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 2022 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties.

The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2021 to foster affordable housing include:

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	212
Special-Needs	0
Total	212

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	148
Rehab of Existing Units	64
Acquisition of Existing Units	0
Total	212

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

Discussion

Affordable housing activities will include construction of one hundred-forty eight (148) new rental units and the rehabilitation of sixty-four (64) existing affordable 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 thirty-five (35) existing units will be rehabilitated serving non-homeless households. This will include seven (7) households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and ten (10) households served through the Rebuilding Together home repair program. In addition, an estimated eighteen (18) special needs households will be assisted through the County’s Housing Access and Repair for the Disabled and Elderly (HARDE) program to help make necessary repairs to their homes. Washington County will also serve an approximately 220 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

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

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

Introduction

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

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

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

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

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

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

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

Discussion

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

Introduction

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

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

A Road Home values:

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

The plan is organized around the following goals:

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

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

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

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

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

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

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

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

chronically homeless households.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

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

Family Promise of Tualatin Valley will receive \$149,663 in ESG funds to support homeless prevention activities including financial assistance and housing stability and relocation services to serve approximately 43 households.

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

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

“A Road Home” by supporting strategies to:

- Operate a Universal Point of Referral for At-Risk Tenancies (Community Connect) to remove barriers to accessing resources, thus preventing homelessness and providing a rapid entry system to re-housing for homeless persons.
- Support Homeless Prevention and Rapid Re-Housing and One-Month Emergency Rental Assistance programs to prevent homelessness as a result of episodic incidents coupled with underemployment, unemployment or related economic factors.
- Support prevention of homelessness for runaway and unaccompanied youth, including Family Mediation and Reunification Services.
- Expand geographic coverage to provide local access to prevention and tenancy support services in rural cities and surrounding areas; e.g., Banks, Buxton, Cherry Grove, Gales Creek, Gaston, North Plains.

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

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

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

prosper.

Discussion

Consultation with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, provides for the participation of local homeless service providers with current attendance of 12 people with homeless lived experience in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from this consultation process include how to allocate funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and development of policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). Consultation with the CoC Board took place on Friday, February 11, 2022. A second consultation with the full HSSN membership took place on Wednesday, March 2, 2022.

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

Introduction

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

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

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

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

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

HB2001 Implementation

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

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

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

family dwellings

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

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

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

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

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

Discussion

Housing Related Work AFTER June 30, 2022

The work of LUT Long Range Planning – Community Planning staff for the remainder of FY 2022-23 is expected to include continuing work on issues related to housing, as well as work on significant natural

resources and strategies to develop climate-friendly communities.

Long Range Planning staff expects to:

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

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

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

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

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

Introduction

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

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

Items with an * reflect no increase from FY21-22

Actions planned to address obstacles to meeting underserved needs

Developing housing for the underserved needs of homeless individuals is one of the most challenging aspects of affordable housing development. In Washington County, housing for extremely low-income individuals (persons earning thirty percent MFI) continues to be a High Priority. HOME funds will be used to leverage units supported by Section 8 Project-based vouchers for the creation of housing that is affordable to extremely low-income persons, attempting to create a financing structure with no debt payments, but also with an operating subsidy. Thus, housing for residents with incomes below thirty percent MFI is not only the most costly to create, but also requires identifying sources of operating subsidy (such as rent subsidies). Some organizations have addressed this structural challenge by including housing for homeless or extremely low-income persons in mixed income housing, where the

cash flow from units affordable at fifty or sixty percent MFI provide a bit of a cushion.

Actions planned to foster and maintain affordable housing

Washington County will continue to foster development and preserve/maintain affordable housing in 2022 utilizing HOME funds (and CDBG-funds for rental and owner-occupied housing rehab programs as well as increasing the inventory of single family homes). Creation of new affordable rental housing remains a High Priority, and HOME funds will be used to support the creation of one hundred and sixty (160) units of affordable rental housing. CDBG funds will also be utilized to increase the inventory of single family homes. Partnerships with non-profits such as Habitat for Humanity and Proud Ground will work to preserve the inventory of affordable single family homes. The Office of Community Development will continue to coordinate with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2022 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties. The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs. Other actions that the County proposes to take in 2022 to foster affordable housing include:

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

Actions planned to reduce lead-based paint hazards

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

cleared when present in housing assisted with federal funds.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

supportive housing models in Washington County that adequately integrate targeted supportive services with the permanent housing. Community Connect staff, and the group formed to provide oversight, is continually working to refine and address issues that arise. In addition, the HSSN will continue to work to address gaps. This will continue in FY 22.

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

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action, Community Connect. These agencies serve as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Agencies such as Virginia Garcia Memorial Health Clinic look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. The previous year saw the loss of the Southwest Community Health Center from the healthcare system. For mental health, area agencies like Sequoia Mental Health Services, Luke-Dorf, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and work closely with homeless services providers to provide access to mental health services. These agencies not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of Shelter Plus Care vouchers within a Housing First model that will help stabilize them. For access to employment services, agencies such as Luke-Dorf, Community Action and the Washington County Department of Housing Services partner with WorkSystems to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment and a road to self-sufficiency. In addition, the Department of Housing Services operates the Homeless to Work program, a transitional housing program that is focused specifically on supporting homeless individuals as they regain employment. These efforts will continue in FY 22/23. With the development of strategies related to the implementation of the Metro Affordable Housing Bond, Washington County continues to seek ways to coordinate housing and supportive services within the community.

Discussion

There have been so many challenges presented to our communities in the past year due to the economic implications of the worldwide pandemic known as COVID-19. Resources have been added to

the community through many Federal and State funding sources and Washington County continues to focus on the needs of the entire community. While the CARES funds that have been distributed are accounted for and tracked through our PY2019 Action Plan, Washington County remains committed to the needs of our extremely low, low and moderate income families through this time. Partnerships with our community agencies enable OCD to continue to provide essential assistance to families and individuals within our area on a daily basis.

Program Specific Requirements

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

Introduction

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

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

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

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

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

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

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

subsidies provided to the nonprofit developer of the housing.

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

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

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

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 into the signed written agreement. The restrictions are as follows:

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

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

Emergency Solutions Grant (ESG)

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

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

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

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

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

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

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

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

and/or historical trends in administration of the ESG contract. OCD then consults with the HSSN Work Group on the proposed allocation method (activities, dollar amounts, etc.). And then the consultation is taken to the full HSSN group for feedback, discussion, etc.

The determination of allocation for the PY2022 had not been completed at the time the Annual Action Plan was placed into publication for public comment. The consultations for the use of these funds will continue until consensus is reached and the plan for use was outlined during the two public hearings held in April 2022.

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

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

5. Describe performance standards for evaluating ESG.

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

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