

**CLACKAMAS COUNTY**  
**HOUSING AND COMMUNITY**  
**DEVELOPMENT**  
**2016 ACTION PLAN**



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**JUNE 28, 2016**

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Annual Action Plan  
2016

1

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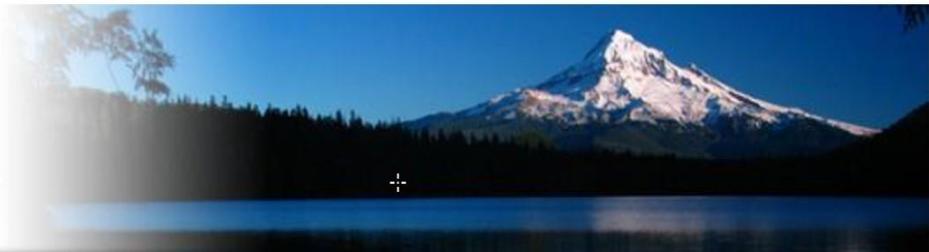
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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Each year Clackamas County submits an Action Plan explaining how the U.S. Department of Housing and Urban Development (HUD) resources will be used to improve communities throughout the County. This is the annual implementation plan of the 5-Year Consolidated Plan addressing the Housing and Community Development needs in Clackamas County. The needs, goals and objectives were identified through collaboration with participating cities, County agencies and other public and private project sponsors. The goals of the Consolidated Plan are primarily targeted to low- and moderate-income residents of Clackamas County and were developed to:

1. Provide decent housing;
2. Establish and maintain a suitable living environment; and
3. Expand economic opportunities.

To accomplish these goals the County has engaged the following long-term housing and community development objectives:

- (1) Revitalization of distressed neighborhoods;
- (2) Expansion and improvement of community services and facilities;
- (3) Expansion and conservation of the housing stock;
- (4) Expansion of employment opportunities for low and moderate income persons; and
- (5) Elimination of conditions detrimental to the community's health and welfare.

The current Consolidated Plan covers the 5-year period beginning July 1, 2012 and ending June 30, 2017. This is the fifth (5th) of five annual action plans for this period and covers the 12-month period beginning July 1, 2016. The action plan, developed with the input of citizens and community groups, serves four major functions:

- (1) It is the County's application for funds available through the three HUD formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) programs;

(2) It is the annual planning document, built through public input and participation, for CDBG, HOME, ESG, and other related programs;

(3) It lays out expected annual funding resources, the method of fund distribution, and the actions the County will follow in administering HUD programs; and

(4) It provides accountability to citizens for the use of the funds and allows HUD to measure program performance.

## **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 5 year goals described briefly here are listed in detail in AP 20 Annual Goals and Objectives on page 34 of this Action Plan.

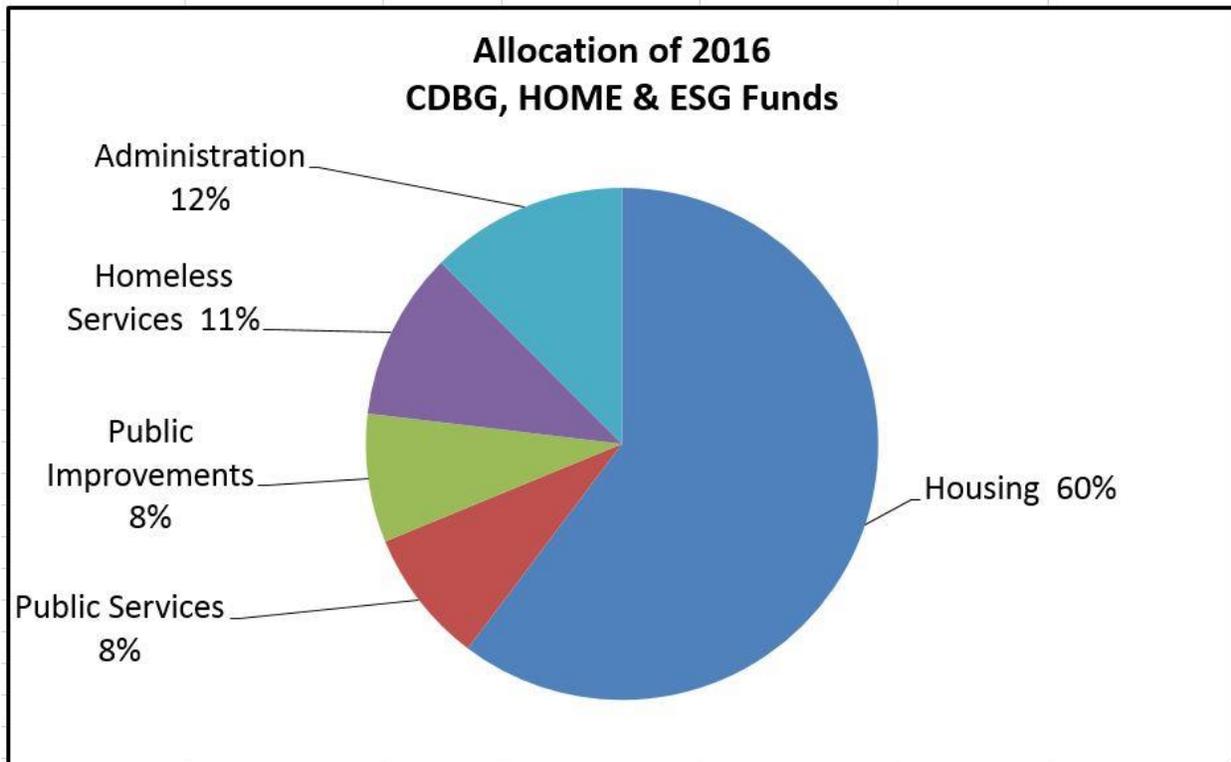
Clackamas County HCD has four (4) housing related goals to assist a total of 10,820 households over 5 years with housing units and information. On these 4 goals HCD has assisted a total of 16,571 households to date during 4 Action Plan Years (2012 to 2015) and plans to assist 2,985 in program year 2016.

HCD has two (2) human services related goals to assist 750 households over 5 years with services. For the human services goal area HCD has assisted 3349 persons in approximately 790 households during 4 Action Plan Years (2012 to 2015) and plans to assist 190 people in 80 households in program year 2016. Lastly HCD has two (2) community development related goals to improve neighborhoods and facilities that have resulted in improved access to facilities for 8,515 households during 4 Action Plan Years (2012 to 2015). In the 2016 program year HCD plans to complete projects and neighborhood facilities to benefit over 1,350 people in over 540 households.

Specific projects for program year 2016 are listed in the 2016 Objectives and Outcomes chart.

Number	Project Name	Objective	Outcome
2016/0005	2016-2017 Homeless Count	Decent Housing	Availability/Accessibility
2016/0008	Annie Ross House Family Shelter	Suitable Living Environment	Availability/Accessibility
2016/0001	Clackamas County Housing Rehabilitation Programs	Decent Housing	Affordability
2016/0006	Employment Connection	Creating Economic Opportunities	Availability/Accessibility
2016/0004	Housing Rights & Resources	Suitable Living Environment	Availability/Accessibility
2016/0014	Installation Subsidy for Fiber Optic Service	Suitable Living Environment	Availability/Accessibility
2016/0017	Jennings Lodge Pedestrian Improvements	Suitable Living Environment	Availability/Accessibility
2016/0007	Mentor Athletics	Suitable Living Environment	Availability/Accessibility
2016/0010	Mobile/Manufactured Home Roof Project	Suitable Living Environment	Availability/Accessibility
2016/0009	NCRA Sewer Hook-Up Grant Program	Suitable Living Environment	Availability/Accessibility
2016/0016	Optional Emergency Assistance	Suitable Living Environment	Availability/Accessibility
2016/0011	Red Lodge Transition House for Women	Suitable Living Environment	Availability/Accessibility
2016/0018	Tiny Houses Community	Decent Housing	Availability/Accessibility
2016/0015	CHDO Operating Support Grant	Decent Housing	Availability/Accessibility
2016/0012	2016 Multifamily Housing Project	Decent Housing	Affordability
2016/0020	TBRA HOME	Decent Housing	Affordability
2016/0019	CWS Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility
2016/0019	ESG HMIS	N/A	N/A
2016/0019	Los Ninos Cuentan/Casa Hogar	Decent Housing	Availability/Accessibility
2016/0019	NHA - HomeBase	Decent Housing	Availability/Accessibility
2016/0019	NHA Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility
2016/0019	Springwater Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility

**2016 Objectives and Outcomes**



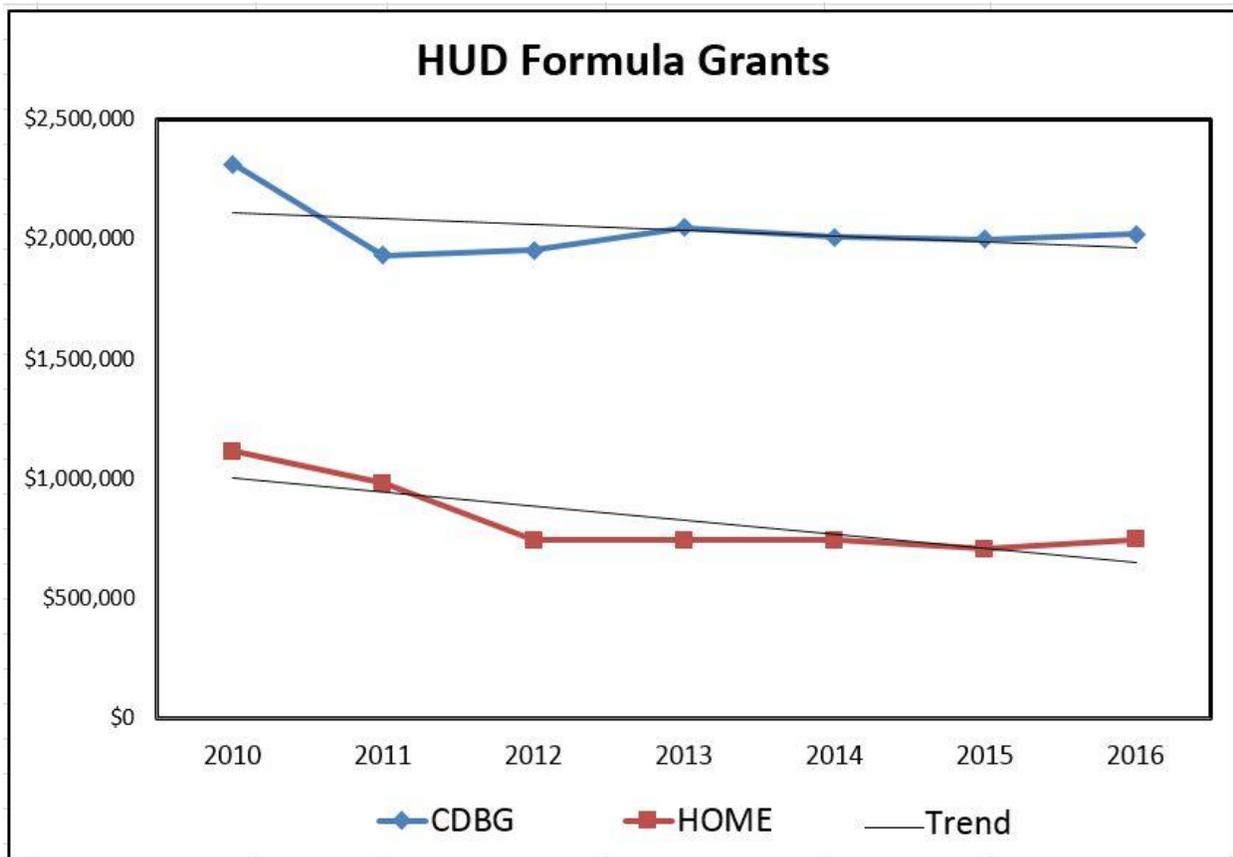
**Allocation of Funds**

### 3. Evaluation of past performance

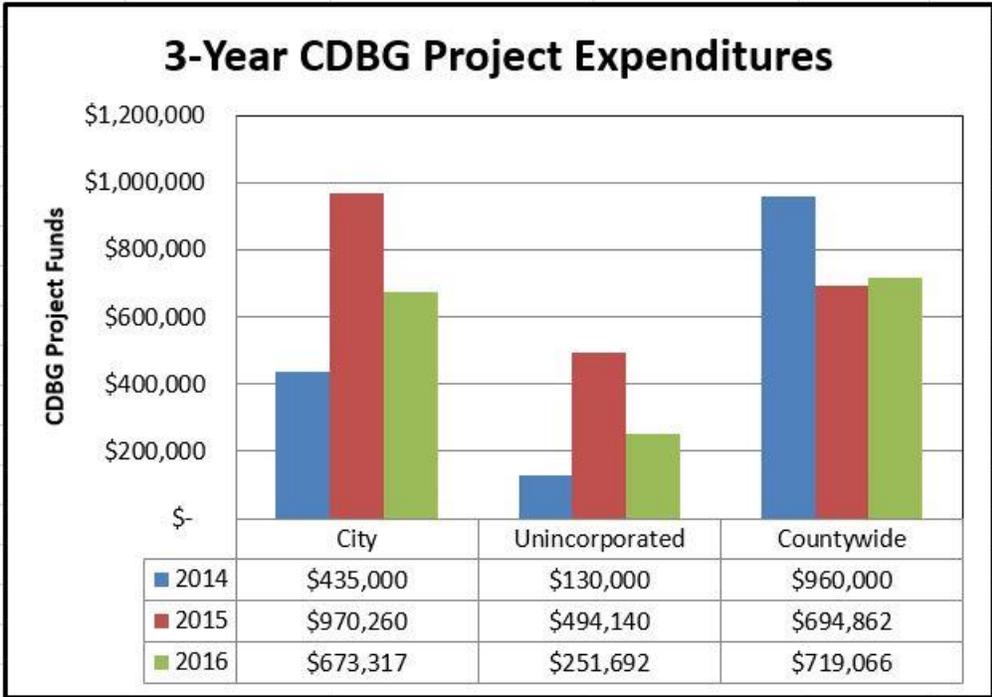
This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Clackamas County's Housing and Community Development Division has met each of the annual goals established during the 2012-2016 Consolidated Plan development process. Slow moving projects that required additional community planning have been cancelled and sponsors have been encouraged to re-apply in the next funding cycle.

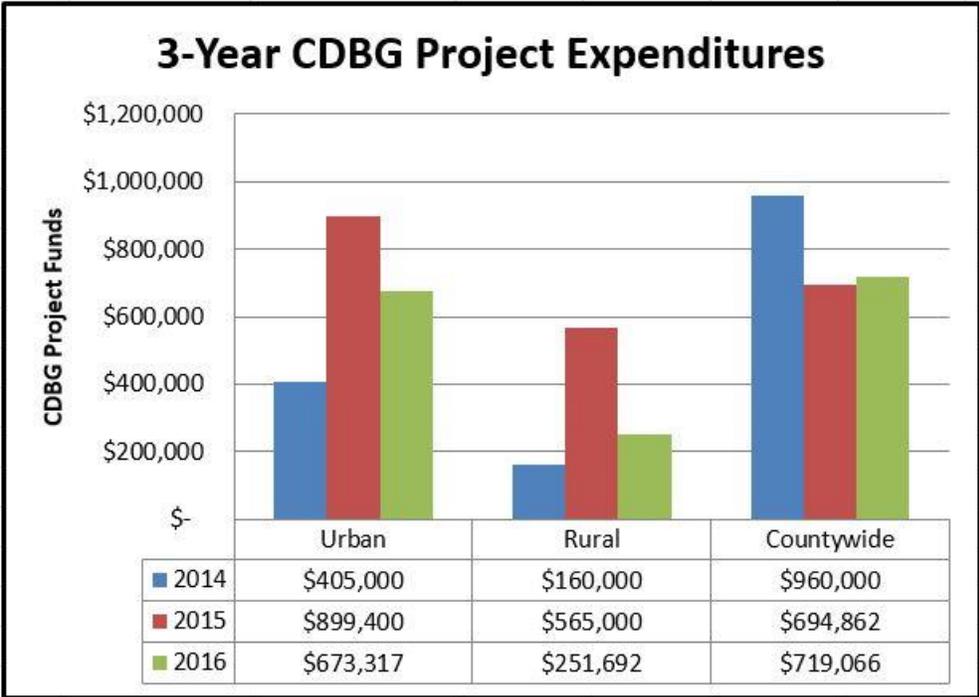
The Chart below demonstrates a trend of declining CDBG and HOME funds for Clackamas County:



HUD Formula Grant trends



**City and Unincorporated Areas**



**Urban and Rural Areas**

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Citizens, community members and agencies participate through community meetings and inclusion on the Citizen Participation email distribution list. Meeting notices, application information and project information is distributed using this list and through the posting of public notices in the newspapers of record. A meeting notice, a schedule of dates for the Action Planning process and a list of Community Development projects were distributed to persons on the Citizen Participation list. Clackamas County now allocates CDBG funds for first 3 years of a 5-Year Consolidated Plan and a second allocation for 2 years of funding. Public meetings to discuss community needs for the two-year Plan period were held on October 29 and November 13, 2014 before the CDBG project applications were released. HCD staff provided technical assistance to community members while the project applications were available beginning on November 5, 2014. Completed project applications were due by December 18, 2014. HCD staff reviewed each project application and considered the applicants' ability to complete each project. HCD staff met with the CDBG Policy Advisory Board to review funding recommendations on March 11, 2015. The Board of County Commissioners held a public hearing to review and approve the 2015 Action Plan on April 9, 2015. A public meeting notice for the 2016 Action Plan was published in the newspapers of record, Oregon City/Clackamas Review on March 16, 2016 and in the Lake Oswego Review on March 16, 2016. The Board of County Commissioners held the public hearing on April 14, 2016 to receive feedback and testimony on the 2016 Action Plan.

All comments were accepted.

In reviewing the proposals the County used a selection process that emphasizes communication, compromise, and consensus. Working closely with all of the project sponsors Community Development program staff helped to prioritize each project and evaluate actual project costs. With a commitment to local match participation the County ensures a high degree of leveraging and maximizes the impact CDBG funds have on local communities throughout the County. 2016 is the last year of our 5-year Consolidated Plan. If projects are cancelled the funds allocated for those projects are carried forward for the following year to support new projects that will be selected as part of the next program year CDBG application funding cycle.

#### **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.

Clackamas County uses public meetings, emails and surveys to interact with stakeholders. HCD maintains a list of interested persons: the Citizen Participation list to communicate via email with stakeholders about meetings, dates, applications and recommendations for funding. This year a public meeting was held on February 24th and a public hearing was held on April 14th. Comments were in

support of existing programs for homeless persons, homeless veterans, affordable housing projects and services for survivors of domestic violence. Written letters were in support of affordable homeownership programs. As a result, the CHAP Homebuyer Assistance Program was funded for the FY 2016 program year.

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

Public comments during the February 24th public meeting were in support of a first time homebuyer program and submitted by letters. Comments during the April 14th hearing were all in support of additional funding for homeless programs serving veterans, survivors of domestic violence and persons with mental illness in need of housing and services. All public comments were accepted during the February 24, 2016 Public meeting and the April 14, 2016 Public Hearing. Comments were accepted verbally, by email and in written letters. Written letters were in support of affordable homeownership programs and services.

A summary of comments is included in Appendix D of this plan.

## **7. Summary**

The Housing and Community Development Division is identifying appropriate projects and completing those projects in a timely manner. Community Development staff working with 16 cities and towns, community partners and non-profit agencies are identifying projects and completing those projects within project budgets. Projects that do not make progress due to various factors are cancelled and the funds re-allocated based on Priority Needs areas and according to Funding Policies. Only 1 project was identified as a slow moving project from 2012. This health clinic rehabilitation project is now under construction with an anticipated completion date of July 30, 2016.

This past year Clackamas County HCD responded to a local emergency by amending our 2015 Action Plan to redirect Community Development Block Grant (CDBG) funds to provide assistance to tenants forced to leave their homes at Forest Edge Apartments and the Berryhill Park Apartments in Oregon City. Tenants needed to leave to avoid a weather related landslide event. Forms of moving and relocation assistance for low-income households included; moving and storage expenses, rental assistance, security deposit assistance, assistance locating alternative housing, emergency lodging expenses and other related and eligible costs. As a result of this experience, HCD plans to include an Optional Emergency Assistance activity in all future actions plans, which will allow the County to provide more timely and effective optional relocation assistance to victims of similar catastrophes.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLACKAMAS COUNTY	
CDBG Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
HOPWA Administrator	City of Portland	City of Portland
HOME Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
ESG Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
HOPWA-C Administrator	CLACKAMAS COUNTY	Community Development Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

HOPWA funds are granted to nearby City of Portland for distribution through a six-county area that includes Clackamas County.

The Clackamas County Community Development Divisions works with 16 incorporated cities and towns and unincorporated rural areas to represent 386,000 citizens over 1800 square miles. Clackamas County is considered an urban county since most of the population lives in urban incorporated and unincorporated areas east of the Willamette river and just south of the City of Portland, Oregon.

**Consolidated Plan Public Contact Information**

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 Oregon City, Oregon 97045 phone: 503.650.8591 email: marksir@co.clackamas.or.us  
 The Consolidated Plan is also posted at <http://www.clackamas.us/communitydevelopment/maps.html>

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The Clackamas County Community Development consultation process is an ongoing discussion with members of the community through our Citizen Participation List. When a person or agency has a project idea or program in need of funding, that person or organization generally contacts the Community Development Division to discuss how to apply for CDBG funding and whether or not their project would be eligible for CDBG or other types of funding. Community members are invited to join the Citizen Participation List and to attend annual public meetings to discuss needs in their community. Housing and Community Development staff sometimes attend community meetings or nonprofit board meetings to discuss eligible and ineligible project ideas, the project application process and the schedule of proposals and awards.

Annual public hearings also provide an opportunity for citizens, advocates and organizations to discuss community needs with the elected Board of County Commissioners. The 2012-2016 Consolidated Planning process also included an online community survey which was open to all county residents. This past community needs survey was even advertised in the Citizen News, a county-wide publication sent to all county residents on a quarterly basis. The individual members of the homeless Continuum of Care also participated in consultation and in the online community needs survey to establish our Priority Needs.

### **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(I))**

Clackamas County Housing and Community Development Division (HCD) coordinates activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. The local public housing authority is a part of Clackamas County's Health, Housing and Human Services Department. Nonprofit and for profit housing developers and housing providers are in regular contact with HCD staff about project ideas and potential state and federal grants that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for state tax credit funding as one of few sources of funds available to develop affordable housing units in the rural parts of Clackamas County.

The Clackamas County Health, Housing and Human Services (H3S) Department includes; a public housing authority, a community development division, a public health division, a social services division, a behavioral health division and a primary care division. H3S is often a convener of agencies to apply for funding, build facilities and provide services to vulnerable populations. In some cases the county provides the services, and in other cases non-profit agencies provide the housing or services. CDBG

funds also provide support for the Housing Rights and Resources program, an H3S program in the Social Services Division. This program provides housing referral and information on all available housing services and resources to residents in need of affordable housing and related services.

HCD consults directly with the county primary care health facilities and health services to coordinate services and projects.

HCD consults directly with local governments (16 cities and towns in Clackamas County) regarding public facilities and infrastructure projects. Adjacent governments including City of Portland, Multnomah County and Washington County are contacted regularly regarding public meetings however due to scheduling conflicts staff from these governments rarely attend our public meetings.

Currently HCD has business and civic leaders engaged in the community and housing development needs assessment through their activities on non-profit boards, planning councils and commissions. Some non-profit agencies are considered civic organizations. HCD will continue to reach out to community groups that include civic and business leaders in the community. HCD is currently nurturing business contacts on the Housing Advisory Board that guides the Housing Authority of Clackamas County and county-wide affordable housing policy.

**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.**

H3S Housing and Community Development Division (HCD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same HCD office uses CDBG funds for the Homeless Point in Time (PIT) count of homeless persons. The PIT is conducted with over 150 volunteers coordinated by the Social Services Division. The CoC policies and ESG program policies were developed with both CoC and ESG homeless services providers. The CoC reviewed and adopted the CoC and ESG policies. ESG and COC policies are included in Appendix B of this Action Plan.

HCD personnel also provide the HMIS training and support for CoC and ESG providers. The monthly CoC activities and quarterly performance reports are coordinated by the same Community Development Division staff that coordinates the ESG funding applications and awards process. The FY 2016 ESG funding recommendations were presented to the CoC Homeless Council (CoC) for discussion and review on March 23, 2016. CoC providers, the local public housing agency and all the agencies in the Continuum of Care are engaged in addressing the needs of homeless persons.

The CoC consults with Community Solutions, a Workforce Investment Act partner and division of H3S, to conduct employment related training for homeless persons.

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

The CoC in Clackamas County meets monthly and is coordinated by the Housing and Community Development Division (HCD) personnel that also coordinate the ESG funding applications and awards. The ESG fund allocations are presented annually to members of the CoC for discussion and review. The CoC group has also designated Clackamas County HCD as the CoC HMIS administrator. HCD staff also provide the HMIS training and support for ESG providers. ESG providers are active in developing ESG and CoC performance measures as well as evaluating outcomes of CoC and ESG programs.

The CoC Steering Committee functions as the CoC governing board and provides ongoing guidance to the process of evaluating ESG outcomes and activities. The CoC Steering Committee was consulted on March 19, 2015 regarding the recommended FY 2015 and FY2016 ESG funding levels and activities. The CoC Steering Committee also oversees the policies of the HMIS system and data quality standards as part of the CoC activities. For the 2016 Action Plan, HCD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 23, 2016. HCD staff discussed ESG and Coc funding allocations, performance standards, outcomes, policies and procedures as well as the annual consultation process which occurs in March of every year. CoC members were invited to submit testimony at the April 14th public hearing. A list of local agencies that are actively involved in the ongoing process of setting priorities, establishing policies and evaluating outcomes is detailed in following the chart.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CASCADIA BEHAVIORAL HEATHCARE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is part of the Continuum of Care
2	<b>Agency/Group/Organization</b>	Housing Authority of Clackamas County
	<b>Agency/Group/Organization Type</b>	PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Public Housing Authority is an active participant in Community Needs Assessments, Continuum of Care, public meetings and homeless strategy planning.
3	<b>Agency/Group/Organization</b>	CLACKAMAS WOMEN'S SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is one of very few providers of services for survivors of domestic violence in this urban and rural county. This agency is active in the Continuum of Care planning and the ESG funding and policy discussions.
4	<b>Agency/Group/Organization</b>	NORTHWEST HOUSING ALTERNATIVES
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is a provider of affordable housing units, homeless services and housing development. This agency often participates in housing and homeless needs strategic planning efforts.
5	<b>Agency/Group/Organization</b>	CENTRAL CITY CONCERN
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides services and housing through the homeless Continuum of Care.

6	<b>Agency/Group/Organization</b>	IMPACT NW
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This Agency is part of our Continuum of Care.
7	<b>Agency/Group/Organization</b>	INN HOME
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is part of the homeless Continuum of Care that serves homeless youth.
8	<b>Agency/Group/Organization</b>	LEGAL AID SERVICES OF OREGON
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Part of our Housing Rights and Resources and included in all planning efforts
9	<b>Agency/Group/Organization</b>	LIFEWORKS NORTHWEST
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides outreach and health services to homeless adults. This agency is part of the Continuum of Care.
10	<b>Agency/Group/Organization</b>	OUTSIDE IN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides outreach and health services to homeless youth. This agency is part of the Continuum of Care.
11	<b>Agency/Group/Organization</b>	Proud Ground
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is the regional community land trust non-profit housing developer and also part of the Continuum of Care network in the region.
12	<b>Agency/Group/Organization</b>	UNITED WAY OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This foundation provides funding to non-profit homeless services providers in our County.
13	<b>Agency/Group/Organization</b>	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - State

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This State of Oregon TANF agency has a local office in our county. A representative from this office participates in our Continuum of Care activities and planning.

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

All agencies that expressed interest in participating were consulted. No agencies were excluded.

**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	H3S Community Development Division	The goals of the Continuum of Care are included as part of the Homeless Prevention Goals in the Action Plan
10 year Plan to Address Homelessness	H3S Social Services Division	The Goals of the 10 year Plan to Address Homelessness are included in both the Action Plan and the Continuum of Care annual goals and objectives.
Public Housing Annual Plan	Housing Authority of Clackamas County	The PHA improvements are included in the annual Action Plan

**Table 3 – Other local / regional / federal planning efforts**

## **Narrative (optional)**

As a result of the demand for a Coordinated Housing Access (CHA) for homeless services, CDBG funds were awarded to the Social Services Division to provide staffing to the CHA system until other funds can be identified. The CoC application for funding in FY2016 included re-allocated funds to support the CHA system to provide information to the CoC Steering committee and additional assistance to CoC programs. Action Plan staff meet with the Continuum of Care members to discuss housing and community development needs and resources. CoC members are invited to attend public meetings and public hearings to provide testimony on homeless and homeless housing needs in Clackamas County.

For the 2016 Action Plan, HCD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 23, 2016. HCD staff discussed ESG and Coc funding allocations, performance standards, outcomes, policies and procedures as well as the annual consultation process which occurs in March of every year. CoC members were invited to submit testimony at the April 14th public hearing.

## **AP-12 Participation – 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 this Action plan began in 2011 with a community needs assessment, small group meetings with stakeholders, an online survey, public meetings and public hearings. The result of the community needs assessment was the development of our CDBG & HOME Funding Priority Needs Chart that is part of the Consolidated Plan (Consolidated Plan Appendix 8).

This Notice was posted to our website in 2011/2012:

#### **What does your Community Need?**

Clackamas County Community Development Division is preparing a Consolidated Plan to prioritize spending from several federal grants (CDBG, ESG and HOME) over the next 5-years (2012-2016). Citizen input will help in our county-wide needs assessment and will help us set priorities for selecting project activities. As part of that assessment, we would like to hear from you on what you see as the major needs in your community.

#### Important Dates:

- |                  |   |
|------------------|---|
| October 18, 2011 | Public Hearing to receive public testimony on community needs throughout Clackamas County |
| November 2, 2011 | Applications for funding available/distributed  |
| December 8, 2011 | Last day to submit applications for funding for next three years of projects.             |

The 2016 Action Plan included a public meeting on February 24, 2016 and a public hearing with the Board of County Commissioners on April 14, 2016. An Advertisement about the April 14th public meeting was posted in the 2 county newspapers of record: The Lake Oswego Review and the Clackamas/Oregon City review. The same notice was distributed to the members on the Citizen Participation list. Also included with the email to members of the Citizen Participation list was a list of projects recommended for funding. The CoC members were also provided with an English and Spanish language public meeting notice for the April 14th Public Hearing.

HCD staff will also be conducting community meetings to discuss Fair Housing Goals during the summer of 2016. HCD staff will use this opportunity to broaden citizen participation in the housing and community development goal setting process for the 2017-2021 Consolidated Planning process.

This year a public meeting was held on February 24th and a public hearing was held on April 14th. Comments were in support of existing programs for homeless persons, homeless veterans, affordable housing projects and services for survivors of domestic violence. Written letters were in support of affordable homeownership programs. As a result, the CHAP Homebuyer Assistance Program was funded for the FY 2016 program year.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community  Residents of Public and Assisted Housing  Citizen Participation List	A total 15 persons attended both public meetings to voice their support of particular projects.	Persons spoke in support of eviction prevention services, elderly and disabled housing, a range of housing options for persons with mental illness, a rural food bank project, an accessibility project at a low-income community and family services center, a job training program for persons in public housing, domestic violence services and housing supports for unaccompanied teenage parents.	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	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	The public hearing before the Board of County Commissioners was held on April 9, 2015	Four (4) persons spoke in favor of the plan for funding street improvements, a food bank facility and homeless services funding.	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	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	A survey was distributed online to any county residents who wanted to participate in the housing and community development needs survey. 492 people responded.	Overall support of affordable housing. Weatherization support by more than half of respondents. Private development of apartments was supported by less than half of respondents. Ranking projects: 1. Maintain existing affordable housing. 2 Services for low-income persons. 3. New affordable housing. 4. Street and sidewalk improvements. 5. New and existing public facilities.	All comments were accepted.	
4	Public Meeting	Residents of Public and Assisted Housing	Met with HACC resident group	Residents expressed the need for more affordable housing options.	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	URL (If applicable)
5	Public Meeting	Homeless Advocates CoC	Met with the Homeless Council (Continuum of Care) advocates at their monthly meeting on March 25, 2015 to present the project and public services funding recommendations and invite members to attend the Board of County Commissioners meeting on April 9th.	Members expressed the need for more funding for affordable housing projects and homeless services.	All comments were accepted.	
6	Public Meeting	Non-targeted/broad community	4 letters from persons who could not attend the public meeting or public hearing	4 letters from persons expressing support for land trust and affordable homeownership programs	All letters were accepted	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

Clackamas County Housing and Community Development Division works closely with the public housing authority, the County Behavioral Health Program, the Continuum of Care, non-profit agencies and the local County Social Service agencies to secure and administer many sources of funding for services, programs and rent assistance to benefit low-income residents of Clackamas County.

These expected resources are estimates based on historical funding trends, amounts to be matched and leveraged.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,019,843	300,000	25,000	2,344,843	0	The next 5 year plan begins in July 2017.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	750,017	150,000	251,000	1,151,017	0	The next 5 year plan begins in July 2017. \$251,000 of Prior Year carryover funds from the 2015 CHAP and TBRA projects
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	179,957	0	0	179,957	0	The next 5 year plan begins in July 2017.

Table 5 - Expected Resources – Priority Table

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

Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors.

Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources and will total at least \$579,457. CDBG anticipates \$300,000 of program income from the Housing Rehabilitation program loan repayments and \$25,000 of prior year funds will support FY 2016 projects.

The Continuum of Care application process will renew \$1,707,422 of funding for homeless services, programs and rent assistance for homeless individuals and families. This year CoC was eligible to apply for an additional \$251,421 of funds as a bonus project. HUD has awarded the Clackamas Continuum a total of \$2,087,390 which includes additional funding due to increased Fair Market Rent (FMR) rates and additional funds for the Housing Our Heros homeless veterans and families housing assistance program.

The HOME funded Multifamily project, Rondel Court, will secure an additional \$8,543,000 of Low Income Housing Tax Credits LIHTC. HOME funds will be matched using cash from non-federal sources such as the state Housing Development Grant and other housing state funds, forbearance of property taxes, project grants, local fees and charges. ESG funds will be matched using private donations, local and state homeless prevention funds. The HOME program will use \$251,000 of prior year funds to support the CHAP homebuyer assistance program and the Tenant Based Rental Assistance (TBRA) Program.

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

No publically owned land is available for this purpose.

**Discussion**

The Housing and Community Development Division will continue to partner with the public housing authority, the County Behavioral Health Program, the County Health Centers, the Continuum of Care, non-profit agencies, for profit housing developers and the local County Social Service agencies to explore new programs, services and financial resources for programs and services that benefit our low-income and special needs residents.

Anticipated Resources amounts are based on anticipated funding levels, anticipated program income, prior year funds carried forward and expected matching funds on individual community projects.

## 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	HOUSING GOAL I	2012	2016	Affordable Housing	Countywide	Affordable Housing	HOME: \$775,426	Rental units constructed: 50 Household Housing Unit
2	HOUSING GOAL II	2012	2016	Affordable Housing	Countywide	Affordable Housing	CDBG: \$375,000 HOME: \$86,000	Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit
3	HOUSING GOAL III	2012	2016	Homeless	Countywide	Public Services Needs (People)	CDBG: \$68,317 HOME: \$165,000 ESG: \$166,461	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
4	HOUSING GOAL IV	2012	2016	Affordable Housing	Countywide	Public Services Needs (People)	CDBG: \$163,200	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HUMAN SERVICES GOAL I	2012	2016	Homeless	Countywide	Public Services Needs (People)	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
6	HUMAN SERVICES GOAL II	2012	2016	Non-Homeless Special Needs	Countywide	Public Services Needs (People)	CDBG: \$130,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 190 Households Assisted Homelessness Prevention: 25 Persons Assisted
7	COMMUNITY DEVELOPMENT GOAL I	2012	2016	Non-Housing Community Development	Countywide	Infrastructure Projects Public Facilities	CDBG: \$681,692	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted
8	COMMUNITY DEVELOPMENT GOAL II	2012	2016	Non-Housing Community Development	Countywide	Infrastructure Projects	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	HOUSING GOAL I
	<b>Goal Description</b>	<p>Create new affordable housing for rent-burdened residents. Preserve and improve the quality of the affordable rental housing stock available to low-income families. Focus efforts to meet the housing needs of households with incomes below 50% of the area median. Support the development of housing for special needs populations and families with children while planning to meet the housing needs of a rapidly-growing senior population. Maintain strong partnerships between the County and private/public developers in the development and preservation of affordable rental housing. Assure that new affordable housing has accessibility to services and ease of access to public transit for travel to employment centers and other centers of opportunity. Support the County Department of Health, Housing and Humans Services Housing Initiatives strategies. Support the redevelopment of public housing units to improve the quality of housing. Develop a tenant-based rental assistance program. Housing Goal I Five-Year Performance Measurement: 307 households will have new or improved rental housing.</p>
2	<b>Goal Name</b>	HOUSING GOAL II
	<b>Goal Description</b>	<p>Stabilize existing homeownership and provide opportunities for new homeowners. Stabilize homeownership through housing repair, energy efficiency improvements, rehabilitation and assistance with sewer connections. Support the expansion of opportunities for low- and moderate-income households to become new homeowners, especially first-time homeowners. Support the use of manufactured homes and mobile home parks or subdivisions as a reasonable method of obtaining affordable housing, especially in rural areas. Between 2012 and 2016, 270 households will be assisted to maintain their housing or to become (or remain) homeowners. The 5 year goals is to assist 270 households with CHAP and Housing Rehabilitation program services.</p>

<b>3</b>	<b>Goal Name</b>	HOUSING GOAL III
	<b>Goal Description</b>	Reduce homelessness and meet the housing needs of special needs populations. Support the goals of the Clackamas County Ten-Year Plan and Policies to Address Homelessness and the efforts of the Homeless Council to reduce homelessness in the County. Provide affordable housing and stabilizing services to persons who are at risk of homelessness. Support efforts to develop a flexible funding source to provide appropriate services and rental assistance to persons who are homeless or at risk of homelessness. Focus resources on the more vulnerable populations, including people with mental health problems, veterans, people with disabilities, people coming from institutions, people with addictions and victims of domestic violence. In partnership with private and public housing entities, develop a range of housing choices for vulnerable populations (including persons at risk of homeless, homeless persons and other special needs populations), including a focus on meeting the need of chronic homeless persons for permanent supportive housing. Develop a set of program policies to create a 15% set-aside in all new affordable housing developments specifically to assist the target populations. From 2012 to 2016, 250 homeless or at-risk households receive affordable housing. HomeBase, Homeless Count, ESG program
<b>4</b>	<b>Goal Name</b>	HOUSING GOAL IV
	<b>Goal Description</b>	Promote community awareness of the affordable housing needs of low-and moderate-income households, the needs of homeless persons and the ongoing need to ensure equal access of all households to housing resources. Support projects and programs, such as the Housing Rights and Resources Program, that affirmatively address and promote fair housing rights and further housing opportunities for all County residents in accordance with the Fair Housing Act. Promote public awareness of the issue of fair housing and support the education of tenants, prospective homeowners, landlords, developers, property managers and housing staff on the Fair Housing Act and the Americans with Disabilities Act. Update and support the recommendations in the Analysis of Impediments to Fair Housing. Promote Transit Oriented Development (TOD). Expand Project-based Rental Assistance programs (PBRA). Explore special voucher rent rates for high-rent areas (HACC). From 2012 to 2016, 10,000 households will receive assistance in understanding their rights.
<b>5</b>	<b>Goal Name</b>	HUMAN SERVICES GOAL I
	<b>Goal Description</b>	Stabilize the lives of families and individuals who are in crisis. Focus on the prevention of homelessness and other personal crises through intervention services tied to rental assistance. Rent-Well tenant training and supports for homeless families and families in crisis to repair negative credit and rental records.

6	<b>Goal Name</b>	HUMAN SERVICES GOAL II
	<b>Goal Description</b>	HomeBase and Rental Well programs to increase the self-sufficiency of residents, particularly low-and moderate-income families and individuals as well as other special needs populations who are in need of a range of community supports and services. From 2012 to 2016, 750 persons will receive self-sufficiency services. Support the preservation of basic community services and seek their expansion. Assure that special needs populations, people with mental illness, people with disabilities and the elderly have access to essential services so they can reach their potential for independence. Expand opportunities for employment at living wages for the unemployed and underemployed through vocational and job training, work skills development, counseling, continuing education and literacy, and job placement. Assure that youth are provided the services and support systems they need to mature into employment and community life.
7	<b>Goal Name</b>	COMMUNITY DEVELOPMENT GOAL I
	<b>Goal Description</b>	Revitalize low- and moderate-income neighborhoods. Provide safe and accessible neighborhood streets and walkways/bikeways, especially near schools. Support the revitalization of distressed neighborhoods through infrastructure and facilities improvements. Five-Year Performance Measurement: 690 households will benefit from community improvements.
8	<b>Goal Name</b>	COMMUNITY DEVELOPMENT GOAL II
	<b>Goal Description</b>	Improve community infrastructure and facilities by: Create or improve community facilities that deliver crisis/safety net or self-sufficiency services. Construct public improvements to support the development of affordable housing and/or support business development or retention. Support the removal of barriers to accessibility by persons with disabilities and senior population. Five-Year Performance Measurement: 300 households will benefit from neighborhood improvements.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

During the 2016 program year HOME funds will be used to assist approximately 150 low-income persons in at least 60 Households. HOME funds will also assist approximately 50 housing with Tenant Based Rent Assistance.

## AP-35 Projects – 91.220(d)

### Introduction

The projects for program years 2015 and 2016 were all selected through a Request for Proposals process conducted in November, December of 2014 and January and February of 2015.

Expenditure Limits: The calculation to determine the CDBG public services cap may include 15% of the preceding year’s program income. As of March 28, 2016, \$189,109 of CDBG program income has been received in IDIS. Added to our 2016 CDBG entitlement amount of \$2,019,843 ( $2,019,843 + 189,109 = 2,208,952 \times .15 = \$331,343$ ) the Public Services cap for PY2016 is \$331,343). The 3 public service projects total \$290,866. A spreadsheet detailing the project funds is attached as a Grantee Unique Appendix.

#	Project Name
1	2016 Housing Rehabilitation Program
2	2016 CDBG Administration
3	2016 HOME Administration
4	2016 Housing Rights and Resources Program
5	2017 Homeless Count
6	2016 Employment Connections
7	2016 Mentor Athletics
8	Annie Ross House Family Shelter
9	NCRA Sewer Hook-up Grant program
10	Mobile/Manufactured Home Roof Project
11	Red Lodge Transition House for Women
12	2016 Multifamily Housing project
13	2016 CHAP Homebuyer Assistance Program
14	Installation Subsidy for Fiber Optic Service
15	CHDO Operating Support Grant
16	Optional Emergency Assistance 2016
17	Jennings Lodge Pedestrian Improvements
18	Tiny Houses Community
19	2016 HESG Program
20	Tenant Base rental Assistance TBRA

**Table 8 – Project Information**

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

Allocation Priorities are based on a Priority List developed through a community needs assessment process completed in 2012 as part of the consolidated planning process. The Priority list is in the Funding Policies as Appendix 5 and in the Consolidated Plan as Appendix 8.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	2016 Housing Rehabilitation Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL II
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Housing Rehabilitation program serving low-income resident homeowners of Clackamas County with grants and low interest loans for home repairs and ADA accessibility improvements.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low-income households will benefit from these services.
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>The Housing Rehabilitation Program offers deferred-payment loans and grants to low-income owner-occupants. Current grants and loans include:</p> <ul style="list-style-type: none"> <li>Sewer hook-up gra \$6,000 and up</li> <li>Single purpose (e.g. furnace) up to \$15,000</li> <li>Exterior repairs up to \$25,000</li> <li>Complete repairs up to \$35,000</li> </ul> <p>Clackamas County also offers a Home Access Grant to low-income persons who have physical or age-related disabilities and need to improve the access to or safety of their home. The maximum grant is \$5,000. Renters and property owners are eligible. A critical housing repair program may also be funded.</p>
<b>2</b>	<b>Project Name</b>	2016 CDBG Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL I HOUSING GOAL II HOUSING GOAL III HOUSING GOAL IV HUMAN SERVICES GOAL I HUMAN SERVICES GOAL II COMMUNITY DEVELOPMENT GOAL I COMMUNITY DEVELOPMENT GOAL II
	<b>Needs Addressed</b>	Public Facilities Infrastructure Projects Public Services Needs (People) Affordable Housing
	<b>Funding</b>	CDBG: \$375,768

	<b>Description</b>	Funds for program administration, program development, management, personnel, accounting, and grant compliance expenses.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds for program administration, program development, management, personnel, accounting, and grant compliance expenses.
<b>3</b>	<b>Project Name</b>	2016 HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL I HOUSING GOAL II HOUSING GOAL III HOUSING GOAL IV
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$75,001
	<b>Description</b>	Grant administration, reporting, contract monitoring and management of the HOME program.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable. Grant Administration

	<b>Location Description</b>	
	<b>Planned Activities</b>	Grant administration, reporting, contract monitoring and management of the HOME program.
<b>4</b>	<b>Project Name</b>	2016 Housing Rights and Resources Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL IV
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	CDBG: \$135,000
	<b>Description</b>	Public Services funding for a Housing Rights and Resources program to provide tenants and landlords information and services on fair housing laws and programs.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 low-income households will benefit from these services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This is an ongoing public service that provides housing information, legal aid, housing rights education, landlord training and housing referral services to all residents of Clackamas County. The Housing Rights and Resources Program involves three agencies including: Clackamas County Social Services Division, The Fair Housing Council and, Legal Aid Services working together to provide services to low and moderate income tenants and home owners in Clackamas County.
<b>5</b>	<b>Project Name</b>	2017 Homeless Count
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL IV

	<b>Needs Addressed</b>	Public Services Needs (People) Affordable Housing
	<b>Funding</b>	CDBG: \$28,200
	<b>Description</b>	The January 2017 Point in Time Homeless Count is a complete point in time homeless street count every two years that is required by HUD.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	A complete street and shelter count of homeless people in Clackamas County in January 2017. This information is included in several HUD reports.
<b>6</b>	<b>Project Name</b>	2016 Employment Connections
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HUMAN SERVICES GOAL II
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Public services funding to support a job training program for low-income public housing residents in Clackamas County.
	<b>Target Date</b>	8/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low-income persons will get employment training.
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>The project will focus on residents of two public housing sites, Clackamas Heights and Oregon City View Manor, but may also serve residents of other Clackamas County public housing sites and Section 8 residents. All individuals served will be low income: to qualify for public housing, the household income must not exceed HUD set standards, which is 80% of the area median income, based on the specified number of family members. In addition, the project will seek to target individuals with additional barriers to employment, such as having a criminal background, behavioral health needs, or living with mental illness.</p> <p>Services will begin onsite at two Clackamas County public housing locations and then transition to services being offered at the WorkSource Clackamas Annex (Annex) location.</p>
<b>7</b>	<b>Project Name</b>	2016 Mentor Athletics
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HUMAN SERVICES GOAL II
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	CDBG: \$30,866
	<b>Description</b>	Funding for a public services youth mentoring program assisting low income children in Milwaukie and Oregon City with educational and extracurricular activities.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 youth will benefit from these services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>Children living in Clackamas County Public Housing are often isolated and lack the resources to participate in extracurricular activities, resulting in poor academic, physical, and emotional development.</p> <p>Needs were determined and quantified by Housing Authority service coordination case notes, property management reports, and statistical data base; school reports; and mentoring self efficacy questionnaire.</p> <p>While the needs for the public housing communities have not changed over the past five years, youth participating in Mentor Athletics have experienced positive changes in their lives over the past five years.</p> <p>Most mentoring programs either focus specifically on mentoring or sports and recreation. Mentor Athletics multi-faceted approach of using individual and group mentoring in addition to sports and recreation helps develop the emotional and physical needs of the whole child.</p>
8	<b>Project Name</b>	Annie Ross House Family Shelter
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	COMMUNITY DEVELOPMENT GOAL I
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$430,000
	<b>Description</b>	Funding to support the re-development of the Northwest Housing Alternatives, offices and affordable housing units including replacement and expansion of the Annie Ross House for use as a homeless shelter in Milwaukie.

<b>Target Date</b>	8/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This shelter serves 35 to 50 people per year.
<b>Location Description</b>	2316 SE Willard street in Milwaukie, Oregon
<b>Planned Activities</b>	<p>Funding to support the replacement and expansion of the Annie Ross House homeless shelter in Milwaukie. The NHA campus now consists of two offices buildings, the Annie Ross House shelter for families and nine rental units: five transitional housing apartments, one staff apartment, two units of Bridges to Housing, and one market-rate rental. NHA now has 34 staff working on the Milwaukie campus with an annual budget of almost \$5 million.</p> <ol style="list-style-type: none"> <li>1. A brand new building for the Annie Ross House that expands its capacity and provides families with individual apartment units. The new shelter will consist of six separate studio apartments in a single building.</li> <li>2. Two, three, and four-bedroom affordable rental housing options for families.</li> </ol> <p>The land beneath the NHA campus could accommodate significantly more housing than it currently does. The intention is to use the campus redevelopment to build as much affordable housing as the site can reasonably accommodate. Early site planning indicates that our campus could hold as many as 38 units of affordable rental housing on the site in addition to the shelter. The location near the new MAX station will ensure that residents with low-incomes will have easy transit access to the employment and educational opportunities throughout the Metro region.</p> <ol style="list-style-type: none"> <li>3. An office building that meets NHA's staff needs and serves as a community asset. The conceptual plan for office space accommodates the growing staff, includes a community room for campus residents and a classroom for community use.</li> </ol>

<b>9</b>	<b>Project Name</b>	NCRA Sewer Hook-up Grant program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	COMMUNITY DEVELOPMENT GOAL I
	<b>Needs Addressed</b>	Infrastructure Projects
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funding for a sewer hookup program that will assist low income households with cost to disconnect septic tanks and connect to the sewer system in North Clackamas.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low income households will benefit from this project.
	<b>Location Description</b>	North Clackamas Revitalization Area (NCRA)

	<b>Planned Activities</b>	<p>The North Clackamas Revitalization Area (NCRA) was formed by the Board of County Commissioners in 2006 to address neighborhood blight, including a lack of infrastructure. Due to the lack of public sanitary sewer facilities, homes were served by on-site wastewater disposal systems, primarily aging cesspools. This type of system is not suitable for densely populated urban areas or with the predominate soil type in the NCRA and, per Oregon Department of Environment Quality regulations, cesspools may no longer be repaired or replaced, leaving property owners with few options when their old system failed.</p> <p>In 2010-2012 Water Environment Services constructed a public sanitary sewer collection system to serve approximately 940 properties the North Clackamas Revitalization Area. Construction was funded through formation of Assessment District 2009-1, and sanitary sewer assessments were levied on the benefited properties by the Board of County Commissioners in May 2013 when construction was complete. The average assessment was approximately \$10,000. Actual costs per property vary depending on the location of the home's plumbing and the location of the on-site system.</p>
<b>10</b>	<b>Project Name</b>	Mobile/Manufactured Home Roof Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL II
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Funding for low income residents to repair or replace leaking or damaged mobile/manufactured roofs located in Clackamas County mobile home parks.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low income households will benefit from this project.

	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>Repair or replace mobile/manufactured roofs located in Clackamas County parks, serving residents up to 200% of the federal poverty level.</p> <p>This need has quadrupled in the last 3 years resulting in the disqualification for weatherization program services. These residents typically are not able to obtain a loan to pay for roof repair work to be done. If roofing is addressed energy conservation measures can be installed, some health and safety issues can be addressed and hopefully this low-income housing stock can be preserved and continue to be functional for the residents of Clackamas County.</p>
<b>11</b>	<b>Project Name</b>	Red Lodge Transition House for Women
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	COMMUNITY DEVELOPMENT GOAL II
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Acquisition and rehabilitation of a transitional housing facility assisting approximately 20 formerly incarcerated Native American women per year in Clackamas County.
	<b>Target Date</b>	8/21/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 persons per year will benefit from this transitional housing facility.
	<b>Location Description</b>	TDB

	<b>Planned Activities</b>	<p>Red Lodge will seek to secure a rehabilitation/transition house in Clackamas County to serve formerly incarcerated Native American women as they successfully transition and return into the community.</p> <p>The project will serve a homeless population. The purchase and creation of a culturally responsive transitional house designed to support primarily Native American women while they rebuild their lives after their release from prison.</p> <p>The Red Lodge Transition House for Women meets the national objective of benefitting low and moderate-income persons: this re-entry housing project would directly impact approximately 20 homeless, poverty-level women a year.</p>
<b>12</b>	<b>Project Name</b>	2016 Multifamily Housing project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL I
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$799,016
	<b>Description</b>	Funds will be used for the construction and preservation of an affordable housing project. HOME funds have been allocated for the Rondel Court Apartments in Molalla. Caritas Community Housing will be the CHDO for this project. We intend for this project to satisfy the HOME CHDO set-aside requirements for FY16 which is \$112,503.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 households/people will have access to new housing units.
	<b>Location Description</b>	

	<b>Planned Activities</b>	Funds will be used for the construction and preservation of affordable housing projects. A successful application to the State for Low Income Housing Tax Credits has resulted in \$8,543,000 of tax credits. HOME funds have been conditionally set aside for Rondel Court – redevelopment/rehabilitation of an apartment building in Molalla.  The \$649,016 for this project will exceed the HOME CHDO set-aside requirement amount for this year is \$112,503 which is 15% of \$750,017 HOME award amount for program year 2016.
<b>13</b>	<b>Project Name</b>	2016 CHAP Homebuyer Assistance Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL II
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$86,000
	<b>Description</b>	This project will assist low-income first-time homebuyers with down payments and closing costs.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low income households will benefit from this project
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>This project will assist low-income first-time homebuyers in purchasing single-family homes by providing funds for down payment and closing costs.</p> <p>On March 24, 2016, Community Development staff gave a 2-hour power point presentation to approximately 27 realtors and a lender regarding the Clackamas Homebuyer Assistance Program (CHAP). The presentation included information about the CHAP process and property standards. In addition, we gave out information about the NCRA homebuyer program, Clackamas County's Housing Rehab loans, the Home Access Grant program, the Sewer Hookup Grant program and new Weatherization Roof Grant program. The presentation included a question and answer session. County staff received feedback from Realtors about difficulties in the current market.</p>
14	<b>Project Name</b>	Installation Subsidy for Fiber Optic Service
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HUMAN SERVICES GOAL II
	<b>Needs Addressed</b>	Infrastructure Projects
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funding to assist low income households to access high-speed internet services through the City of Sandy network in Sandy, Oregon.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low income households will benefit from this service
	<b>Location Description</b>	City of Sandy, Oregon

	<b>Planned Activities</b>	Funding would subsidize Fiber-to-the-Home (FTTH) installation costs for low-moderate income areas of Sandy. The City is currently finishing construction of a FTTH network to serve every residence in Sandy. However the individual service connections for each residence are only being installed for current customers (approximately 1400) and those who have signed up for service since the project commenced (approximately 400).
15	<b>Project Name</b>	CHDO Operating Support Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL I COMMUNITY DEVELOPMENT GOAL I
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$26,000
	<b>Description</b>	Funds will be used to support Community Housing Development Organizations (CHDO) staff work on the development of low-income housing and to support operating expenses.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to support Community Housing Development Organizations (CHDO) staff work on the development of low-income housing and to support operating expenses and capacity building. Funds will be provided to two non-profit housing development organizations.
16	<b>Project Name</b>	Optional Emergency Assistance 2016
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	COMMUNITY DEVELOPMENT GOAL II
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 households will benefit from this service.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Optional Emergency Assistance. If any projects are cancelled, up to \$25,000 of CDBG funds may be used for emergency assistance to individuals or agencies for emergency assistance due to a fire, landslide, snowstorm, flood or other such emergency. Funding and assistance with relocation of residents and/or associated expenses to mitigate the effects of the emergency conditions.
17	<b>Project Name</b>	Jennings Lodge Pedestrian Improvements
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	COMMUNITY DEVELOPMENT GOAL I
	<b>Needs Addressed</b>	Infrastructure Projects
	<b>Funding</b>	CDBG: \$251,692
	<b>Description</b>	Construction of street, pedestrian, ADA and drainage improvements along 1000 feet of Portland Avenue near Lane Elementary School in Jennings Lodge, and Gladstone High School in Gladstone, Oregon.
	<b>Target Date</b>	8/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 adults and children will use this walkway
	<b>Location Description</b>	Jennings Lodge area
	<b>Planned Activities</b>	<p>The project is located in Jennings Lodge, on the north side of Portland Avenue between Jennings Avenue and Hull Avenue. The project will construct 1000 feet of six-foot wide sidewalk adjacent to the Candy Lane Elementary School.</p> <p>It will also include intersection improvements to upgrade the ADA ramps and improve drainage. The new sidewalk will benefit all users of Candy Lane Elementary School, as well as older students walking to Gladstone High School less than ½ mile away.</p>
<b>18</b>	<b>Project Name</b>	Tiny Houses Community
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL III
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$68,317
	<b>Description</b>	Funding to acquire land and/or for infrastructure improvements for a homeless services self-governing community of 10 tiny houses and one community building.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 to 20 homeless persons will benefit from this project annually
	<b>Location Description</b>	TBD

	<b>Planned Activities</b>	<p>Clackamas County Health, Housing and Human Services is seeking suitable land for siting a self-governing community of 10 tiny houses and one community building. Due to zoning codes, the tiny houses may have to be connected.</p> <p>The tiny home community would end homelessness for at least ten adults. Each tiny house would be about 144 square feet and the community building would be about 1,600 square feet. It is estimated that one acre or a little less would be sufficient. Each home would include sleeping, living and some minimal storage areas as well as a toilet and small kitchenette. The community building would house showers, a full kitchen, laundry and community meeting space, along with some additional storage space. The site would include a large community garden and small personal planting areas adjacent to each home. Proximity to public transportation will be a major factor in siting.</p> <p>Several local partners have expressed an interest in using the project as a learning opportunity for students in architecture, construction, project management and land use planning.</p>
19	<b>Project Name</b>	2016 HESG Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL III
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	ESG: \$179,957
	<b>Description</b>	2016 HESG Program includes funding for Emergency Shelters staffing services and operations(\$101,000), HESG Homeless Management Information System (HMIS)(\$48,783), HESG Rapid Re-housing(\$16,678) and HESG Administration (\$13,496).
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 low-income persons will receive emergency shelter housing and services and/or rapid re-housing housing stabilization services or financial assistance.

	<b>Location Description</b>	Several locations in the county.
	<b>Planned Activities</b>	2016 HESG Program includes funding for Emergency Shelters staffing services and operations(\$101,000), HESG Homeless Management Information System (HMIS)(\$48,783), HESG Rapid Re-housing(\$16,678) and HESG Administration (\$13,496).
<b>20</b>	<b>Project Name</b>	Tenant Base rental Assistance TBRA
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	HOUSING GOAL III
	<b>Needs Addressed</b>	Public Services Needs (People)
	<b>Funding</b>	HOME: \$165,000
	<b>Description</b>	The Tenant Based Rental Assistance Program (TBRA) provides funds to assist individual households who are homeless or at risk of becoming homeless. The assistance may be used for rent, utility costs, security deposits, and/or utility deposits.
	<b>Target Date</b>	8/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 households will benefit
	<b>Location Description</b>	

<p><b>Planned Activities</b></p>	<p>The Tenant Based Rental Assistance Program (TBRA) provides funds to assist individual households who are homeless or at risk of becoming homeless. The assistance may be used for rent, utility costs, security deposits, and/or utility deposits. The maximum assistance is 24 months. Funding will be for two TBRA programs: HomeBase administered by Northwest Housing Alternatives (NHA); and Reboot NW a partnership between the Housing Authority of Clackamas County, the Workforce Investment Council of Clackamas County, and Clackamas County Community College.</p> <p>HomeBase prevents homelessness from happening for households in crisis and provides case management to keep them stable in their housing. For those households who are currently experiencing homelessness, participants receive case management from NHA Family Support Specialists to move quickly from homelessness into housing and connect to mainstream social services.</p> <p>The Reboot NW initiative will train long-term unemployed residents and career-seeking veterans for jobs in the Manufacturing and IT sectors. The program will fund critical occupational skill training while fast-tracking participants through industry credentialing and certification programs. Participants may also receive paid work experiences, job placement assistance, on-the-job training and up to years of housing assistance.</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

Assistance is directed throughout the county. No geographic areas in Clackamas County were targeted.

The 2015 median annual income for the Portland-Metro MSA, which includes Clackamas County, is \$73,900 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$36,750 per year or \$3,062 per month for a family of 4. For a single person the median income per year is \$51,730. A low income adult person would have an income of less than \$25,750 per year or less than \$2,146 per month.

Nine and a half percent (9.5%) of Clackamas County residents are living below the official poverty level in Clackamas County based on the 2005-2009 American Community Survey results. Female householders with children had the highest rates of poverty, and nearly half of female householders with children under the age of five were found to be living below poverty.

The United States Department of Housing and Urban Development (HUD) has generated a series of standards that can be used to determine if a Census Tract Block Group has a minority concentration or a concentration of low-income households. To determine if a low-income concentration exists, the Area Median Income (AMI) of a block group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

No geographic areas in Clackamas County were targeted except to the extent that projects serving an area must be located in a qualified census tract or area with at least 43.44% low- and moderate-income residents. Clackamas County has a 43.44% low-and moderate income exception.

### **Clackamas County Definition of a high-concentration of low income people**

HUD's definition of low to moderate income household (LMI) is a household that has either an income that is less than 50% (low) or less than 80% (moderate) of Area Median Income (AMI).

Low and moderate income households are those whose gross annual income does not exceed 80

percent of the Area Median Income (AMI) for the Portland metropolitan area, with adjustments for family size. The income limits change annually; approved projects will be expected to comply with the limits that exist at the time of any contract or agreement.

Clackamas County has 218 Census Tract Block Groups. Of those 218 block groups, ten percent (10%) have a population that is more than 56% low and moderate income. The 22 block groups (representing the 10% of all block groups in the county) with a population that is more than 56% low and moderate income households according to the Census Bureau.

Eight percent (7.7%) of Clackamas County residents identified their ethnicity (considered separate from race) as Hispanic or Latino in the 2010 census.

2010 Census data on ethnicity of County residents indicates that of the more populated cities, Canby and Molalla had the highest percentages of Hispanic/Latino residents (21% and 14% respectively). Among the cities with populations above 10,000 people, Canby, Happy Valley and Wilsonville had greater than 20% minority populations.

**Clackamas County Minority Concentration Definition:**

Clackamas County Housing and Community Development Division reviewed both race and ethnic information from the 2010 Census Bureau to determine minority ranking. The 22 block groups with the highest minority ranking represent 10 percent of all the block groups in Clackamas County.

A total of 37,379 persons were living in these high concentrations of minority areas.

**Concentrations of Both high Low to Moderate Income and high Minority**

The Minority and Low/Mod map attached shows the areas of both minority populations and LMI household concentrations. Maps are in Attachment F of this Action plan. Annually, Clackamas County Housing and Community Development Division expends approximately 12.5% (\$250,000) of CDBG funds per year on projects in these high concentration areas.

22 block groups are approximately 10% of the total number of block groups in Clackamas County. These nine (9) block groups rank in the top 22 for both minority and LMI, and represent the block groups with the highest concentrations of poverty and minorities.

Five (5) of the high concentration (HC) block groups are located in the North Clackamas Area. One (1) of the HC block groups is in Milwaukie and two (2) of the HC block groups is in Canby. A total of 13, 855

people live in these areas of concentrated minority and poverty.

## **Discussion**

### **Recent and future Projects in High Concentration areas:**

#### **2014 and 2015 North Clackamas Renewal Area (NCRA) Sewer Hook Up Assistance Grant (SHUAG):**

Between July 1, 2014 to November 18, 2015, a total of 17 households were assisted residential sewer hookup grants. The NCRA project area includes Census Tract Block Groups: 216.01-1 (31% minority/39.1% low income), 216.01-2 (26% minority/25.4% low income), 216.01-3 (26% minority/30.4% low income) and, 216.01-4 (26% minority/27% low income).

**2013 and 2014 Bell Road Ped/Bike Improvements:** A neighborhood improvement project adding sidewalks, drainage improvements and bike paths in a low/mod income residential area, Census Tract Block Group: 216.01-3 (26% minority/30.4% low income). The anticipated benefit will be to the 500 persons living in the project area.

**Homeless Housing Chez Ami and Janssen Apartments:** Two existing permanent and transitional housing units for homeless and formerly homeless persons some with severe mental illness. A total of 64 beds in 48 housing units are supported through the annual Continuum of Care CoC renewal funding application process: Census Tract Block Group: 221.04-2 (38.7% low income).

**2012 and 2013 Housing Rehab projects:** Between July 1, 2011 to March 25, 2015-NCRA area, a total of 22 households were assisted with a housing rehabilitation loan or grant. The NCRA project area includes Census Tract Block Groups: 216.01-1 (31% minority/39.1% low income), 216.01-2 (26% minority/25.4% low income), 216.01-3 (26% minority/30.4% low income) and, 216.01-4 (26% minority/27% low income).

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Below are the Community Development 2016 Affordable Housing goals for the Homeless, Non-homeless and Special Needs

populations. Funding for these projects is made available through the CDBG, HOME, ESG and the Continuum of Care (CoC) grant programs.

One Year Goals for the Number of Households to be Supported	
Homeless	81
Non-Homeless	140
Special-Needs	0
Total	221

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	81
The Production of New Units	50
Rehab of Existing Units	80
Acquisition of Existing Units	10
Total	221

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

On March 24, 2016, Community Development staff gave a presentation to 27 realtors and a lender regarding the Clackamas Homebuyer Assistance Program (CHAP) to explain the CHAP process and CHAP property standards. In addition, information about the NCRA homebuyer program, Clackamas County's Housing Rehab loans, the Home Access Grant program, the Sewer Hookup Grant program and new Weatherization Roof Grant program were provided. County staff received feedback from Realtors about difficulties in the current market.

Affordable Housing Projects and One Year Goals:



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of Clackamas County (HACC) is a part of the Health, Housing and Human Services (H3S) Department.

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

#### ***Actions planned during the next year to address the needs of public housing***

- *Provide service coordination through the ROSS grant for 540 public housing units*
- *Coordinate with local Workforce organizations to connect residents with employment and training opportunities*
- *Coordinate with CTEC Youth Services to provide unengaged teens with mentoring, employment and education opportunities.*
- *Coordinate with Mentor Athletics to provide youth sports, recreation and mentoring opportunities for HACC youth*
- *Provide service coordination and support to residents facing eviction.*
- *Coordinate with Public Health to provide for health, mental health and service coordination for most vulnerable residents.*
- *Manage community gardens in the Oregon City and Milwaukie neighborhoods, encourage resident participation and leadership. Provide opportunities for continuing garden and nutrition education.*
- *Manage the Hillside Community Food Basket in coordination with the Oregon Food Bank*
- *Maintain and manage community computers available for resident use*
- *Promote resident engagement and leadership through the HACC Resident Advisory Board*
- *Promote available community resources and opportunities available to residents through a quarterly newsletter.*

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

**Public housing residents are encouraged to participate in PHA (HACC) management through participation in the activities of the Resident Advisory Board (RAB).**

**Public housing residents are encouraged to participate in home ownership.** HACC residents are provided information about the Clackamas Homebuyer Assistance Program (CHAP) and the IDA

Program.

**HACC offers a range of economic empowerment strategies to assist public housing residents to become economically self-sufficient.** Under the HUD Resident Opportunity for Self-Sufficiency Grant (ROSS), HACC has a full-time Service Coordinator available to coordinate supportive services and other activities designed to help PHA residents attain economic and housing self-sufficiency.

**Effective Partnership with Regional Workforce Agencies Connecting Residents to Employment and Training Opportunities:** HACC collaborates with regional work force agencies including the Clackamas Workforce Partnership, Community Solutions of Clackamas County and WorkSource to connect residents with employment and training opportunities. Through these collaborative partnerships residents get basic soft skills instruction, participate in workshops and get support in job search activities, have opportunities to participate in paid on the job training, access training in targeted high growth industries such as construction, manufacturing, health care and technology.

**Asset Building through Individual Development Accounts:** Through the IDA program, **HACC residents are provided with the opportunity to save for post-secondary education, to grow a business or to purchase a home using an IDA matched savings account.** IDA matched savings accounts match every \$1 a participant saves with \$3. IDA savers must complete a 10 hour financial education workshop where they learn about budgeting, credit repair and credit building, debt management and avoiding predatory lending. IDA savers are also required to complete 6 hours of asset specific training related to their goal. Through the IDA program, residents are also linked to other financial empowerment resources such as free tax preparation sites, referrals to non-profit credit counseling agencies, home ownership counseling and opportunities to access low-interest emergency loans. HACC residents are also provided information about the Clackamas Homebuyer Assistance Program, a HOME funded downpayment assistance program. By providing access to the IDA Program and the CHAP, Clackamas County encourages public housing residents to participate in homeownership.

HACC encourages Public Housing residents to engage in management through a Resident Advisory Board (RAB). RAB membership is comprised of public housing and Section 8 Housing Choice Voucher (HCV) leaders that represent residents served by HACC. The RAB convenes not fewer than two times per year to develop, approve, review and evaluate HACC's Annual Plan. The RAB is also consulted for input and approval of any significant amendment or modification to the Annual Plan. A member of the RAB has a permanent seat on the County's Housing Advisory Board.

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

## **provided or other assistance**

HACC is not designated as a troubled agency.

## **Discussion**

Clackamas County has formed a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The Housing Advisory Board (HAB) is an eight member body that convenes once each month to discuss topics and issues pertaining to the development, preservation and promotion of affordable housing of all types in Clackamas County. Currently, the HAB has been working on developing an Affordable Housing Toolkit that may help mitigate some of the impediments to affordable housing development. The toolkit will describe available policies and resources that the county may utilize to address the growing need for affordable housing in the County. Tools that promote both new development and preservation of affordable housing are being considered. At this writing, the toolkit is still in the development stage. When the toolkit is finalized, the Affordable Housing Toolkit will be presented to the BCC for consideration.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The H3S Housing and Community Development Division (HCD) coordinates most of the homeless and other special needs activities through its partnerships with non-profit service providers, the Social Services Division, Continuum of Care, the Housing Authority of Clackamas County public housing agency. Activities include: CoC coordination, CoC Homeless Point in Time count, ESG coordination, CoC Homeless Outreach and Discharge Planning.

**Housing Assistance for Alcohol and Drug Recovery:** The Behavioral Health Division (BHD) of Clackamas County has developed supportive housing for those in alcohol and drug recovery. BHD, through CODA, has implemented housing assistance and services program for Clackamas County residents in alcohol and drug recovery. The program has three main components: substance abuse recovery, finding and retaining permanent housing, and increasing income by connecting people with benefits and/or employment options. Direct client dollars can be used for, but not limited to, moving costs, rent assistance, application fees, deposits, and paying off previous debts. The target population for this program is individuals participating in alcohol and drug recovery at or below 50% Median Family Income, homeless, or at risk of homelessness.

Measureable outcomes of the program are:

- Number of participants who have stayed in the program
  - Number of participants who are clean and sober
  - Number of participants who have not entered into criminal activity
  - Number of participants who have remained housed
  - Number of participants who have connected with entitlements
  - Number of participants who have found employment and/or increased their income
- The contract to provide these services began on 3/8/12 and was extended to 6/30/14 for a total budget amount of \$593,196. The estimated number of people who were to be served during the two year period was 100, with ultimately 128 individuals served during that two year period. BHD continued the funding for this program for FY 15 with a total budget of \$222,000. BHD continued the funding for this program for FY 16 was increased to \$448,000. In the first 6 months of the FY 16 contract, 56 individuals have been served.

**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**

**Households with dependent children:** Locally funded HomeBase (RRH and homelessness prevention) expanded last year, reaching 459 people & plans to increase capacity next year. The locally funded Bridges to Housing Program stabilizes housing for high need homeless families serving 38 families & 63 children last year. Through the Rent Well-RRH project 25 families from the streets/emergency shelter will be assisted. Clackamas Womens Services and a network of churches and faith-based organizations in North Clackamas are working to address family homelessness in their community.

**Survivors/Victims of domestic violence:** The CoC includes a TH and a PSH project focused on domestic violence survivors and their families. This provider operates an ESG funded DV emergency shelter which recently doubled its beds, a homelessness prevention program, Beyond Shelter, and the newly opened Family Justice Center. The projects involve a wide range of on-site services from over 12 public safety and services agencies, funded by more than 24 public and private entities. Victims in Clackamas County can now access an advocate, plan for their safety, talk to a police officer, meet with a prosecutor, receive medical assistance, file a protective order in a video court, receive information on shelter and get help with transportation—all in one location on a drop-in basis.

**Unaccompanied youth:** Springwater is a CoC TH for youth 16- 21 funded with CoC, ESG, local government & private funds. HomeSafe is a CoC TH for pregnant and parenting youth 6 – 21 funded with CoC, local and state grants. Host Homes is funded with local, state and private grants. The program is for 16- 18 year olds attending school houses up to six unaccompanied youth with families. The Outside In program funded with local government grants links with school Homeless Liaisons to provide health services to unaccompanied youth 16-17 in the school & community.

**Persons who routinely sleep on the streets or in other places not meant for human habitation:**

Clackamas County has a range of services for persons sleeping on the streets or in other places not meant for human habitation. Two major service centers (Clackamas Services Center and Father’s Heart) provide hot meals, clothing, medical services, and severe weather shelter, and are close to where many unsheltered homeless reside. Several smaller agencies also provide basic needs and outreach to homeless on the streets and places not meant for habitation.

Compassion events, similar to Project Homeless Connect, are held throughout the year to provide a “one stop” for basic services, such as food, clothing, medical care, veterans’ services and housing options. A new severe weather winter shelter opened in 2013 in a rural area with a significant homeless camping population.

**Homelessness among veterans:** Housing Authority of Clackamas County has housed 25 homeless veterans using VASH vouchers. The Veterans Services Office conducts veteran outreach with free

medical screenings, warm clothing, information on compensation and other veterans' benefits, employment, housing, counseling and other services. Clackamas County is part of a new SSVF grant and is providing office space and supplemental rental assistance using state funds for a nonprofit provider of outreach, homeless placement and homeless prevention for veterans. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The activities to address emergency shelter needs within the County will be funded through the Emergency Solutions Grants (ESG) program. 1000 Households will receive HESG program services from July 1, 2016 to June 30, 2017. The FY 2016 ESG allocation will be supplemented by matching funds at least equal to its amount.

Primary emphasis will continue to be on payment of emergency shelter operations expenses including utilities, maintenance, insurance, and staff salary costs. The purpose of emphasizing payment of operations expenses is to provide some predictability and stability to the operation of the shelters by assuring that their most basic expenses are met. This assures the continued operation of the facilities in times of scarce and fluctuating resources, and it compliments specific fundraising efforts for special projects.

Northwest Housing Alternatives' Annie Ross House and Clackamas Women's Services' Evergreen House, provide emergency shelter to homeless families with children and survivors of domestic violence, respectively. Independent living services are provided through The Inn's Springwater program, which targets assistance to the homeless youth population. Los Ninos Cuenten's Casa Hogar provides emergency shelter services to Hispanic/Latino homeless families and individuals who have survived domestic violence. Case management at each program improves vocational and coping skills to make the transition from homelessness to independent living. Continuum of Care funds Also provide 49 beds of transitional housing for homeless households, including families, singles, and youth.

Clackamas County's Coordinated Housing Access system provides a one-stop option for homeless individuals and families to be assessed and matched with all homeless programs in the County for which they are eligible.

**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**

Chronically homeless individuals and families: In 2014, The Continuum of Care increased the number of beds for chronically homeless persons in Clackamas County. The CoC did this by leveraging Housing Authority Housing Choice Vouchers, converting Permanent Supportive Housing (PSH) beds to chronically homeless beds, reaching out to PSH providers to prioritize beds for chronically homeless persons and using Medicaid to provide enhanced services for chronically homeless persons in PSH beds.

Families with children: The CoC increased capacity and worked on outreach goals to end homelessness among households with dependent children. The HomeBase program utilized multiple funding sources to expand and become the largest RRH and homelessness prevention program in the County. Through the reallocated Rent Well RRH project, the CoC will be able to stabilize housing for 15 families from the streets/emergency shelter. The locally-funded Bridges to Housing (B2H) Program stabilizes housing for high-need homeless families and assisted 136 persons last year. Outreach plan includes referrals from different geographic parts of the county. An outreach strategy adopted by the HPC educates landlords on housing choice vouchers.

B2H serves high-needs homeless families with children, with a capacity of 30 families at a time. These homeless families have multiple complex needs which often include but are not limited to housing barriers, domestic violence, addictions, mental health issues and disabling conditions. B2H families receive longer term housing subsidies and intensive services designed to support their income self-sufficiency and permanent housing stability as well as the children's and adult's educational success.

Veterans and their families: Housing Authority of Clackamas County has housed 45 homeless veterans using VASH vouchers. The Veterans Services Office coordinates with Social Services to conduct veteran outreach with free medical screenings, warm clothing, information on compensation and other veterans' benefits, employment, housing, counseling and other services. Clackamas County is part of an SSVF grant and provides office space for a nonprofit provider of outreach, homeless placement and homeless prevention for veteran families. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs.

Unaccompanied youth: Springwater Transitional Housing for youth 18-23 is funded with CoC, ESG, local government, and private funds. Case management, vocational education services, physical and mental health support, supervision and shelter are provided to youth.

HomeSafe Transitional Housing for pregnant and parenting youth 16 – 21 is funded with CoC, local and state grants. Youth have access to rent assistance in scattered apts., case management, referral and linkages to mainstream services.

Independent Living Plans (ILPs) are funded with state and local govt. funds for independent living services to youth transitioning from foster care. Case management is provided for youth discharged

from Child Welfare at 18 or 19 years old without permanent housing. Case managers refer and link ex-foster youth to programs and services.

**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.**

These discharge plans have been confirmed through the Continuum of Care application and planning process.

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in which the County actively participates. DHS refers willing children to a Continuum of Care provider for a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills training, housing subsidies, college tuition, and health insurance and 2. Preparation of an individualized Comprehensive Transition Plan which must be approved by a Family Court Judge every 6 months until the child is successfully transitioned to independent living.

Youth can access Chafee rental subsidies to help them secure an apartment. They can secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system continue to receive an array of services including options such as adult foster care and supported housing that are based on unique client needs. Each option is designed to ensure that youth exiting the foster care system are not routinely discharged into homelessness.

Health Care: The discharge planning for low-income and disabled people has historically resided with the State through the Medicaid program. With the advent of the Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program, discharge planning is shifting to local control. All Medicaid providers are joined in Coordinated Care Organizations (CCOs) covering specific geographic areas. The CCOs integrate physical, mental and dental health services. The ACA Medicaid expansion has been structured to align the financial incentives with clinical outcomes/housing status of patients. This has begun to persuade hospital systems and health care providers to plan and act outside their silo, to begin discussions with CoCs about effective liaison and resource sharing.

Mental Health: The Discharge Policy in place for persons being discharged from a mental health facility is ensured by Clackamas County Behavioral Health Department (CCBH). As part of Health Share, the area's Medicaid Coordinated Care Organization, CCBH has both financial and clinical incentives to ensure that no county residents are discharged from a psychiatric hospital without housing and services. In addition,

Oregon is under an U. S. Dept. of Justice 4 year plan to provide better community outcomes for people with mental illness. Specific mandates are subcontracted by the State to CCBH. The local Discharge Policy, which is monitored and enforced by the State, requires all adults leaving a psychiatric hospital be housed consistent with their level of care needs and personal wishes.

Corrections: The purposeful effort to structure successful community re-entry for inmates is a local mandate spearheaded by the Clackamas County Sheriff’s Office (CCSO) which participates on the CoC governing board. Because community safety is its #1 priority, CCSO promotes post-discharge services with housing to reduce recidivism. Likewise, the Clackamas County Behavioral Health (CCBH) is a provider in the local Medicaid program, Health Share. CCBH understands that successful re-entry will reduce incidence and cost of ER visits and hospitalization.

**Discussion**

Our Jurisdiction receives no HOPWA funding. Our jurisdiction works with Cascade Aids Project (CAP) a service agency which provides housing and services for persons that are HIV positive in our three-county area that is referred to as the Portland Metro Area.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The **2012 Analysis of Impediments to Fair Housing Choice** identified five broad impediment areas. These impediment areas were based on analysis of existing data and broad public input. Some impediments, such as discrimination in housing, can be addressed with strategies aimed at identification and enforcement, as well as education (consumer, provider and housing industry).

Clackamas County Housing and Community Development Division is conducting an Assessment of Fair Housing (AFH) beginning in March 2016. The new AFH plan and goals will be available for public comments by July 30th, a public hearing will be held in August and the new 5-year plan will be submitted to HUD for approval in September 2016.

### **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**

As mention in AP-60 Public Housing the Clackamas County has formed a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The Housing Advisory Board (HAB) is an eight member body that convenes once each month to discuss topics and issues pertaining to the development, preservation and promotion of affordable housing of all types in Clackamas County. Currently, the HAB has been working on developing an Affordable Housing Toolkit that may help mitigate some of the impediments to affordable housing development. The toolkit will describe available policies and resources that the county may utilize to address the growing need for affordable housing in the County. Tools that promote both new development and preservation of affordable housing are being considered. At this writing, the toolkit is still in the development stage. When the toolkit is finalized, the Affordable Housing Toolkit will be presented to the BCC for consideration.

In Clackamas County, many of the existing patterns of sprawl, decentralization and homogenous housing developments resulted from commuter demand for housing. Homogeneity, whether exclusively single family or multifamily, can result in limited housing choice suitable to needs and incomes of County residents. Undefined or subjective design standards can also make it difficult to meet affordable housing needs within built-out communities.

Access to affordable and adequate housing for households with lowest incomes has been restricted over the years. Since 2000, median renter income in the U.S. has fallen relative to contract rents. Utility costs

have been increasing, as has the price of commuting to work. Quality of housing, particularly at the lowest rent levels, is at risk if property owners do not have assets to maintain units. The result is that lowest income tenants, in addition to the burden of finding housing at all, may be forced to live in unsuitable or unsafe housing.

A range of suitable housing choices should ideally be available to fit the entire range of household incomes, providing choices for all residents, including those who work in the community.

Households with extremely low incomes, especially those needing support services, find very few options. The Clackamas County Comprehensive Plan, last updated in 2001, recognizes the goal of providing a variety of housing types and densities to meet the needs of County residents. Policies with the potential of increasing affordable housing include:

- Provisions for mobile home park continuation and development.
- Encouraging new condominiums, while discouraging conversion of existing rental units.
- Locating diverse affordable housing opportunities with access to services and employment.
- Support for regional planning activities and policies to increase affordable housing.
- Encouraging increased densities in zoning.
- Reducing costs for utilities and roadways through flexible lot patterns in subdivisions and Planned Unit Developments.
- Expedited design review and permitting.
- Permitting prefabricated housing meeting Uniform Building Code on individual lots within the Urban Growth Boundary.
- Preserving existing housing when renovation a feasible option.
- Encouraging infill while preserving the character of existing neighborhoods.

## **Discussion**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Clackamas County Housing and Community Development Division (HCD) propose the following actions in program year 2016 that address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership. HCD continues to request proposals from housing development organizations for the development and preservation of multi-family affordable rental housing projects that serve lower income households. Funding available to support these activities included: HOME funds, Housing Choice Vouchers and Public Housing Replacement Funds.

Rondel Court Apartment Rehabilitation and Expansion. Caritas Community Housing proposes to entirely rehabilitate and expand the aging 30 unit apartment complex into a new 47 unit affordable rural housing development. At completion, the project will be a vibrant integrated housing development including families, elderly and other special needs populations.

In addition to the above projects, HCD is currently assisting Central City Concern with the development of Town Center Greens, a new 60-unit multi-family housing project located near Clackamas Town Center. The Town Center Greens project began construction in September 2015 and is anticipated to be completed in September of 2016.

### **Actions planned to address obstacles to meeting underserved needs**

Clackamas County HCD will address obstacles to meeting underserved needs in FY2016 by engaging in these activities:

1. Leverage available program funds by requiring sponsor contributions.
2. Seek additional funding from public and private sources to finance program activities.
3. Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
4. Investigate the development and implementation of an inspection program to enforce habitability standards in multi-family housing projects.
5. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
6. Promote and assist the development of affordable housing which will be available to very low, low-,

and moderate-income individuals and families.

7. Increase capacity to assist Homeless Families with Children.

8. Develop a set of program policies to create a 15 percent set-aside in all new affordable housing developments specifically to assist the targeted special need populations.

9. Promote the use of Section 8 Project Based Vouchers into the development of any new affordable housing project.

10. Develop Alcohol and Drug treatment Housing.

### **Actions planned to foster and maintain affordable housing**

HOME funds will be used primarily to develop affordable housing units for rental by low-income individuals and families. HOME funds will also be used to assist Community Housing Development Organizations (CHDOs) with grants for operating costs allowed by 24 CFR 92.208. HCD ensures that HOME-assisted rental housing remains affordable by monitoring projects during the period of affordability for compliance with the HOME regulations at 24 CFR Part 92.

Clackamas County ensures the long-term affordability of HOME-assisted homebuyer properties during the period of affordability by monitoring to verify that the home remains owner-occupied. Monitoring activities include both desk and on-site monitoring.

### **Actions planned to reduce lead-based paint hazards**

Clackamas County contracts with a professional firm to provide lead hazard evaluation services at no cost to the owners and buyers participating in its housing rehabilitation and homebuyer programs. When such hazards are discovered, they are addressed in a manner consistent with procedures approved by HUD, the State Health Division and the Department of Environmental Quality. However, the County does not anticipate using HOME funds for its housing rehabilitation and homebuyer programs in the next year. The HOME-funded project will be new construction and will not involve lead-paint hazards.

### **Actions planned to reduce the number of poverty-level families**

The Housing and Community Development Division (HCD) coordinates efforts with the Social Services Division (SSD) to reduce the number of households below the poverty line. SSDs activities include:

- Participation in and staffing of the Continuum of Care in Clackamas County as well as the Continuum of

Care Steering Committee (Governing Board) and the Homeless Policy Council.

- Coordination and maintenance of liaison relationships with McKinney Vento funded homeless liaisons that support the educational success of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.
- Contracting with a community based organization for a Homeless Student Success Project that enhances the capacity of the homeless liaison at the highest poverty school district in Clackamas County.
- Participation as one of the four lead agencies on the regional steering committee for the Rent Well tenant education program.
- Participation in the operations of the Janssen Transitional Housing Project (JTHP). SSD currently provides case management for the families living at Janssen. This HUD funded project, sponsored by the Housing Authority of Clackamas County, has been in operation for more than 20 years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, flexible assistance to support residents increasing their income and housing stability, and other supportive services for homeless families with children.
- Maintain the Housing Rights and Resources Program which responds to the general public regarding emergency housing, housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.
- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential discrimination and/or fair housing violations.

### **Actions planned to develop institutional structure**

The Housing and Community Development Division coordinates efforts with the Social Services Division (SSD) to develop institutional structure to strengthen the services system in Clackamas County.

SSD and CD worked together with Continuum of Care partners to develop and implement a county wide Coordinated Housing Access system. This system provides centralized access, eligibility screening and prioritization, using HUD guidelines, to all HUD funded homeless services and housing programs within the County. Three non-HUD funded homeless housing programs also elected to join the new

coordinated system.

SSDs activities include: - Operation of the State of Oregon Housing and Community Services Low Income Rental Housing Fund (LIRHF). LIRHF provides time-limited rental payment assistance to caseload-managed clients of SSD.

- Administration of State Homeless Assistance Program (SHAP) funds sub-granted to the Annie Ross House family shelter and Clackamas Women's Services domestic violence shelter.

- Initial screening and intake for families wanting to enter the Annie Ross House shelter and two interfaith hospitality shelter networks (SON and LOTSM).

- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide night of shelter to homeless persons.

- Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters. EHA funds are also used to support shelter bed nights at Clackamas Womens Service's, Annie Ross House, and the Inn Home emergency shelters.

- Operation of a locally funded Bridges to Housing program that provides high needs homeless families a longer term housing subsidy and intensive, comprehensive case management that focus on permanent housing stability and increasing income.

- Operation of the Rent Well tenant education program, providing year-round, ongoing tenant education in Spanish and English as well as case management to help homeless families with barriers to housing placement locate and access permanent housing units.

- Operation of the Jackson Transitional program for adults who are homeless.

- Operation of the HSP program for families who are homeless or at imminent risk of homelessness needing short term rental assistance and supportive services in order to stabilize.

- Severe Weather Warming Centers at three sites, providing a total of 99 low barrier shelter beds for homeless persons on cold winter nights. These sites provide important linkages for the community efforts to identify and re-house chronically homeless persons.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

The Housing and Community Development Division coordinates activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. The HOME program provides vital funding to private assisted housing providers that also apply for state tax credit funding. HOME funding is one of few sources of funds for affordable housing units in our rural urban county. Housing Rights and Resources program is an H3S program in the Social Services Division that provided housing referral and information services on all available housing services. H3S , HCD and HACC will coordinate on the following action items:

1. Continue to improve communication and coordination among public agencies by developing and upgrading computer systems and telephone networks.
2. Coordinate with the Countys Community Health and Social Services Divisions to maximize utilization of resources available to meet the needs of the homeless and persons with mental illness who need housing services.
3. Maintain the CCSS partnership with the State of Oregon Department of Human Services to operate the Housing Stabilization Program in the county. Now in its sixth year, the program serves families with children for up to 12 months. CCSS provides families intensive case management services with a goal of locating and maintaining safe, stable and affordable housing.
4. Maintain the partnership with SSD, Clackamas Womens Services, and Northwest Housing Alternatives to administer and operate the Homeless Prevention and Rapid Re-Housing Program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair.
5. Maintain the CCSS partnership with HACC and Mental Health to operate the HUD funded Shelter-Plus-Care Program. Shelter Plus Care provides rent assistance to case managed clients of Social Services and Mental Health who are homeless.
6. Coordinate with SSD and Northwest Housing Alternative to ensure the continued success of the HomeBase Program homeless prevention and rapid rehousing services. This coordination will include sharing of information concerning case management best practices, and consistent and accurate data

entry into the Homeless Management Information System.

## **Discussion**

Clackamas County Housing and Community Development Division (HCD) works in conjunction with the Housing Authority of Clackamas County, the Social Services Division, the Behavioral Health Division, Community Health Centers and community non-profit housing providers and private non-profit social services providers to address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership.

In 2016 HCD is funding several affordable housing projects, an employment training program, a fair housing rights and information program, homeless prevention and rapid rehousing services, and a youth mentoring program for youth in public housing.

# Program Specific Requirements

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

### Introduction

The Clackamas Homebuyer Assistance Program (CHAP), a downpayment assistance program for first-time homebuyers will be available for low-income residents. More information about the CHAP can be found here: <http://www.clackamas.us/communitydevelopment/chap.html>

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

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

### 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.	92.00%

### 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:

The County does not anticipate offering any other forms of investment of HOME funds beyond those described in 24 CFR 92.205(b) in the 2016 program year.

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2016-2017. Matching funds will be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. We anticipate that eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services.

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:

*RECAPTURE – Direct Homebuyer Assistance*

The Clackamas Homebuyer Assistance Program (CHAP) provides funds to low-income first time homebuyers for downpayment and reasonable closing costs. In accordance with 24 CFR 92.254(a)(4), the period of affordability is five years.

Should the CHAP property be voluntarily or involuntarily sold or title transferred, or should the owner no longer use the property as the primary residence, the entire amount of HOME funds invested in the project shall become immediately due and payable to the County. However, if the sale of the property occurs during the five-year period of affordability, and there are no net proceeds from the sale of the property, or the net proceeds are insufficient to repay the entire HOME investment due, the amount of HOME funds recaptured will be based on the net proceeds available from the sale, if any. The net proceeds are defined as the remainder of the final sale price of the property minus any superior non-HOME loan repayment and closing costs. *24 CFR §92.254(a)(5)*

During the five-year period of affordability, the County may permit a subsequent low-income purchaser of a CHAP property to assume the existing CHAP loan and HOME recapture obligation entered into by the original buyer when, a) no additional HOME assistance is provided to the subsequent homebuyer, and, b) the subsequent low-income homebuyer meets all of the eligibility requirements of the CHAP. In cases in which the subsequent homebuyer needs (and qualifies for) HOME assistance in excess of the balance of the original CHAP loan, the HOME subsidy to the

original homebuyer must be recaptured. A separate CHAP loan shall be provided to the new homebuyer, and a new HOME affordability period shall be established based on that assistance to the buyer. 24 CFR §92.254(a)(5)(ii)

More information is available at <http://www.clackamas.us/communitydevelopment/chap.html>.

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:

Clackamas County intends to use the HOME affordable homeownership limits for the area provided by HUD. The County further ensures the long-term affordability of HOME-assisted homebuyer properties by enforcing resale and recapture provisions and by monitoring to verify that the home remains owner-occupied during the period of affordability. More information is available at <http://www.clackamas.us/communitydevelopment/chap.html>.

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:

The County does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds in the 2016 program year.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

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

Clackamas County has had several meetings with ESG providers and members of the CoC to develop CoC and ESG policies and performance standards. ESG policies have been developed in consultation with both ESG and CoC providers starting in January 2014 and on an ongoing at least quarterly basis. HCD staff consulted with CoC Steering Committee members on March 31st to discuss using ESG funds for Rapid Rehousing in 2014.

HCD staff consulted with CoC Homeless Council members on March 23, 2016 to discuss using ESG funds for Rapid Rehousing in 2016. The ESG written standards for providing assistance have not been changed since 2015. CoC members and Coc Steering Committee is considering adding an

equity performance measure in 2016.

HCD staff have attended CoC meetings for the last few years to discuss using ESG funds for HMIS ESG and CoC data collection efforts. CoC members have been aware and informed on the ESG program changes and funding. CoC members continue to be involved in developing performance measurement standards and priorities for both CoC and ESG funding.

The ESG and CoC written standards are attached as Appendix B.

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

A CoC working group of providers met in 2013 to implement coordinated assessment. The result was a tool designed and agreed on by all affected programs with the intention of obtaining the most relevant information to make an appropriate referral. The Coordinated Housing Access (CHA) was launched on January 1, 2015 using a telephone call-in system and the HMIS system. CoC agencies and providers are reviewing processes to improve and streamline the intake process. The planning process involved identifying resources in our region and how resources are accessed by homeless persons and families. The system will cover the entire geographic region using a "hub" system as much as possible, though large portions of the county are rural and sparsely populated. The system will be easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing information. This number is made available through 2-1-1, the county's website, flyers and referring agencies.

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).

Currently ESG funds are allocated to four (4) nonprofit providers and the County as the HMIS administrator. The process for making sub-awards was to advertise the availability of ESG funding in 2014 as part of the 2015-2016 funding cycle. Four applications to provide Emergency Shelter services were received and reviewed. All four nonprofits were funded for homeless emergency shelter services. A Rapid Rehousing and Homeless prevention program will also be funded in FY2016. The contracts have been renewed annually at level funding. ESG and CoC providers are engaged in homeless services planning and ESG allocations. In FY2016 since ESG funding level was decreased by \$1,200, the HMIS project was decreased by \$1,200 to minimize the impact on the 4 shelters and the rapid re-housing project.

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.

The CoC has a formerly homeless person on the CoC Steering Committee governing board.

5. Describe performance standards for evaluating ESG.

ESG providers are evaluated using the CoC national performance measurements standards. Agencies that provide only emergency shelter services are evaluated by examining one measure of success:

What percentage of persons leaving shelter are going to permanent housing?

The ESG program has not yet set a minimum percentage for shelters to meet. After a year of collecting data the ESG program staff and the CoC Steering Committee will meet to review the results and set a minimum standard.

## **Discussion**

Since the change to the Emergency Solutions Grant Program the Clackamas County ESG program has been in the process of refining the ESG and CoC policies. In 2016 the ESG program will continue funding Rapid Rehousing and or Homeless prevention activities that were funded for the first time in 2014.

ESG program staff are working closely with the Continuum of Care for homeless programs to coordinate efforts, implement a coordinated assessment process, establish CoC and ESG program policies and to establish performance measures.

For the 2016 Action Plan, HCD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 23, 2016. HCD staff discussed ESG and CoC funding allocations, performance standards, outcomes, policies and procedures as well as the annual consultation process which occurs in March of every year. CoC members were invited to submit testimony on the funding levels and projects in the 2016 Action Plan at the April 14th public hearing.

