

**CLACKAMAS COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
2013 ACTION PLAN**



JULY 2013



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Clackamas County, Oregon
Housing and Community Development
2013 Action Plan

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Clackamas County, Oregon
Housing and Community Development
2013 Action Plan

Executive Summary

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:

- Provide decent housing;
- Establish and maintain a suitable living environment; and
- Expand economic opportunities.

In implementing 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 Action Plan is for the 12-month period beginning July 1, 2013. The plan, developed with the input of citizens and community groups, serves four major functions:

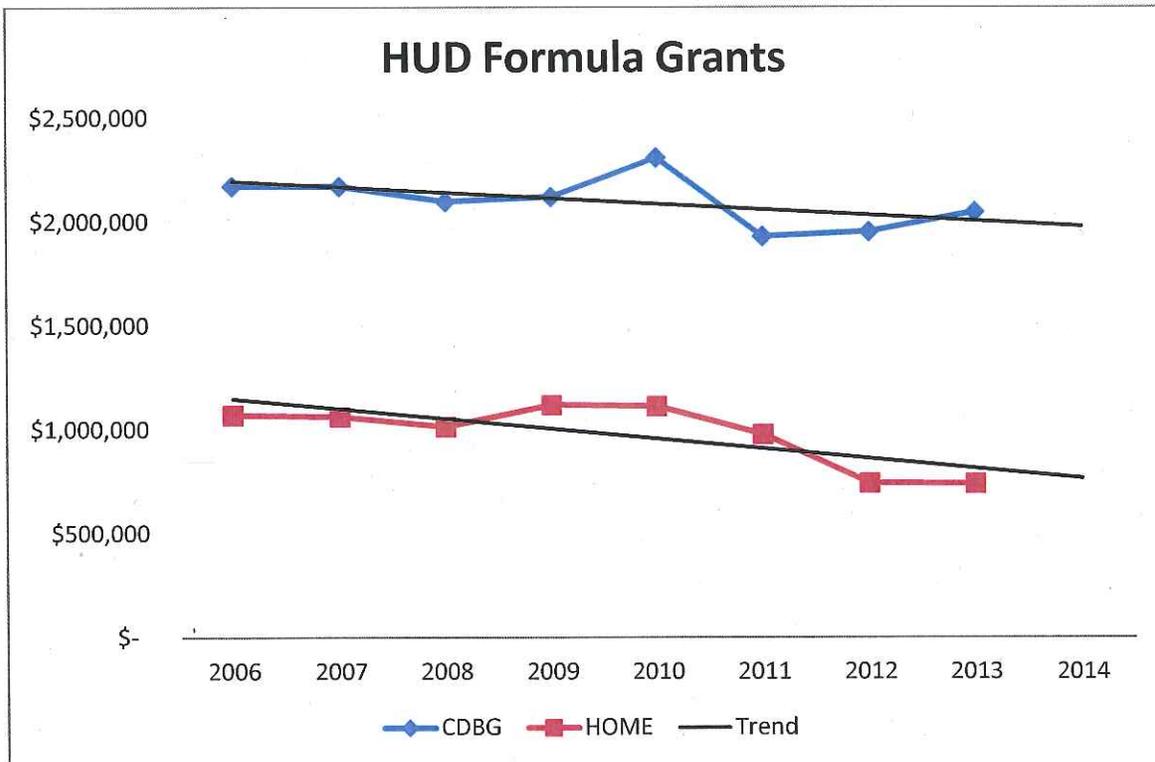
- (1) It is the County's application for funds available through the three HUD formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership Act (HOME), and the Emergency Solutions Grant (ESG) programs;
- (2) It is the annual planning document, built through public 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.

I. Resources

As of this date the U.S. Department of Housing and Urban Development (HUD) has not provided notice on the level of entitlement allocations for the 2013 fiscal year. The list below reflects an estimate of the grant amounts for the CDBG, HOME, ESG and CoC programs.

| Sources | 2013 Grants |
|---|---------------|
| Community Development Block Grant (CDBG) | \$ 2,047,968 |
| Emergency Solutions Grant (ESG) | \$ 142,472 |
| HOME | \$ 741,398 |
| Section 8 Tenant-Base Rental Assistance (Housing Authority) | \$ 10,861,439 |
| McKinney-Vento Homeless Assistance (Continuum of Care) | \$ 1,790,561 |
| Low-Income Housing Tax Credits | \$ 15,000,000 |
| HOPWA | \$ unknown* |
| Estimated Program Income - CDBG | \$ 283,956 |
| Estimated Program Income - HOME | \$ 100,000 |

The grant amounts for the CDBG, HOME and ESG Programs reflect a 5% decrease from last year's allocation as required by sequestration.



II. Objectives and Outcomes

Based on the guidelines HUD published in its final notice on the Outcome Performance Measurement System for Community Planning and Development's Formula Grant Programs the Action Plan identifies specific Objectives and Outcomes for each project.

Based on the intent of the activity each project is evaluated to determine which of the three overarching Objectives best describes its purpose. The three objectives are:

- Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Lastly, each project is evaluated to determine which of the three outcome categories best reflects the anticipated achievement. The three outcome categories are:

- Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.
- Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Sustainability: Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The following table identifies the Objectives and Outcomes for all of the 2013 Action Plan projects.

2013 Objectives and Outcomes

| Project Name | Objective | Outcome |
|---|-----------------------------|----------------------------|
| Annie Ross House Redevelopment | Decent Housing | Availability/Accessibility |
| Bell Road Ped/ Bike Improvements | Suitable Living Environment | Availability/Accessibility |
| Clackamas Cty. Service Dist. No.1 NCRA SHUAGP | Suitable Living Environment | Availability/Accessibility |
| Home Base | Suitable Living Environment | Availability/Accessibility |
| Housing Rehabilitation Program | Decent Housing | Availability/Accessibility |
| Housing Rights and Resources | Decent Housing | Availability/Accessibility |
| Jackson Place Rehabilitation Project | Suitable Living Environment | Availability/Accessibility |
| Milwaukie ADA Ramps | Suitable Living Environment | Availability/Accessibility |
| Northside Sidewalk Infill | Suitable Living Environment | Availability/Accessibility |
| Northwest Gladstone Infrastructure Rehabilitation Project | Suitable Living Environment | Availability/Accessibility |
| Proud Ground Acq/Rehab Project (CD Float Loan) | Decent Housing | Affordability |
| Rent Well | Decent Housing | Availability/Accessibility |
| Save the Francis Ermatinger House | Suitable Living Environment | Availability/Accessibility |
| Youth Shelter Care Expansion | Suitable Living Environment | Availability/Accessibility |
| CHAP Homebuyer Assistance Program | Decent Housing | Affordability |
| Multi-Family Rental Housing | Decent Housing | Affordability |
| Emergency Shelter Grant - CWS | Decent Housing | Availability/Accessibility |
| Emergency Shelter Grant - Springwater | Decent Housing | Availability/Accessibility |
| Emergency Shelter Grant - The Annie Ross House | Decent Housing | Availability/Accessibility |

III. Funding Categories

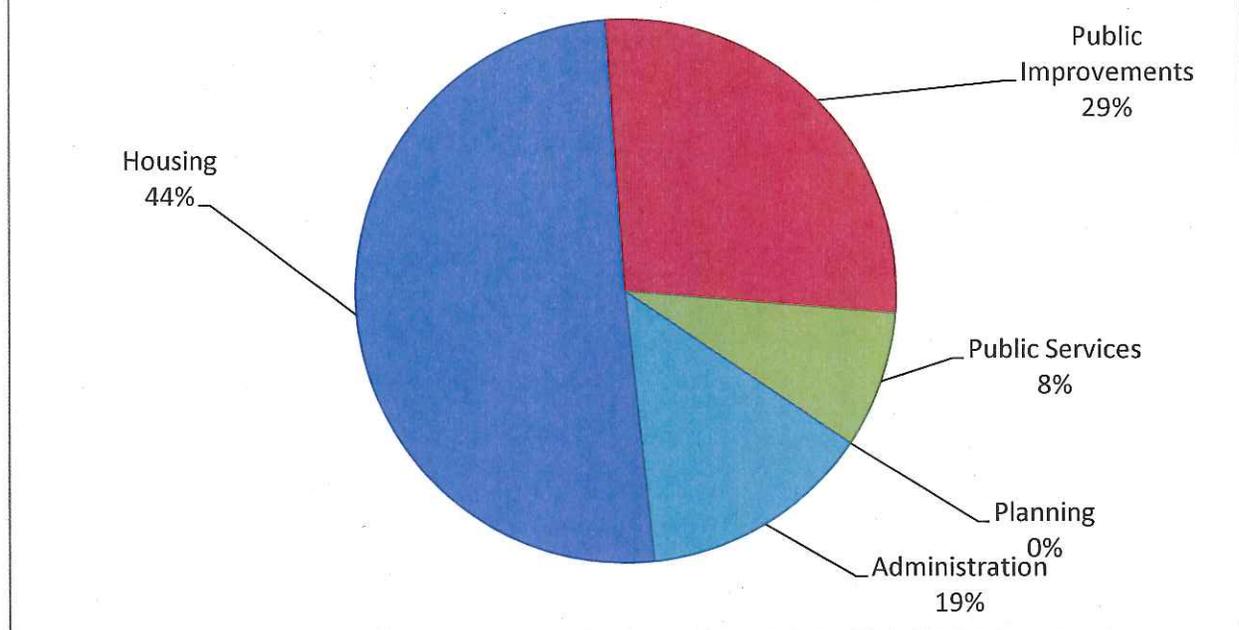
The Community Development Division provides funds to assist in the development and reconstruction of a wide variety of activities that promote neighborhood revitalization and expand affordable housing opportunities throughout Clackamas County. CDBG, HOME and ESG funds have been budgeted into 5 general categories.

1. Housing – Development and rehabilitation programs which offer a variety of deferred payment loans to low and moderate-income homeowners and home-buyers. Programs also provide housing resources for the development of low and moderate-income affordable rental housing, and special needs housing.
2. Public Improvements - Acquisition, construction, reconstruction, or rehabilitation of facilities that provide assistance to low- and moderate-income individuals, and construction or reconstruction of infrastructure in low- and moderate-income neighborhoods.
3. Public Services – Payment of staff, supplies and materials to agencies providing direct assistance to low- and moderate-income individuals. This assistance may include case management and counseling associated with employment, crime prevention, child care, health, drug abuse, education, fair housing, energy conservation, and welfare.
4. Planning – Consultant activities which consist of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement the Goals and Objectives of the Community Development Division.
5. Administration – Overall program administration, including program development, management and coordination, personnel, accounting, and grant compliance for the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Partnership Act (HOME), and the Continuum of Care (CoC) programs.

During the 2013 program year the Community Development Division is proposing the following allocation levels in these 5 areas:

(See chart on next page)

Allocation of 2013 CDBG, HOME & ESG Funds



IV. Evaluation of Past Performance

A. Primary Activity Areas

As a general statement Clackamas County's performance in meeting the goals and objectives of the Consolidated Plan has been good. The overwhelming majority of expenditures have been in the highest priority category with emphasis on Primary Activities. The following are specific comments on each of the performance areas.

1. Resources

To complement the HUD funds already programmed for housing and community development activities the Community Development Division has begun working with other housing and housing service providers within the Department to discuss potential future collaborations. This has resulted in the development of the Health, Housing and Human Services (H3S) Housing Initiative. The goals of the initiative are to:

- House clients quicker/ reduce the time from intake to housing placement.
- Increase the number of placements.
- Create new units.
- Increase housing tenure/ the length of time people remain in stable housing.

There has also been agreement to focus this initiative to Target Population. They are:

- Special Needs (Mental Health Housing, A & D Housing)
- Homeless Families with Children
- Survivors of Domestic Violence

Through this initiative additional funding has been identified by:

- a. The Behavioral Health Division to develop supportive housing for those in alcohol and drug recovery to be used for housing stabilization, providing rent assistance, deposit and moving assistance, and payment of arrears.
- b. The Housing Authority of Clackamas County to project base some of their vouchers to assist with the development of new affordable housing projects.

2. Public Policies

- a. The county has established, and continues to refine, its policies to minimize conflict associated with the selection of project site locations and development of special needs housing. The newly adopted policies attempt to incorporate the basic principle of respect for legitimate concerns of the existing communities as well as the rights of prospective residents of a proposed development. A copy of the policy can be obtained by contacting the Clackamas County Community Development Division at 503-655-8591.
- b. The County is working to maximize the efficiency of the HOME monitoring process by participating in a regional “Streamlining Compliance” effort to establish a coordinated, streamlined approach to monitoring among the various funders. The process incorporates web-based databases and uniform property inspections. The end product/process will be more efficient for lenders and owners and less disruptive to the tenants.
- c. The Community Development Division is reinforcing its partnership with SSD, and Northwest Housing Alternatives to administer and operate the HomeBase program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 18 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

3. Institutional Structure

- a. The lead agency for the implementation of Clackamas County’s Action Plan is the Community Development Division. The Housing Program, which is operated as part of the Community Development Division, implements CDBG and HOME funded housing rehabilitation and new housing development that is partially financed with HOME funds. Non-housing community development actions are implemented directly by the Community Development Division rather than passed-through to sub-grantees. The Community Development Division also monitors the performance of

emergency shelter providers, and prepares the application and performance report for the Continuum of Care program.

- b. The Community Development Division continues to implement the recommendations of the Analysis of Impediments to Fair Housing Choice through the Housing Rights and Resources program. Building on the administrative, and Information and Referral expertise of the Social Services Division, the program expanded to include the legal expertise of Oregon Legal Aid, and the education, training and testing expertise of the Oregon Fair Housing Council.

4. Intergovernmental Cooperation

Clackamas County has continued to perform well in this area.

- a. The ongoing goal is to continue working to strengthen local non-profit housing agencies, exploring the opportunities for expanding the existing model to increase the number of cooperative housing projects developed with and by these providers.
- b. Clackamas County continues to work in partnership with Multnomah, Washington and Clark Counties to implement the regional Bridges to Housing initiative.

Bridges to Housing (B2H) represents an innovative and holistic approach to the growing and alarming problem of family homelessness in the Portland –Vancouver metropolitan area.

B2H is a targeted initiative aimed at moving high need homeless families out of the cycle of homelessness and calls for a realignment of housing and service provision in the region. The 4 counties along with cities and local housing authorities jointly developed this program to support families in their efforts to overcome poverty and progress towards self-sufficiency. B2H is recognition that family homelessness is a mobile and regional issue, and that the best solution will be a result of regional cooperation.

During the last year Clackamas County received \$193,692 to provide permanent supported housing and extensive human services to 30 households. To date, the B2H program has helped a total of 56 families with a total of 129 children with housing services, as of March 2013.

- c. In recognition of the larger issues effecting Fair Housing choice Clackamas County has joined with Multnomah and Washington Counties, as well as with the City of Portland and Beaverton to begin exploring a more regional approach. Some thoughts that have been discussed include:
 - (1) Coordination of individual Analysis of Impediments to Fair Housing Choice (AI)
 - (2) Possible development of a regional AI
 - (3) Development of a central, web based, data base of contact information, local services, training opportunities, and educational materials.

B. Addressing Homelessness

The County is implementing a 10-Year plan and Policy to end homelessness. The goals of

this plan are as follows:

Goal 1: Prevent Homelessness

Goal 2: Reduce Educational Impacts of Homelessness on Children

Goal 3: Transition from Homelessness to Stable Living Situations

Goal 4: Create/Expand Permanent Supportive Housing (PSH), Affordable Housing and Accompanying Services

Goal 5: Reduce Impacts of Homelessness on Local Communities

C. Program Goals and Objectives

In addition to the performance areas the County continues to address the Division's long-term housing and community development objectives.

Great strides have been taken in the revitalization of distressed neighborhoods, and the expansion and improvement of community services and facilities. During this fiscal year over \$1,350,000 of CDBG funds, and \$4,300,000 of local matching funds is expected to be expended to address needs in these two areas.

Another area where the County has had a strong impact is in the expansion and conservation of housing. We anticipate completion of at least twenty (20) housing rehabilitation loans totaling \$300,000 of CDBG funds will be completed this year. Additionally, over \$1,200,000 of HOME and CDBG funds is expected to be expended on the development of affordable housing leveraging an additional \$15,000,000 in Low Income Tax Credits.

In meeting the housing goals for the County proposed activities include:

1. Preservation of an affordable senior housing project in the Oak Grove area. Preservation involves the acquisition of an affordable housing project that has reached the end of its period of affordability. This is called an "expiring use".

The term "expiring use" refers to privately owned, but publicly subsidized, housing developments that can be converted to market rents when the mortgage is paid off or the subsidy contract expires. (Most mortgages were for 30 to 40 years).

2. Construction of a new affordable housing project for families in the City of Sandy.
3. Implementation of a set-aside policy that requires developers requesting the use of HOME funds to set-aside up to 15% of the new units for the H3S Target Populations.
4. Advertisement of an RFP to seek proposals from development teams interested in developing or preserving multi-family affordable housing rental project(s) that serve lower income households and provide alcohol and drug free living opportunities.

D. Slow Moving Projects

As a "General Rule" it takes approximately 18 months to complete a Public Works project, 24 months to complete a Public Facilities project, and 36 months to complete an Acquisition/Public Facility project. In many cases the proposed completion date in the Action Plan did not take into consideration this Rule and underestimated the amount of time necessary to complete a project. By applying the General Rule it appears that Clackamas

County has been very timely in the completion of the majority of its CDBG projects. At this time there are no projects that qualify as slow moving.

County is completing its projects in a timely manner. Where unforeseen problems cause delays in the completion of a few projects the County will continue to work at ensuring the delay is as short as possible.

HUD has made clear its high priority to reduce the number of entitlement grantees that exceed the regulatory standard for carrying out their program in a timely manner. Under the provisions of 24 CFR 570.902 of the CDBG regulations, a grantee is considered to be timely, if 60 days prior to the end of the grantee's program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant. It is expected that as of April 30, 2012 we will report a timeliness figure of less than 1.10.

V. Citizen Participation and Consultation

Clackamas County now allocates CDBG funds for first 3 years of a 5-Year Consolidated Plan. Proposals for the 2012-2014 planning cycle were requested in November and due in December of 2011. In reviewing these proposals the County used a selection process that emphasizes communication, compromise, and consensus. Working closely with all of the project sponsors CD 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. A second allocation for the remaining 2 years of the 5-Year Consolidated Plan will be conducted in late 2014 for the 2015 and 2016 program years.

The 2013 Action Plan implements the 2nd year of our 5-Year Plan.

The citizen participation and consultation process included; a community needs survey for residents, a public meeting, numerous focus group discussions, a meeting with Policy Advisory Committee, and a Public Hearing in front of the Board of County Commissioners. The availability of the Draft Action Plan was advertised in the newspapers of record, posted to the Community Development website and a copy sent to each county library.

In addition to the above activities, Community Development staff expanded its consultations through presentations to the Coordinating Council of Homeless Programs and to the Clackamas Housing Advocacy Network.

Public Meeting

**Clackamas County Action Plan
Public Input Meeting
February 27, 2013
6:00pm**

A meeting notice was published in the newspapers of record, Clackamas Review on January 23,

2013 and the Lake Oswego Review on January 24, 2013. 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.

In Attendance:

Martha McLennan, Northwest Housing Alternatives
Angela Trimble, Northwest Housing Alternatives
Monica Lodolini, Madonna's Center
Chuck Robbins, Community Development Director
Mark Sirois, Project Coordinator

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. Mark explained that this public meeting provides the CD Program an opportunity to accept feedback on the projects currently funded by CDBG funds as well as an opportunity to identify and describe future housing and community development needs in the County.

The full meeting summary is in Appendix D.

Public Hearing

PUBLIC HEARING MEETING SUMMARY

At the Public Services Building, Hearings Room - 4th Floor, Room 409
2051 Kaen Road, Oregon City, Oregon
Thursday, April 11, 2013

Commissioner John Ludlow opened the hearing at 10:30 a.m. Chuck Robbins, Director of the Community Development Division introduced himself to the Board of County Commissioners and the audience. Chuck Robbins explained the purpose of the meeting. The Action Plan was now in 30- day comment period would end on April 22nd at which point the plan would come back to the Board of County Commissioners for final approval on May 2nd before the plan was submitted to HUD.

Three (3) persons testified at the public hearing. Scott Archer of Oregon City thanks the County for funding for the Ermatinger House historic preservation project. Martha McLennan of Northwest Housing Alternatives thanked the County for Annie Ross House funding and testified on the continued high need for services and programs for homeless people. Marianne Moore of Gladstone requested more funding for City of Gladstone infrastructure projects.

Tom Cusack submitted email testimony objecting to the Action Plan until his comments on the 2012 Analysis of Impediments to Fair Housing Choice (AI) had been addressed. Mr. Cusack's comments were addressed in the final AI plan.

The full Public Hearing meeting summary is in Appendix D.

A. Citizen Participation

Consistent with the Citizen Participation (CP) Plan detailed in the 2013-2016 Consolidated Plan, Clackamas County shall adhere to the following general policies in meeting its CP requirements. A full copy of the plan is included in Appendix 4 of the 2012-2016 Consolidated Plan.

- A primary goal of the Community Development (CD) program shall be to provide for and encourage participation in all phases of the program by low and moderate-income persons, especially people residing in neighborhoods which; are considered slum and blighted areas, are predominately low and moderate-income, or are areas where program funds are proposed to be used.
- Staff will provide technical assistance in developing proposals for CD program funding to any individuals or groups requesting such assistance.
- Copies of program documents and reports will be available at no charge, and will be available in a form accessible to persons with disabilities upon request. Availability of key documents will be included in the ads published to solicit comments.
- A citizen participation mailing list (CP List) shall be the primary method of notifying interested persons of CD program activities. This list shall include; representatives from local government agencies, community planning organizations, public housing developments, neighborhood associations, all persons who have submitted project proposals in the last three year cycle, and any persons requesting to be placed on the mailing list. Citizens on the CP list may be notified by postal service or via email distribution lists.
- Notification of public meetings and hearings will be given by public notices which will be placed in all of the local newspapers. Ads will be placed in papers so as to appear a minimum of ten days prior to the meetings. Public meetings, hearings and advisory committee meetings will also be included in the agency schedule, which will be mailed to persons and groups on the CP List. All meetings and public hearings held for the purpose of discussing the CD program will be held in locations accessible to the physically handicapped.
- In the winter of each program year, an agency schedule detailing the steps in preparing the Action Plan will be prepared and distributed to the CP list. In the spring, the Action Plan will be made available for public comment. Availability will be advertised in the two County papers of record noting that the document can be reviewed at the County Libraries and the Community Development office. Citizens will be given a 30 day period in which to comment on the Action Plan.
- Local/project specific meetings will be held with neighborhood groups and affected citizens on an as needed basis. These meetings will be publicized through direct contact with representatives of the affected citizens, flyers, or newspaper ads where appropriate.
- Program staff will attempt to involve affected citizens in project development and management where feasible. Depending on the type of project this effort will vary. Some projects such as senior center construction or park improvements will be undertaken in cooperation with local advisory groups or neighborhood associations. These groups will be relied on for design recommendations and setting priorities. Other

types of projects such as housing rehabilitation loans, and neighborhood paint, security, and clean up programs will be targeted to occur in lower income and blighted neighborhoods. Mailings to residents will be used to encourage participation in these programs. A status report detailing the progress of all active projects will be sent to all persons on the mailing list on a quarterly basis.

- The primary focus of the CD program's outreach effort to residents of publicly assisted housing will be through consultation with the Housing Authority of Clackamas County (HACC). The appropriate staff persons will be kept informed of CD program activities during all phases of the program year. Residents will be kept informed of CD program activities through contact with the staff liaison to the Comprehensive Grant Committee and through mailings to CP List. CD program staff will provide HACC staff with information about consolidated plan activities that are related to its housing developments and the surrounding communities through direct contact, mailings, or project specific meetings where appropriate. Prior to the annual public hearing held by HACC to satisfy Comprehensive Grant requirements, CD staff will make relevant consolidated plan information available to HACC staff and/or the Comprehensive Grant Committee.
- Notice that performance reports have been prepared will be published in the two County newspapers of record (The Clackamas Review and the Lake Oswego Review). Citizens will be given a 15 day period in which to comment on the performance reports and CD staff will consider all comments received. A summary of all comments received shall be attached to the performance reports.
- CD program staff will provide a substantive written response to all written citizen complaints received related to the action plan, consolidated plan, plan amendments, and performance reports, within 15 working days from receipt of the complaint. Citizens not satisfied with the staff response may request a review of the complaint by the CD Division Director.
- Notice of proposed amendments to the Action Plan will be published in the two County papers of record – The Clackamas Review and the Lake Oswego Review. Citizens will be given a 30 day period in which to comment on the proposed amendment and, CD program staff will consider all comments received. A summary of all comments received, and the reason for not accepting any comments not accepted will be attached to the amendment.
- During the Public Meeting on February 23, 2013 three (3) persons provided verbal comments and Peter Lent of Sustainable Damascus sent one written comment. (Appendix D). No actions were required.
- During the Public Hearing on April 11, 2013 three (3) persons provided verbal comments at the hearing and one written opposing comment was submitted via email by Tom Cusack of Lake Oswego. (Appendix D). Mr. Cusack's comments were regarding the Analysis of Impediments plan. In response to Mr. Cusack's AI comments the 2012 AI Plan strategies and actions that will be taken by Clackamas County to further fair housing have been prioritized according to year. Many of the listed actions may occur in each year and more actions will be developed for years 4 and 5 of the current AI plan. The revised list of actions prioritized by year is on page 54-56 of the AI plan.

AI has also been revised to include an examination of areas that have high concentrations of poverty and minorities. Clackamas County has developed Maps that show which US census tracts have both higher percentages of minorities and low to moderate-income households. Three maps are in Attachment C of this Action Plan.

Comments referred to both “Centers” and to Opportunity Maps that were developed by the Housing Authority. Opportunity maps can indicate where persons can have the most access to opportunities for education, housing, employment, health and services. Opportunity maps will be included in AI data collection efforts and future reports on progress to further fair housing in Clackamas County. A full description of how the Opportunity maps were developed and a number of Opportunity maps are located at the HACC website: <http://www.clackamas.us/housingauthority/opportunitymaps.html>

B. Resources

The County received notice of the FY 2013 formula grant amounts on June 6, 2013. The Community Development Block Grant (CDBG) program funding allocation was increased by 4.9% over last year’s level. The HOME Program funding allocation was decreased 0.2% of the 2012 funding level. The Emergency Solutions Grant (ESG) program funding was decreased by 14.8% for the 2013 fiscal year.

| Sources | 2013 Grants |
|---|---------------|
| Community Development Block Grant (CDBG) | \$ 2,047,968 |
| Emergency Solutions Grant (ESG) | \$ 142,472 |
| HOME | \$ 741,398 |
| Section 8 Tenant-Base Rental Assistance (Housing Authority) | \$ 10,861,439 |
| McKinney-Vento Homeless Assistance (Continuum of Care) | \$ 1,790,561 |
| Low-Income Housing Tax Credits | \$ 15,000,000 |
| HOPWA | \$ unknown* |
| Estimated Program Income - CDBG | \$ 283,956 |
| Estimated Program Income - HOME | \$ 100,000 |

* These funds are administered by the City of Portland for a six county area.

Available CDBG funds during the 2013 program year will consist of a \$2,047,968 entitlement grant, \$646,666 of prior year CDBG funds and \$283,956 of anticipated program income.

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 will total approximately \$4,600,000.

Emergency Solutions Grant funds are leveraged one for one by federal requirements. As a result the local match combined with federal ESG funds provides a minimum estimated total of \$347,870 for emergency homeless shelter operations. Anticipated funding sources and funding levels far exceed the match requirements for the ESG Program and include:

| | |
|--|---------|
| State Homeless Assistance Program (SHAP) | 98,569 |
| Emergency Housing Account Program (EHA) | 249,301 |

Available HOME funds during the 2013 program year will consist of \$741,398 entitlement grant, \$705,000 in prior year carryover funds and \$100,000 of anticipated program income. It is anticipated that these funds will leverage over \$15,000,000 in Low Income Housing Tax Credits and other State and conventional loan funds for the construction of affordable housing in Clackamas County.

Resources reasonably expected to be made available include matching funds required by HOME program regulations. HOME match requirements for the 2013 program year will be met from the \$1,000,000 in funds that are a combination of funds carried over from the previous FY year, forbearance of property taxes, and State Housing Trust fund. These funds came from other projects completed with HOME dollars. The match sources include cash from non-federal sources such as the State of Oregon Housing Trust Fund and Help Fund, and foregone local property taxes, fees and charges. Additional match will be contributed by the projects that will be constructed in 2013. The HOME regulations also require that the participating jurisdiction set aside at least 15% of each annual entitlement for housing developed by community housing development organizations (CHDO's).

The Continuum of Care (CoC) is a system of programs working together to develop, monitor and improve transitional and permanent supportive housing and services that help homeless persons transition from homelessness to living as independently as possible. In Clackamas County, the Continuum of Care is a function of the Coordinating Council for Homeless Programs also known as the “Homeless Council”. A CoC system consists of five basic components, as follows:

1. A system of outreach, engagement, and assessment for determining the needs and conditions of an individual or family who is homeless, and necessary support to identify, prioritize, and respond to persons who are chronically homeless;
2. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referral to necessary service providers or housing search counselors;
3. Transitional housing with appropriate supportive services to help homeless individuals and families prepare to make the transition to permanent housing and independent living; and
4. Permanent housing, or permanent supportive housing, to help meet the long-term needs of homeless individuals and families.
5. Prevention strategies play an integral role in a community’s plan to eliminate homelessness by effectively intervening for persons in public systems—*e.g.*, corrections,

foster care, mental health, and other institutions— so that they do not enter the homeless system.

The following financial resources are anticipated to be available within the Clackamas County geographic area to assist with housing and services for homeless persons:

| Project/Program (2013-2014) | Planned Funding |
|--|------------------------|
| Avalon I | \$ 35,160 |
| Jackson Place | \$ 65,277 |
| Chez Ami Apartments | \$ 241,481 |
| Jannsen Apartments | \$ 73,255 |
| Springwater Program | \$ 162,912 |
| CWS Transitional Program | \$ 59,837 |
| Shelter + Care | \$ 351,223 |
| Ready to Rent | \$ 116,375 |
| HOPE Leasing | \$ 213,302 |
| HOPE II | \$ 52,746 |
| Homeless Management Information System (HMIS) | \$ 30,548 |
| HMIS II | \$ 36,882 |
| CWS Permanent Supportive Housing | \$ 57,993 |
| HomeSafe | \$ 127,161 |
| HMIS III | \$ 47,243 |
| Shelter Plus Care (Bonus Project) **** if funded | \$ 103,282 |
| | |
| CoC Planning | \$ 20,813 |
| | |
| Total Continuum of Care Funding | \$1,795,490 |

HomeBase: homelessness prevention and rapid re-housing program. Northwest Housing Alternatives (NHA) launched HomeBase in October, 2009 to improve program efficiency of their homeless intervention services and respond to the growing numbers of people at risk of homelessness in Clackamas County. The goal of HomeBase is to help families and individuals become self-sufficient and stable in permanent housing.

HomeBase was funded in Program Year 2012 with CDBG funds and HOME TBRA funds. In the 2013 Program Year HomeBase will be funded with private funds, local government funds, \$25,000 of CDBG funds and the remainder of the 2012 HOME TBRA funds.

HomeBase has three service components to fight homelessness:

- Eviction Prevention to stabilize people in their current housing so they can avoid homelessness altogether.
- Rapid Re-Housing to help move households from homelessness, emergency shelters and unhealthy shared housing to permanent affordable housing. Rapid Re-Housing facilitates swift exits from Northwest Housing Alternatives' Annie Ross House shelter to increase the number of families we can serve annually.
- Case Management delivered by NHA's Family Support Specialists to help households remain stable in their housing.

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 Family Support Specialists to move quickly from homelessness into housing and connect to needed social services. Individuals and families continue to work with Family Support Specialists after they leave the campus or finish receiving financial assistance to ensure continued housing stability.

| Sources | Planned Funding |
|---|-------------------|
| Private Contributions and Grants | \$ 107,246 |
| NHA Subsidy | \$ 98,000 |
| County Contribution (2012 funds) | \$ 100,000 |
| Tenant-Based Assistance (2012 HOME Funds) | \$ 100,000 |
| Government Grants and Contracts | \$ 234,287 |
| Total | \$ 639,533 |

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, is implementing a two-year pilot housing assistance and services program for Clackamas County residents in alcohol and drug recovery. The program has three main components: substance abuse recovery, finding any 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 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 two-year contract to provide these services, beginning 3/8/12 and ending 2/28/14, is \$593,196. Payments from 4/12 through 12/12 have totaled \$120,550.51, leaving a balance of \$472,645.49. The estimated number of people who will be served during the two year period is 100.

Additionally, BHD contracted with Recovery Association Project (RAP) to provide four Oxford style A&D and Domestic Violence supported houses by 3/31/13 (contract expires 4/30/13). Oxford House is a concept in recovery from drug and alcohol addiction. In its simplest form, an Oxford House describes a democratically run, self-supporting and drug free home. Three of these are currently open under the one-year contract for \$77,769, of which half has been paid. When completed, the Oxford Houses will provide 32 permanent beds serving 70 adults and 20 children per year.

| Sources | Planned Funding |
|-----------------|----------------------|
| A&D 66 Funds | \$ 472,645.49 |
| MHO Grant Funds | \$ 38,884.50 |
| Total | \$ 511,529.99 |

The Housing Authority of Clackamas County anticipates the following financial resources to be available for the support of Federal public housing and tenant-based Section 8 assistance programs during the 2013 Plan year:

| Sources | Planned Funding |
|--|----------------------|
| 1. Federal Grants (FY 2013 grants) | |
| a) Public Housing Operating Fund | \$ 1,607,098 |
| b) Public Housing Capital Fund | \$ 892,400 |
| c) Contributions for Section 8 Tenant-Based Assistance | \$ 10,861,439 |
| d) Resident Opportunity and Self-Sufficiency Service Coordination Grant | \$ 85,083 |
| 2. Public Housing Dwelling Rental Income | \$ 1,318,095 |
| 3. Reimbursable Labor and Materials | \$ 32,000 |
| 4. Non-federal sources (list below) | |
| a) Entrepreneurial Activities | \$ 13,077 |
| b) Public Housing Investment Income | \$ 10,880 |
| | |
| TOTAL | \$ 14,820,072 |

Bridges to Housing (B2H) was a multi-jurisdictional program addressing the issues of family homelessness in the Portland-Vancouver metro area. B2H brought together Clackamas, Multnomah, and Washington Counties in Oregon and Clark County in Washington, to create a regional program to house and serve high need homeless families, with an overall goal of stimulating development and public/private funding of housing and support services. Although Clackamas County's numbers are small, the research component of this program indicated that overall, it was successful in serving high need homeless families. This research paved the way for continued funding for the Clackamas County B2H program. The program has been expanded with County General Funds through 2013-13. Bridges to Housing has two goals:

1. To eliminate long-term repeated homelessness in families with children in Clackamas County and mitigate intergenerational homelessness.
2. To generate systems change by increasing the alignment of housing and services for high-need homeless families.

The adults in these families have barriers to housing beyond economic need, e.g. mental illness, drug and alcohol use, domestic violence, physical or cognitive disabilities, or the challenge of re-entry from the criminal justice system. High-need families are also high-resource users. Local community and national best practices show that, with a "bridge" of two years of intensive case management, linkages to mainstream services, and permanent housing, high-need families can

achieve and maintain stability, and their need for emergency resources will diminish accordingly.

The B2H program now has a capacity of 30 families served at a time. Since its inception, it has served a total of 56 families with a total of 129 children, as of March 2013.

| Project/Program | Planned Funding |
|--------------------|-----------------|
| Bridges to Housing | \$506,000 |

C. Summary of Specific Annual Objectives - HUD Table 3A - Summary of Specific Annual Objectives

| Obj# | Specific Objectives | Sources of Funds | Performance Indicators | Expected Number | Actual Number | Outcome/ Objective * |
|------|--|---------------------|------------------------|-----------------|---------------|----------------------|
| | Housing Needs Objectives | | | | | |
| H1 | Multi-Family Rental Housing | HOME | Housing Units | 45 | | DH - 2 |
| H2 | Proud Ground Acquisition/ Renovation Project (CD Float Loan) | CDBG Float Loan | Housing Units | 4 | | DH - 2 |
| H2 | CHAP Homebuyer Assistance Program | HOME Program Income | Households | 10 | | DH - 2 |
| H3 | CHDO Operating Support Grant | HOME | Organizations | 1 | | NA |
| H2 | Housing Rehabilitation Program | CDBG | Housing Units | 20 | | DH - 1 |
| | | | | | | |
| | Special Needs Objectives Homeless | | | | | |
| H3 | Emergency Shelter Grant - The Annie Ross House | ESG | People | 480 | | DH - 1 |
| H3 | Emergency Shelter Grant - CWS | ESG | People | 150 | | DH - 1 |
| H3 | Emergency Shelter Grant - Springwater | ESG | People | 17 | | DH - 1 |
| H3 | Jackson Place Rehabilitation | CDBG | Households | 6 | | DH - 1 |
| | Other | | | | | |
| H3 | ESG HMIS | ESG | None | 0 | | NA |
| | Community Development Objectives | | | | | |
| | Infrastructure Objectives | | | | | |
| CD1 | NW Gladstone Sidewalks | CDBG | People | 392 | | SL - 1 |
| CD1 | Milwaukie ADA Ramps | CDBG | People | 300 | | SL - 1 |
| CD1 | Northside Sidewalk Infill - Sandy | CDBG | People | 115 | | SL - 1 |
| CD1 | Bell Road Ped/Bike Improvements | CDBG | People | 500 | | SL - 1 |
| | Public Facilities Objectives | | | | | |
| CD1 | Save Francis Ermatinger House | | Public | 1 | | SL - 0 |

| | | | | | | |
|--|--------------------------------|------|------------|------|--|--------|
| | | | Facilities | | | |
| CD1 | Youth Shelter Care Expansion | | People | 40 | | SL - 1 |
| H3 | Annie Ross House Redevelopment | CDBG | People | 60 | | DH - 1 |
| Public Services Objectives | | | | | | |
| HS2 | Home Base | CDBG | People | 2100 | | SL - 1 |
| H4, HS1 | Housing Rights and Resources | CDBG | People | 4500 | | DH - 1 |
| HS2 | Rent Well | CDBG | People | 80 | | DH - 1 |
| Economic Development Objectives | | | | | | |
| | NA | | | | | |

***Outcome/Objective Codes**

| | Availability/Accessibility | Affordability | Sustainability |
|------------------------------------|----------------------------|---------------|----------------|
| Decent Housing | DH-1 | DH-2 | DH-3 |
| Suitable Living Environment | SL-1 | SL-2 | SL-3 |
| Economic Opportunity | EO-1 | EO-2 | EO-3 |

Projects serving homeless persons and persons with special needs include: the Housing Rights and Resources Program, Annie Ross House Re-development, the 2013 Homeless Count, Home Base, Annie Ross House – Operations, Clackamas Women’s Services – Operations and Services, The Inn Homeless Youth Program – Operations.

Clackamas County 2012-2016 Consolidated Plan Goals

Priority Categories:

Housing (H), Human Services (HS) and Community Development (CD) Needs

| | |
|------|---|
| H.1 | Increase/improve affordable rental housing |
| H.2 | Stabilize existing homeownership and provide opportunities for new homeowners |
| H.3 | Reduce homelessness and meet housing needs of special needs populations |
| H.4 | Promote affordable housing and assure equal access to housing |
| HS.1 | Stabilize families and individuals who are in crisis |
| HS.2 | Increase self-sufficiency of residents in need of community supports and services |
| CD.1 | Improve community infrastructure and facilities. |
| CD.2 | Revitalize low-and moderate-income neighborhoods |

Health, Housing and Human Services (H3S) Department Goals:

To complement the HUD funds already programmed for housing and community development activities the Community Development Division has begun working with other housing and housing service providers within the Department to discuss potential future collaborations. This has resulted in the development of the Health, Housing and Human Services (H3S) Housing Initiative. The goals of the initiative are to:

- House clients quicker/ reduce the time from intake to housing placement.
- Increase the number of placements.
- Create new units.
- Increase housing tenure/ the length of time people remain in stable housing.

There has also been agreement to focus this initiative to Target Population. They are:

- Special Needs (Mental Health Housing, A & D Housing)
- Homeless Families with Children
- Survivors of Domestic Violence

Through this initiative additional housing opportunities have been identified by:

- c. The Behavioral Health Division to develop supportive housing for those in alcohol and drug recovery to be used for housing stabilization, providing rent assistance, deposit and moving assistance, and payment of arrears.
- d. The Housing Authority of Clackamas County to project-base some of their vouchers to assist with the development of new affordable housing projects.

D. Project List and Outcome Measures for 2013

| Project Name | Objective | Outcome |
|---|-----------------------------|----------------------------|
| Annie Ross House Redevelopment | Decent Housing | Availability/Accessibility |
| Bell Road Ped/ Bike Improvements | Suitable Living Environment | Availability/Accessibility |
| Clackamas Cty. Service Dist. No.1 NCRA SHUAGP | Suitable Living Environment | Availability/Accessibility |
| Home Base | Suitable Living Environment | Availability/Accessibility |
| Housing Rehabilitation Program | Decent Housing | Availability/Accessibility |
| Housing Rights and Resources | Decent Housing | Availability/Accessibility |
| Jackson Place Rehabilitation Project | Suitable Living Environment | Availability/Accessibility |
| Milwaukie ADA Ramps | Suitable Living Environment | Availability/Accessibility |
| Northside Sidewalk Infill | Suitable Living Environment | Availability/Accessibility |
| Northwest Gladstone Infrastructure Rehabilitation Project | Suitable Living Environment | Availability/Accessibility |
| Proud Ground Acq/Rehab Project (CD Float Loan) | Decent Housing | Affordability |
| Rent Well | Decent Housing | Availability/Accessibility |
| Save the Francis Ermatinger House | Suitable Living Environment | Availability/Accessibility |
| Youth Shelter Care Expansion | Suitable Living Environment | Availability/Accessibility |
| CHAP Homebuyer Assistance Program | Decent Housing | Affordability |
| Multi-Family Rental Housing | Decent Housing | Affordability |
| Emergency Shelter Grant - CWS | Decent Housing | Availability/Accessibility |
| Emergency Shelter Grant - Springwater | Decent Housing | Availability/Accessibility |
| Emergency Shelter Grant – Annie Ross House | Decent Housing | Availability/Accessibility |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Annie Ross House Redevelopment

Project Description

This project includes the re-development of Northwest Housing Alternatives (NHA) Milwaukie campus that consists of two office buildings, a homeless shelter, nine rental units, six transitional housing units, two Bridges to Housing units and one market-rate rental unit. The re-developed NHA campus would include a new building for the emergency homeless shelter, up to 38 units of affordable housing and a new office building with a community room, class rooms and offices to accommodate 25 NHA staff.

Location Milwaukie

Target Area 2316 SE Willard Ave. Milwaukie, OR 97222

| | | | |
|---|---|------------------|-----------|
| Objective Number H3 | Project ID 2013/0006 | CDBG 2013 | \$0 |
| HUD Matrix Code 03C | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Housing | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$0 |
| Performance Indicator People | Annual Units 60 | Prior Year Funds | \$200,000 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$230,540 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$430,540 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Bell Road Ped/ Bike Improvements

Project Description

This street improvements project includes construction of 3,525 lineal feet of new sidewalks, bicycle paths and drainage improvements along SE Bell Road in the North Clackamas Revitalization Area (NCRA). The project would improve pedestrian safety, reduce storm runoff and improve storm water treatment in this low-income neighborhood. [Move to Program Year 2013 is pending approval of Amendment 6 - Comment period ends April 22, 2013]

Location North Clackamas Urban Renewal District

Target Area Census Tract 021601 Block group 3 - 56.1% Low/mod

9801 SE Bell Road

| | | | |
|--|---|------------------|-------------|
| Objective Number CD1 | Project ID 2013/0002 | CDBG 2013 | \$154,000 |
| HUD Matrix Code 03L | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Area Benefit | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$154,000 |
| Performance Indicator People | Annual Units 500 | Prior Year Funds | \$45,000 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$1,126,984 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$1,325,984 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 NCRA Sewer Hookup Program

Project Description

This project would continue a residential sanitary sewer improvement program in the North Clackamas Revitaization Area (NCRA). This is the 3rd and final phase of this project that provides grants to low and moderate income residents to pay part of the construction costs to decommission their old cesspool sewers to hook up to the new Service District #1 sanitary sewer system. These improvements greatly improve the ground water and property values within this low-income neighborhood. [Move to Program Year 2013 is pending approval of Amendment No 1-2013. Comment period ends July 22, 2013]

Location North Clackamas Urban Renewal District

Target Area North Clackamas Revitalization Area

| | | | |
|--|--|------------------|-----------|
| Objective Number CD1 | Project ID 2013/ | CDBG 2013 | \$100,000 |
| HUD Matrix Code 03J | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$100,000 |
| Performance Indicator Households | Annual Units 25 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$25,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$125,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 CDBG Administration

Project Description

These funds will be used for overall program administration, including program development, management and coordination, personnel, accounting, and grant compliance expenses.

Location Administration
Target Area Public Services Building
2051 Kaen Road - Suite 245
Oregon City, Oregon 97045

| | | | |
|---------------------------------------|---|------------------|-----------|
| Objective Number NA | Project ID 2013/0003 | CDBG 2013 | \$409,590 |
| HUD Matrix Code 21A | CDBG Citation 570.206 | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Not Applicable | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$409,590 |
| Performance Indicator None | Annual Units 0 | Prior Year Funds | \$0 |
| Performance Objective N/A | Performance Outcome N/A | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$409,590 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Home Base

Project Description

This program provides assistance to individuals, couples, and families with children who are homeless or at risk of becoming homeless. Program participants reside in Clackamas County and must be at or below 30% of the Area Median Income. CDBG funds will be limited to program administration, operations and case management services.

Location Countywide

Target Area

| | | | |
|--|--|------------------|-----------|
| Objective Number HS2 | Project ID 2013/0007 | CDBG 2013 | \$25,000 |
| HUD Matrix Code 05 | CDBG Citation 570.201(e) | HOME | \$0 |
| Type of Recipient Subrecipient Private 570 | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$25,000 |
| Performance Indicator People | Annual Units 2100 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$464,875 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$489,875 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Housing Rehab Program

Project Description

Provide financial assistance to low- and moderate-income persons for home repairs and handicap accessibility. Types of assistance include: Deferred Payment Loans, Home Access Grants for handicap accessibility, grants for lead hazard reduction, and small grants for low-income elderly/disabled owners of manufactured homes in parks. In addition to current grant funds this project also budgets unexpended rehabilitation funds carried over from the previous fiscal year as well as program income generated from repayment of housing rehabilitation loans.

Location Countywide

Target Area Countywide

| | | | |
|---|---|------------------|-----------|
| Objective Number H2 | Project ID 2013/0001 | CDBG 2013 | \$304,378 |
| HUD Matrix Code 14A | CDBG Citation 570.202 | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Housing | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$304,378 |
| Performance Indicator Housing Units | Annual Units 20 | Prior Year Funds | \$101,666 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$283,956 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$690,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Housing Rights and Resources

Project Description

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

Location Countywide

Target Area

| | | | |
|---|--|------------------|-----------|
| Objective Number H4, HS1 | Project ID 2013/0004 | CDBG 2013 | \$140,000 |
| HUD Matrix Code 05 | CDBG Citation 570.201(e) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$140,000 |
| Performance Indicator People | Annual Units 4500 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$40,212 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$180,212 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Jackson Place Rehabilitation

Project Description

This project is to rehabilitate a transitional housing apartment building in Oregon City by replacing the roof, replacing the siding, improving the drainage, improving the fire alarms, water heaters and heating system. The building improvements would increase the overall energy efficiency of the transitional housing program apartments and reduce the impact on the facility annual operations budget. [Move to Program Year 2013 is pending approval of Amendment No 1-2013. Comment period ends July 22, 2013]

Location Oregon City

Target Area 601 - 611 Jackson Street, Oregon City, OR 97045

| | | | |
|--|--|------------------|----------|
| Objective Number | Project ID 2013/ | CDBG 2013 | \$50,000 |
| HUD Matrix Code 03C | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2014 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$50,000 |
| Performance Indicator Households | Annual Units 6 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$12,500 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$62,500 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Milwaukie ADA Ramps

Project Description

Installation of ADA ramps at sidewalk crossings along several streets in the City of Milwaukie to improve accessibility and pedestrian safety. Up to 20 ADA ramps will be installed along Harrison and Monroe Streets between Main Street and Hwy 224, as well as on Freeman Way between International Way and Lake Road.

Location Milwaukie

Target Area

| | | | |
|--|--|------------------|-----------|
| Objective Number CD1 | Project ID 2013/0008 | CDBG 2013 | \$140,000 |
| HUD Matrix Code 03L | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$140,000 |
| Performance Indicator People | Annual Units 300 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$14,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$154,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Northside Sidewalk Infill - Sandy

Project Description

This street improvements project is for construction of 1,100 lineal feet of new sidewalk, curbs and drainage improvements along Beers Ave, Bruns Ave, Bluff Road and Pleasant Street in Sandy. These pedestrian improvement would enhance safety throughout the project area that includes an elementary school, a middle school and a high school.

Location Sandy

Target Area City of Sandy

| | | | |
|--|---|------------------|-----------|
| Objective Number CD1 | Project ID 2013/0011 | CDBG 2013 | \$150,000 |
| HUD Matrix Code 03L | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Area Benefit | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$150,000 |
| Performance Indicator People | Annual Units 115 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$66,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$216,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
NW Gladstone Sidewalks

Project Description

The project includes street, sidewalk, waterline and storm drain improvements for 5 streets in the Echo Glenn, Abernethy and Portland Avenue area of the City of Gladstone. The streets in this area are narrow and lack curbs needed to control traffic and storm water runoff. Current conditions are hazardous for both pedestrians and motorists. Storm drain improvements are needed to alleviate flooding and prevent further deterioration of the roadway. Waterline improvements will protect domestic water supplies and improve fire protection capabilities.

Location Gladstone

Target Area City of Gladstone

| | | | |
|--|---|------------------|-------------|
| Objective Number CD1 | Project ID 2013/0014 | CDBG 2013 | \$200,000 |
| HUD Matrix Code 03K | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Area Benefit | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$200,000 |
| Performance Indicator People | Annual Units 392 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$883,932 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$1,083,932 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Proud Ground Acquisition/ Renovation Project

Project Description

This project would purchase and renovate 4 bank-owned homes for re-sale to low and moderate income residents of Clackamas County. Proud Ground Land Trust will purchase these homes under the land trust model for re-sell to households earning less than 80% of the Area Median Income. This is a CD Float Activity allowed under 24 CFR 570.301

Location To Be Determined

Target Area TBD

| | | | |
|---|--|------------------|-----------|
| Objective Number H2 | Project ID 2013/ | CDBG 2013 | \$0 |
| HUD Matrix Code 14G | CDBG Citation 570.202 | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Housing | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$0 |
| Performance Indicator Housing Units | Annual Units 4 | Prior Year Funds | \$300,000 |
| Performance Objective Decent Housing | Performance Outcome Affordability | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$300,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Rent Well

Project Description

Rent Well is 15-hour tenant education program designed to help people overcome barriers to rental housing. Barriers may include poor or no credit history, poor or no rental history, past evictions, criminal history, and low income. The Rent Well classes focus on rental information including fair housing law, self-advocacy skills, communication with landlords and neighbors, and attaining and maintaining rental housing.

Location Countywide

Target Area

| | | | |
|---|--|------------------|-----------|
| Objective Number HS2 | Project ID 2013/0017 | CDBG 2013 | \$85,000 |
| HUD Matrix Code 05 | CDBG Citation 570.201(e) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$85,000 |
| Performance Indicator People | Annual Units 80 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$264,567 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$349,567 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Save the Francis Ermatinger House

Project Description

This project would fund the rehabilitation of the historic Francis Ermatinger House in Oregon City in preparation for the site to become part of the National Parks Service. Funding would allow for structural improvements, external improvements to the roof, windows and siding and internal improvements to the floors, walls and ceilings.

Location Oregon City

Target Area 619 6th Street, Oregon City, OR 97045

| | | | |
|--|---|------------------|-----------|
| Objective Number CD1 | Project ID 2013/0015 | CDBG 2013 | \$140,000 |
| HUD Matrix Code 16B | CDBG Citation 570.202(d) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Slum/Blight Spot Basis | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$140,000 |
| Performance Indicator Public Facilities | Annual Units 1 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$660,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$800,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Youth Shelter Care Expansion

Project Description

This public facility project is for construction of a new 3,150 square foot dormitory building for special needs youth ages 12 to 18 at the Parrott Creek Ranch in Oregon City. The new dormitory would include 10 single dorm rooms, a living room, a dining room, a kitchen, a laundry room, a staff room and a recreation room.

Location Oregon City

Target Area 22518 South Parrott Creek Ranch Road, Oregon City, OR 97045

| | | | |
|--|--|------------------|-----------|
| Objective Number CD2 | Project ID 2013/0016 | CDBG 2013 | \$150,000 |
| HUD Matrix Code 03D | CDBG Citation 570.201(c) | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Limited Clientele | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$150,000 |
| Performance Indicator People | Annual Units 40 | Prior Year Funds | \$0 |
| Performance Objective Suitable Living Environment | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$546,150 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$696,150 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 CHAP Program

Project Description

This project will assist low-income first-time homebuyers in purchasing single-family homes by providing funds for down payment and closing costs.

Location Countywide

Target Area

| | | | |
|---|--|------------------|-----------|
| Objective Number H2 | Project ID 2013/0013 | CDBG 2013 | \$0 |
| HUD Matrix Code 13 | CDBG Citation | HOME | \$100,000 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Housing | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$100,000 |
| Performance Indicator Households | Annual Units 10 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Affordability | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$100,000 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 Community Housing Development Organizations

Project Description

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: Northwest Housing Alternatives, Inc. and Proud Ground.

Location Countywide

Target Area

| | | | |
|--|---|-------------------|-----------------|
| Objective Number H3 | Project ID 2013/0010 | CDBG 2013 HOME | \$0 \$35,245 |
| HUD Matrix Code 21I | CDBG Citation | ESG | \$0 |
| Type of Recipient CHDO - 92.2 | CDBG National Objective Not Applicable | Total Formula | \$35,245 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Prior Year Funds | \$0 |
| Performance Indicator Organizations | Annual Units 1 | Assisted Housing | \$0 |
| Performance Objective N/A | Performance Outcome N/A | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$35,245 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 HOME Administration

Project Description

Funds will be used for general administration of the HOME program.

Location Countywide

Target Area

| | | | |
|---------------------------------------|---|------------------|----------|
| Objective Number NA | Project ID 2013/0009 | CDBG 2013 | \$0 |
| HUD Matrix Code 21A | CDBG Citation | HOME | \$74,130 |
| Type of Recipient Local Government | CDBG National Objective | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2014 | Total Formula | \$74,130 |
| Performance Indicator None | Annual Units 0 | Prior Year Funds | \$0 |
| Performance Objective N/A | Performance Outcome N/A | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$15,000 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$89,130 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
Multi-Family Rental Housing

Project Description

Funds will be used for the construction of new housing projects or planned projects in the pre-development stage. 2 activities will result in affordable rental housing for large and small low-income households. 2013 Projects include: (Activity 1) \$500,000 for the rehabilitation and preservation of Ikoi So Terrace, an apartment complex in Oak Grove, and (Activity 2) \$700,000 set aside to develop A&D housing as part of the H3S Supportive Housing Development RFP.

Location Countywide

Target Area

| | | | |
|---|--|------------------|--------------|
| Objective Number H1 | Project ID 2013/0012 | CDBG 2013 | \$0 |
| HUD Matrix Code 12 | CDBG Citation | HOME | \$532,023 |
| Type of Recipient Local Government | CDBG National Objective Low/Mod Housing | ESG | \$0 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2016 | Total Formula | \$532,023 |
| Performance Indicator Housing Units | Annual Units 45 | Prior Year Funds | \$705,000 |
| Performance Objective Decent Housing | Performance Outcome Affordability | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$0 |
| | | Other Funds | \$85,000 |
| | | LIHTC: | \$15,000,000 |
| | | Total Funds | \$16,322,023 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 ESG CWS Shelter Operations

Project Description

This funding provides emergency homeless shelter operations for the Clackamas Womens Services Shelter in Clackamas County. Shelter operations include staffing, utility costs, repairs and general operations.

Location Countywide

Target Area

| | | | |
|---|--|------------------|-----------|
| Objective Number H3 | Project ID 2013/0005 | CDBG 2013 | \$0 |
| HUD Matrix Code 03T | CDBG Citation | HOME | \$0 |
| Type of Recipient Subrecipient Private 570 | CDBG National Objective Low/Mod Limited Clientele | ESG | \$39,867 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$39,867 |
| Performance Indicator People | Annual Units 150 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$110,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$149,867 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 ESG Springwater

Project Description

This funding provides emergency homeless shelter operations for the Springwater Youth Shelter in North Clackamas. Shelter operations include staffing, utility costs, repairs and general operations.

Location Countywide

Target Area North Clackamas Area

| | | | |
|---|--|------------------|----------|
| Objective Number H3 | Project ID 2013/0005 | CDBG 2013 | \$0 |
| HUD Matrix Code 03T | CDBG Citation | HOME | \$0 |
| Type of Recipient Subrecipient Private 570 | CDBG National Objective Low/Mod Limited Clientele | ESG | \$10,200 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$10,200 |
| Performance Indicator People | Annual Units 17 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$10,200 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$20,400 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 ESG Annie Ross Operations

Project Description

This funding provides emergency homeless shelter operations for the Annie Ross House in Milwaukie. Shelter operations include staffing, utility costs, repairs and general operations.

Location Countywide

Target Area North Clackamas County Area

| | | | |
|---|--|------------------|-----------|
| Objective Number H3 | Project ID 2013/0005 | CDBG 2013 | \$0 |
| HUD Matrix Code 03T | CDBG Citation | HOME | \$0 |
| Type of Recipient Subrecipient Private 570 | CDBG National Objective Low/Mod Limited Clientele | ESG | \$39,867 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$39,867 |
| Performance Indicator People | Annual Units 480 | Prior Year Funds | \$0 |
| Performance Objective Decent Housing | Performance Outcome Availability/Accessibility | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$80,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$119,867 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 ESG Administration

Project Description

Administration of Emergency Solution Grant (ESG) program including federal reporting, contract management and program performance reporting.

Location Administration
Target Area Public Services Building
2051 Kaen Road - Suite 245
Oregon City, Oregon 97045

| | | | |
|---------------------------------------|---|------------------|----------|
| Objective Number NA | Project ID 2013/0005 | CDBG 2013 | \$0 |
| HUD Matrix Code 21A | CDBG Citation | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Not Applicable | ESG | \$10,660 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$10,660 |
| Performance Indicator None | Annual Units 0 | Prior Year Funds | \$0 |
| Performance Objective N/A | Performance Outcome N/A | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$15,000 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$25,660 |

Table 3
Consolidated Plan Listing of Projects

Applicant's Name: Clackamas County

Priority Need
High

Project Title
2013 ESG HMIS

Project Description

Staffing to train case managers and manage the Homeless Management Information System (HMIS) that collects data on the number and types of homeless persons and families. HMIS reporting information includes lengths of stays, types of services and housing stability of individuals and families that experience homelessness. HMIS use is required for all homeless CoC funding and ESG funding.

Location Administration
Target Area Public Services Building
2051 Kaen Road - Suite 245
Oregon City, Oregon 97045

| | | | |
|---------------------------------------|---|------------------|-----------|
| Objective Number H3 | Project ID 2013/0005 | CDBG 2013 | \$0 |
| HUD Matrix Code 21A | CDBG Citation | HOME | \$0 |
| Type of Recipient Local Government | CDBG National Objective Not Applicable | ESG | \$41,878 |
| Start Date (mm/dd/yyyy) 7/1/2013 | Completion Date (mm/dd/yyyy) 6/30/2015 | Total Formula | \$41,878 |
| Performance Indicator None | Annual Units 0 | Prior Year Funds | \$0 |
| Performance Objective N/A | Performance Outcome N/A | Assisted Housing | \$0 |
| | | PHA | \$0 |
| | | Local Funds | \$64,756 |
| | | Other Funds | \$0 |
| | | LIHTC: | \$0 |
| | | Total Funds | \$106,634 |

E. Allocation Priorities – Low Income and Minority Concentrations

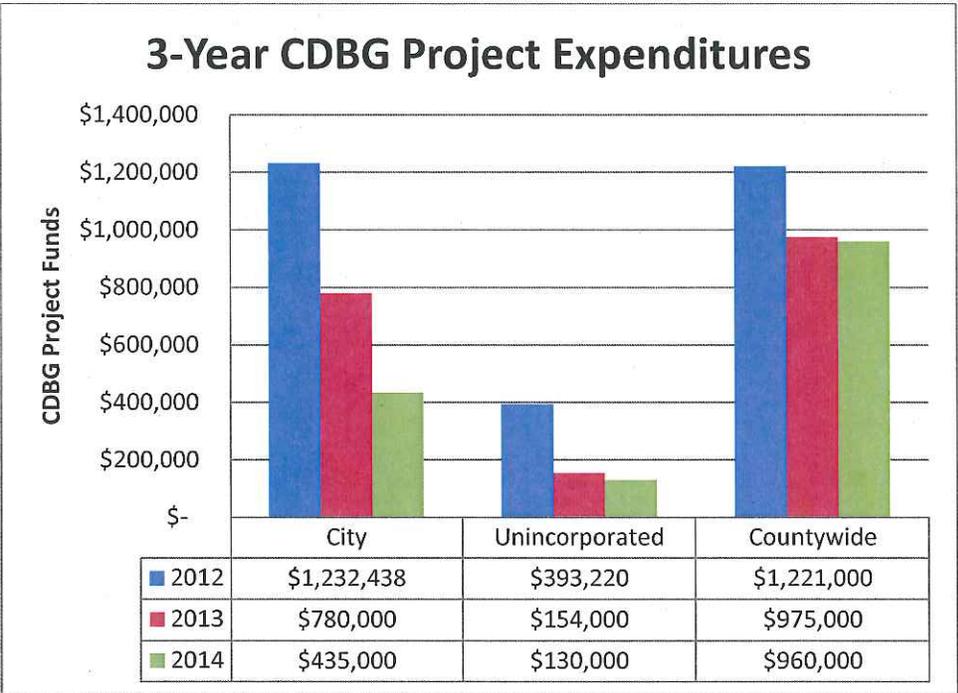
Funding priorities were developed from information collected through a combination of interviews with public officials and non-profit agencies, focus group meetings and an extensive public survey. These priorities are included in the 2012-2016 Funding Polices that were advertised as part of the Request for Proposals for CDBG funded projects. During the 5-Year Consolidated Planning interval 2 RFP cycles will be advertised. This first application cycle will consider projects for the 2013, 2013 and 2014 program years. A second funding cycle will occur in November of 2014 for the 2015 and 2016 program years.

During the first application cycle requests for CDBG funding totaling \$14,106,630 were received; it is anticipated that available CDBG funds for this 3-year period will be \$5,292,450. While the County gives consideration to a "balanced" distribution of funds between cities and unincorporated areas, and between urban and rural areas, ultimately we are limited by the proposals that are submitted.

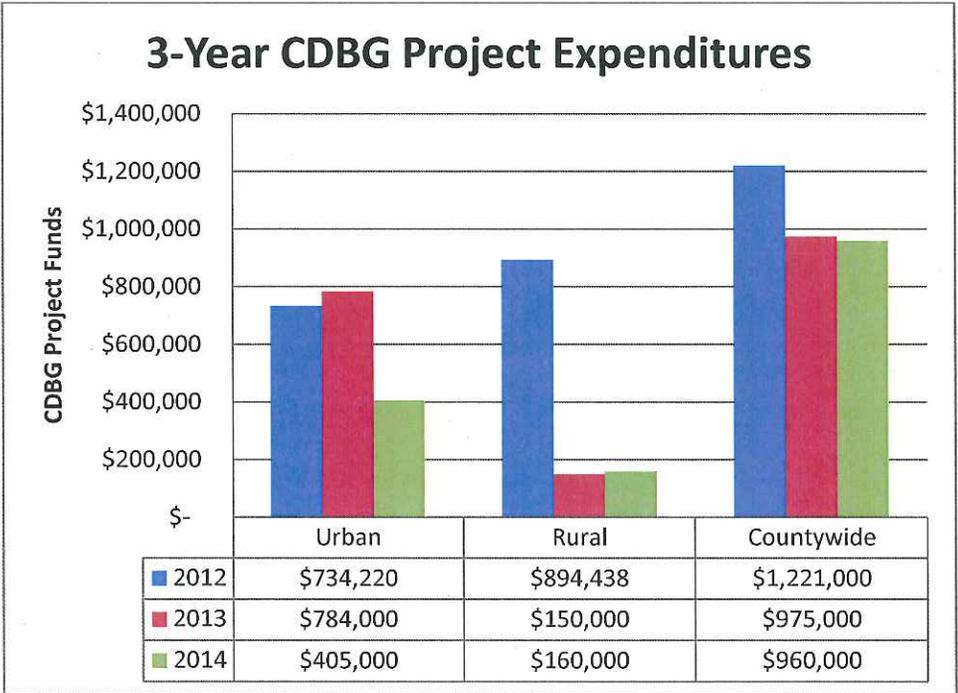
No geographic areas in Clackamas County were targeted except to the extent that projects serving an area must be located in a qualified geographic area with at least 46% low- and moderate-income residents. Clackamas County has a 46% low-and moderate income exception.

Below are 2 graphs that compare the expenditure of CDBG funds by geographic area for the 2012-2014 application cycle. In reviewing these graphs 3 general factors should be considered.

- Approximately 70% of Clackamas County residents live in the NW corner of the county. This area includes our largest cities (Lake Oswego, Oregon City, Milwaukie), and our most densely populated unincorporated areas (Oak Grove, Oak Lodge, Jennings Lodge).
- Approximately 55% of Clackamas County residents live in the city and 45% live in unincorporated areas.
- The overwhelming majority of the Low and Moderate income areas in Clackamas County are located within the cities and the NW urban area of the county.
- In general, CDBG funds are distributed throughout the urban and populated rural areas where needs have been identified. Projects that are identified by an address or site location are indicated on the attached maps. (Appendix C.)



Graph 1 – Comparison of the expenditure of CDBG in the Cities and Unincorporated Areas. Countywide activities are split out since they service both areas equally.



Graph 2 – Comparison of the expenditure of CDBG in the Urban and Rural portions of the County. Urban is defined as within the METRO Urban Growth Boundary (generally the NW urban portion of the county). Rural is defined as that area outside the UGB. Countywide activities are split out since they service both areas equally.

Low Income and Minority Concentration

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). The 2012 median annual income for the Portland-Metro MSA, which includes Clackamas County, is \$68,300 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$34,150 per year or \$2,846 per month for a family of 4. For a single person the median income per year is \$48,600. A low income adult person would have an income of less than \$24,300 per year or less than \$2,025 per month.

The Poverty level income level is much lower than the Low Income measure. Nine and a half percent (9.5%) of Clackamas County residents are living below the official poverty level in Clackamas County based on the latest U.S. Census data. Female householders with children had the highest rates of poverty, and nearly half of female householders with children under the age of five were living below poverty income level.

2012 poverty thresholds are shown in table below for a sample of households. The method of calculating poverty rates will likely be refined by HUD in coming years to include all sources of income, among other proposed changes.

Poverty Thresholds 2012

| Household Configuration | Poverty Threshold | Monthly Income |
|---------------------------|-------------------|----------------|
| Single person | \$11,945 | \$ 995 |
| Single parent, 1 child | \$15,825 | \$1,319 |
| Single parent, 2 children | \$18,498 | \$1,542 |
| Two adults, 2 children | \$23,283 | \$1,940 |
| Two adults, 4 children | \$30,678 | \$2,557 |

Source: U.S. Census Bureau

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

HUD's "low income" household definition is a household that has an income that is less than 50% of Area Median Income (AMI). Clackamas County Community Development considers census tracts that consist of more than 35% low income people as "high-concentration" areas. The following areas and associated Census Tract-Block Groups (CT-BG) have more than 35% of the population living in low income households:

Milwaukie area: CT-BG 209.00-3 (45%)
 CT-BG 210.00-2 (53.8%)
 CT-BG 212.00-2 (40%)

North Clackamas area: CT-BG 216.01-1 (39.1%)
 CT-BG 216.02-1 (43.8%)

| | |
|----------------------|--|
| Jennings Lodge area: | CT-BG 218.02-2 (35%) CT-BG 222.01-2 (41.8%) |
| I-205 and HWY212: | CT-BG 221.04-1 (69%), CT-BG 221.04-2 (38.7%) |
| Gladstone area: | CT-BG 219.00-1 (38.8%) CT-BG 221.04-1 (69%) |
| Oregon City area: | CT-BG 223.00-2 (37.5%) CT-BG 223.00-3 (40.0%) CT-BG 224.00-4 (38.9%) CT-BG 226.01-1 (38.6%) |
| Canby area: | CT-BG 229.02-2 (35.5%) |
| Sandy area: | CT-BG 234.02-2 (35.5%) CT-BG 235.00-4 (37.6%) |
| Molalla area: | CT-BG 239.00-4 (44.4%) |
| Estacada area: | CT-BG 242.00-4 (47.8%) |

(Source: HUD website Low to Moderate Income Estimates for 2012)

** Maps of the Census Tract Block groups that have a population of more than 35% low income people and more than 26% Minority are in Attachment C of the Action Plan.

Minority Concentration

Eight percent (7.7%) of Clackamas County residents identified their ethnicity (considered separate from race) as Hispanic or Latino in the 2010 census. This is an increase over the 2000 census, when close to 5% (4.9%) of the population identified themselves as Hispanic.

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, Canby, Happy Valley and Wilsonville had greater than 20% minority populations.

2010 Census Race Data:

| Location | Race* | | | | | | Total Population |
|------------------|-------|--------------------------|--------------------------------|-------|-------|----------|------------------|
| | White | Black/ African Am. | AK Native/ Am. Indian | Asian | Other | Multiple | |
| Oregon | 84% | 2% | 1% | 4% | 6% | 4% | 3,831,074 |
| Clackamas County | 88% | 1% | 1% | 4% | 3% | 3% | 375,992 |
| Portland MSA | 81% | 2.9% | 1% | 5.7% | 5% | 4.1% | 2,226,009 |

2010 Census Ethnicity Data:

| Location | Ethnicity* | | Total Population |
|------------------|------------|--------------|------------------|
| | Hispanic | Non-Hispanic | |
| Oregon | 12% | 88% | 3,831,074 |
| Clackamas County | 8% | 92% | 375,992 |
| Portland MSA | 10.9% | 89.1% | 2,226,009 |

Clackamas County Minority Concentration Definition:

Clackamas County Community Development Division uses a measure of more than 26% of a census tract block group that is minority to be an area of minority concentration. 2000 Census data indicates that some of these area block groups are not considered low income.

The following areas and associated Census Tract-Block Groups CT-BG (2010 Census) have more than 26% of the households as minorities:

- Happy Valley area: CT-BG 222.06-2 (31%), CT-BG 222.08-1 (32%), CT-BG 221.05-1 (30%), CT-BG 221.03-1 (30%), CT-BG 221.03-2 (26%)
- North Clackamas area west of I-205: CT-BG 222.01-1 (34%), 222.01-2 (35%), 222.01-3 (51%), 216.01-1 (31%), 216.01-2 (26%), 216.01-3 (26%)
- I-205 and HWY212 intersection area: CT-BG 221.08-2 (31%)
- North Estacada area: CT-BG 235.00-4 (30%)
- Wilsonville area: CT-BG 227.08-2 (32%)
- Canby area: CT-BG 229.04-2 (27%), CT-BG 229.07-1 (29%), CT-BG 229.07-2 (57%)
- Mt. Hood National Forest: CT-BG 980.00-1 (34%) (unpopulated area)

Concentrations of Both high (+35%) Low Income and high (+26%) Minority

The Minority and Low Income map attached shows the areas of both minority and low income concentrations. Maps are in Attachment C of this Action plan. Annually, Clackamas County Community Development Division spends approximately 13% (\$150,000 to \$200,000) of CDBG funds on projects in these high concentration areas.

Based on an overlay map the areas and Census Tract-Block Groups CT-BG of both more than 35% Low Income (2012 HUD estimate) and more than 26% Minority (2010 Census) are listed below:

- North Clackamas area: CT-BG 216.01-1, CT-BG 216.02-1, CT-BG 222.01-2
- I-205 and HWY212 intersection area: CT-BG 221.04-1, CT-BG 221.04-2

- Canby area: CT-BG 229.03-4 (this is a 2000 census tract, 2010 data has uses tracts 229.06, 229.07, 229.05 and 229.04 to record Canby area data.)

Recent and future Projects in High Concentration areas:

2012 SE Canby Sidewalks: A neighborhood improvement project adding sidewalks in a low/mod income residential area, Census Tract Block Group: 229.03-4 (32.4% low income). Anticipated benefit to 125 persons living in the project area.

2012 North Clackamas Renewal Area (NCRA) Sewer Hook Up Assistance Grant (SHUAG): Between July 1, 2011 to March 18, 2013- 36 households were assisted residential sewer hookup grants, 9 households are currently in the process of being assisted and 1 application is pending. 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 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 CoC renewal funding application process: Census Tract Block Group: 221.04-2 (38.7% low income).

2012 Housing Rehab projects: Between July 1, 2011 to March 18, 2013-NCRA area – 13 households being assisted and 4 households have applications pending. 1 household in Canby has been assisted and 2 households have applications pending. 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).

F. Affordable Housing

Below are the Community Development 2013 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 grant programs.

| Homeless | | | | |
|-----------------|-------------------|-------------|-------------|--------------------------|
| Project | Grant | Goal | Type | Activity |
| Jackson Place | Continuum of Care | 12 | Households | Affordable housing units |
| Janssen Road | Continuum of Care | 8 | Households | Affordable housing units |

| | | | | |
|--------------------|-------------------|----|------------|--------------------------|
| Avalon | Continuum of Care | 10 | Households | Affordable housing units |
| Springwater | Continuum of Care | 6 | Households | Affordable housing units |
| HomeSafe | Continuum of Care | 10 | Households | Rental Assistance |
| Chez Ami | Continuum of Care | 40 | Households | Affordable housing units |
| CWS Transitional | Continuum of Care | 7 | Households | Rental Assistance |
| Shelter +Care | Continuum of Care | 34 | Households | Rental Assistance |
| HOPE Leasing | Continuum of Care | 19 | Households | Rental Assistance |
| HOPE II Leasing | Continuum of Care | 5 | Households | Rental Assistance |
| CWS PSH | Continuum of Care | 4 | Households | Rental Assistance |
| Shelter+Care Bonus | Continuum of Care | 5 | Households | Rental Assistance |

| Non-Homeless | | | | |
|--------------------------------|--------------|-------------|---------------|--------------------------------|
| Project | Grant | Goal | Type | Activity |
| Direct Homebuyer Assistance | HOME | 12 | Housing Units | Acquisition |
| Proud Ground Homebuyer Housing | HOME | 4 | Housing Units | New Construction |
| Owner Occupied Rehabilitation | CDBG | 35 | Households | Rehabilitation |
| Multi-Family Rental Housing | HOME | 45 | Housing Units | Acquisition and Rehabilitation |

| Special Needs Housing | | | | |
|------------------------------|--------------|-------------|-------------|-----------------|
| Project | Grant | Goal | Type | Activity |
| *** To be determined | | | | |
| | | | | |

G. Public Housing Improvements

1. Resident Management

Public Housing residents are engaged in the management of the Housing Authority of Clackamas County (HACC) through its Resident Advisory Board (RAB). RAB membership is comprised of public housing and Section 8 Housing Choice Voucher (HCV) leaders who represent the population 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.

Additionally, the Housing Authority Board of Commissioners includes one member who is a Public Housing resident.

2. Enhanced Financial Assistance Programs and Homeownership

Public Housing Offerings

Through its Resident Opportunity for Self-Sufficiency Service Coordinator Grant Program HACC offers a wide range of programs to assist public housing residents become economically self-sufficient and purchase a home. HACC partners with CASA of Oregon, Social Services of Clackamas County and the Community Land Trust to implement the following:

- (a) Provide HACC residents with the opportunity to save for post-secondary education and homeownership using an IDA matched savings account. Proud Ground, Clackamas County Social Services Division and HACC have formed a partnership to offer Individual Development Accounts (IDA's) to low-income residents of Clackamas County. A participant in an IDA program establishes a savings account with a qualified partner financial institution for the purpose of buying a home, starting or growing a business, or pursuing post-secondary education program. The savings accumulated in the IDA are matched, at a 3 to 1 rate, to a maximum match of \$9,000. Participants are required to complete classes in budgeting, financial management as well as in the focus area of their savings plan. IDA participants are required to reach their savings goal within 3 years.
- (b) Offer financial literacy education to public housing residents. The six week series is taught by staff at the Clackamas Community Land Trust in the HACC neighborhoods.
- (c) Provide information and referrals for residents interested in improving their credit and managing their debt. Referrals would be made to for individual appointments with staff at the Proud Ground or with other non-profit credit counseling agencies.
- (d) HACC partners with Regional Worksource Agencies (Portland Metro and Washington), the Workforce Investment Council of Clackamas County and Community Solutions of Clackamas County to implement Housing Works. Through Housing Works, fifty Section 8 Voucher and Public Housing residents age 18 and up:
 - complete training in one targeted industry: construction, healthcare, office work, or manufacturing;
 - get basic skills instruction;
 - participate in workshops and job search activities;
 - get referrals to paid on the job training; and
 - receive individual professional guidance and support through the entire process.
- (e) Provide information and referrals to residents interested starting or expanding a small business.
- (f) HACC will make referrals and provide information in their agency newsletter regarding the availability of volunteer tax assistance for public housing residents. The goal of this effort is to maximize public housing resident's participation in the

EITC program and to reduce their utilization of costly instant-rebate tax help programs.

Section 8 HCV Program Offering

HACC also receives HUD funding to run a HCV Family Self Sufficiency Program (FSS). The FSS program was established to promote self sufficiency of assisted families, including the providing of supportive services through a coordinator. For a family to be eligible for FSS they must be a participant in the HCV Program. At this time HACC is currently serving over 85 families. Families in the program work closely with a coordinator to receive support services, education, and assistance in finding employment opportunities. FSS participants can establish an Escrow Account which is a savings account. Monies earned in this account can be used for education or homeownership.

Public Housing Dispositions

HUD approved HACC's request to dispose of 21 of scattered site public housing units in July 2010. Houses are being sold at fair market value. Proceeds from the sales will be used to develop new public housing with greater proximity to community amenities, public transit and employment opportunities. The sale of these 21 houses will constitute Phase 1 of the disposition, with subsequent phases to include the sale of the balance, or 145 units, of scattered site public housing units owned by HACC. This was approved as an Action item by the HACC Board of Commissioners in the Summer of 2008 as part of the "10 Year Strategic Directive to Redevelop and Reposition the HACC Housing Portfolio".

Clackamas Heights Redevelopment

HACC completed a Master Plan for the redevelopment of Clackamas Heights, a 100 unit public housing community in Oregon City, in August 2010 in support of a 2010 HOPE VI Revitalization grant submittal. HACC unfortunately was not awarded the funds. Subsequently, HACC convened a group of affordable housing development experts to discuss alternative redevelopment opportunities at Clackamas Heights. HACC is considering a scaled down development.

The Housing Authority of Clackamas County anticipates the following financial resources to be available for the support of Federal public housing and tenant-based Section 8 assistance programs during the 2013 Plan year:

(see next page)

| Sources | Planned Funding |
|--|-----------------|
| 1. Federal Grants (FY 2012 grants) | |
| a) Public Housing Operating Fund | \$ 1,607,098 |
| b) Public Housing Capital Fund | \$ 892,400 |
| c) Contributions for Section 8 Tenant-Based Assistance | \$ 10,861,439 |
| d) Resident Opportunity and Self-Sufficiency Service Coordination Grant | \$ 85,083 |
| 2. Public Housing Dwelling Rental Income | \$ 1,318,095 |
| 3. Reimbursable Labor and Materials | \$ 32,000 |
| 4. Non-federal sources (list below) | |
| a) Entrepreneurial Activities | \$ 13,077 |
| b) Public Housing Investment Income | \$ 10,880 |
| | |
| TOTAL | \$ 14,820,072 |

H. Chronic Homelessness and Other Special Needs

The activities to address emergency shelter needs within the County will be those undertaken with funds available through the Emergency Solutions Grants (ESG) program. The FY 2013 ESG allocation of \$158,703 will be supplemented by matching funds at least equal to that amount. Matching funds will be obtained from the State of Oregon Homeless Assistance funds. Primary emphasis will continue to be on payment of 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 at least the continued operation of the facilities in times of scarce and fluctuating resources, and it compliments specific fund raising efforts for special projects.

Homeless Management Information System (HMIS) administration and staffing will be funded through the Emergency Solutions Grant and Continuum of Care funds. HMIS information and reporting is required for the County to measure the effectiveness of programs and to receive annual allocations of federal funding for homeless services.

Two shelters in the County, the Northwest Housing Alternatives, Annie Ross House, and Clackamas Women's Services Evergreen House, provide assistance exclusively to homeless families with children and victims of domestic violence. Independent living services are provided at The Inn, a third facility in Clackamas County, which targets assistance to the County's homeless youth population. Case management for homeless individuals and families at each program improves vocational and coping skills to make the transition from homelessness to independent living.

Programs operated by the County's Social Services Division also attempt to prevent low-income individuals from becoming homeless. CDBG funds will be provided to continue the provision of fair housing information and referral services. County residents at risk of being evicted or becoming homeless are able to obtain information on available housing and other services such as short-term emergency shelter and housing counseling.

The County will continue to fund the Continuum of Care infrastructure by providing staff to monitor, facilitate and prepare the Continuum of Care application. It is estimated that the Continuum of Care will bring \$1,790,561, into the County for CoC planning, HMIS, support services, emergency, transitional and permanent housing for homeless youth and adults.

10-Year Plan to End Homelessness: During the 2013 Program Year the following actions, as listed in the 10 Year Plan to Address Homelessness will be undertaken to address the needs of the chronically homeless and general homeless populations:

Goal 1: Prevent Homelessness

- Strategy 1. Enhance access to supportive services.
- Strategy 2. Ensure access to mainstream resources, alcohol and drug treatment services, and employment assistance.
- Strategy 3. Provide eviction prevention services.
- Strategy 4. Improve discharge planning for people exiting institutions, including youth aging out of foster care.
- Strategy 5. Divert the homeless and those at risk of homelessness from the criminal justice system.

Goal 2: Reduce Educational Impacts of Homelessness on Children

- Strategy 1. Provide extra support services for homeless and highly-mobile children and families including after school activity programs, meals and tutoring.
- Strategy 2. Support school districts' Homeless Liaisons programs and services.

Goal 3: Transition from Homelessness to Stable Living Situations

- Strategy 1. Reach out to, and build new program capacity for the homeless.
- Strategy 2. All homeless populations have adequate and consistent client assessment systems.
- Strategy 3. Stabilization.

Goal 4: Create/Expand Permanent Supportive Housing (PSH), Affordable Housing and Accompanying Services

- Strategy 1. Increase number of PSH sites and populations served.
- Strategy 2. Expand/preserve affordable housing stock.
- Strategy 3. Expand resources for affordable housing.

Goal 5: Reduce Impacts of Homelessness on Local Communities

- Strategy 1. Raise awareness among community members about homelessness.
- Strategy 2. Assist homeless people to have fewer negative impacts on their communities.

As listed in the 2012 Continuum of Care application for Homeless funding, during the 2013 program year the following actions will be undertaken to address the needs of the chronically homeless and general homeless populations:

Objective 1: Create new permanent housing beds for chronically homeless individuals.

In the next 12-months, what steps will the CoC take to create new permanent housing beds for the chronically homeless?

The local public housing authority is applying for CoC Bonus funding to create 5 project-based PSH units designated for chronically homeless persons. Also, the CoC Leadership is in discussion with all CoC PSH providers specific to dedicating beds to chronically homeless. We anticipate this transition to begin with the next 12 months. Because this population is a high priority for our local community, the CoC governing board is considering introducing conversion from PSH to PSH-CH beds as a performance measure.

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent?

It is important to note that our CoC has already exceeded the 12 month goal of 80%. Our 81% retention rate represents some extraordinarily hard and creative work by our PSH providers. The CoC Lead (Mark Sirois, Clackamas County Community Development Div.) will report this overall performance rating to the CoC membership with special public kudos for those PSH programs that meet or exceed the 80% goal. The CoC Lead will also confirm that the CoC is expected to maintain or exceed the current PSH retention rate and that this will be measured and reported to the CoC quarterly.

As we have done successfully in the recent past, the CoC Lead will meet with the service manager of the one PSH program not meeting the 80% goal. We will analyze the service level in relation to the retention rate and request that the service provider deliver a level of service that improves the retention rate.

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent?

The Clackamas CoC has met and exceeded this 65% performance measure because of the intensive case management services being delivered to TH families.

Over the next 12 months, the CoC HMIS Lead (Margie James, Clackamas Co. Community Development) will develop quarterly reports for the CoC Governing Board (Tom Mitchell/Liz Bartell-Co Chairs) specific to this performance measure including HMIS data on barriers to PSH. The goal is to identify specific problem areas and develop program-focused steps and policy actions that the CoC Governing Board can take to strengthen the links to community services and permanent housing.

Access to mainstream services such as TANF, SSI, SSDI, Food Stamps and community college life skills and work readiness programs will be monitored quarterly by the CoC Governing Board. In addition, access to affordable health, mental health and dental care, so necessary for successful transition to PSH, will be measured as the Medicaid health care system is transformed.

Objective 4: Increase % of participants that are employed at program exit to 20 % or more. In the next 12-months, what steps will the CoC take to increase the percentage of persons employed at program exit to at least 20 percent?

At 21%, the Clackamas CoC is already meeting and exceeding this performance benchmark.

Due to state budget cutbacks on the TANF/JOBS program and the elimination of State funding for Supported Employment for the mentally ill, it has become increasingly difficult to identify employment services designed for people with complex barriers, as experienced by the homeless. We are using everything available to us: Workforce Investment Act (WIA) trainings, community college work readiness programs and new initiatives directed at employing veterans.

Our Homeless Policy Council, composed of members of the County Board of Commissioners and community leaders, is planning a pilot program to assist homeless persons who have suspended driver licenses. This is a major barrier to finding a job in our rural areas with minimal public transportation. This pilot will allow participants to regain their licenses through community service in lieu of paying large fines.

Objective 5: Increase the percentage of homeless persons that obtain mainstream benefits at program exit to 20% or more.

The Clackamas CoC currently meets and abundantly exceeds this performance benchmark. During the next year, we intend to maintain or improve our performance in this area.

All mainstream service and health care providers are represented in the CoC. As a result of the CoC's monthly meetings, CoC providers personally know the mainstream providers. This makes access and problem solving relatively easy and straight forward. The CoC Co Chairs, Tom Mitchell and Liz Bartell, actively endorse this networking, allowing CoC meeting time expressly for this purpose. This will continue because it is so productive.

Objective 6: Decrease the number of homeless households with children. In the next 12-months, what steps will the CoC take to decrease the number of homeless households with children?

- Using private foundation funding and local County funding, re-fund the HPRP program to offer eviction prevention and rapid rehousing for homeless families (United Way, Clackamas County, NW Housing Alternatives);
- Using private foundation funding, local business & County funding, expand the Domestic Violence shelter for families (Advantis Credit Union, Meyer Memorial Trust, Clackamas County, Clackamas Women's Services);
- The Governor's 2013 budget includes \$2.6 million to expand intensive addiction recovery services for parents losing their children due to substance problems. More than ½ of these families are homeless. Our Homeless Policy Committee will lobby hard for these dollars.
- Continue full funding for our CoC's PSH program for hard-to-serve homeless families with children (Clackamas Board of Commissioners, Clackamas Co. Social Services Div.).
- Develop an initiative to partner Weatherization staff and social service case managers to help families retain their housing.

I. Other Program Actions:

Clackamas County Community Development Division's actions that will take place during the next year 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 participate in homeownership and efforts.

1. Address obstacles to meeting underserved needs.

- Leverage available program funds by requiring sponsor contributions.
- Seek additional funding from public and private sources to finance program activities.
- Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
- Investigate the development and implementation of an inspection program to enforce habitability standards in multi-family housing projects.
- Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
- Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
- Increase capacity to assist Homeless Families with Children.
- Develop a set of program policies to create a 15% set-aside in all new affordable housing developments specifically to assist the targeted special need populations.
- Promote the use of Section 8 Project Based Vouchers into the development of any new affordable housing project.
- Develop A&D Housing

2. Foster and maintain affordable housing.

- Continue to provide housing rehabilitation assistance targeted at low and moderate income households.
- Promote an expansion of a Rental Rehabilitation program to improve existing low and moderate income rental housing. Investigate coordinating this activity with a Habitability Inspection program.
- Remove barriers to accessibility in housing for low- and moderate-income persons with physical disabilities.
- Weatherize housing units occupied by low income households.
- Develop and implement a Tenant Based Rental Assistance program designed for rapid housing placement and stabilization of homeless families and individuals.

3. Remove barriers to affordable housing.

Changes in 2012 bring stability to community land trust properties:

In 2012 Clackamas Community Land Trust's portfolio consisted of about 50 homes. CCLT's Board of Directors determined that they would need a portfolio of about 200

homes in order to generate sufficient income from fees to cover the cost of the organization now and in the future. For that reason, CCLT's Board determined that the best course of action would be to merge with a larger organization.

Like CCLT, Proud Ground (formerly Portland Community Land Trust), has been incorporated since 1999. Proud Ground had a portfolio of about 160 units, making it the largest organization of its kind in the northwest. The respective Boards of Directors agreed that a merger would benefit both organizations. In the fall of 2012, Proud Ground assumed all of CCLT's properties. Proud Ground now serves the greater Portland metro areas.

For Homebuyers:

- Provide direct assistance to low-income first-time home buyers. Assistance in the form of a zero-percent interest deferred-payment loan may be applied toward down payment and closing costs.
- Provide indirect assistance to low-income home buyers by creating housing opportunities and maintaining housing affordability through cooperation with a community land trust.

For Renters:

- Promote the development of new rental housing units which will be affordable to low-income households.
- Continued support of the Rent-Well program that provides renter training, move-in assistance and landlord guarantees.

4. Evaluate and reduce lead based paint hazards.

Clackamas County will continue a number of activities aimed at educating and addressing lead based paint hazards. They will include the following:

- Promote general lead education in the county.
- Participate in the Oregon Childhood Lead Poisoning Elimination Plan
- Promote "Lead Safe Work Practices" training for contractors.
- Educate homeowners in lead-based paint hazards.
- Offer lead hazard evaluations of properties for applicants of the Clackamas County Housing Rehabilitation Program.
- Offer lead hazard reduction through the Clackamas County Housing Rehabilitation Program using loans and grants.

- Offer lead hazard reduction through our partnership with the regional Portland Lead Hazard Control Program Grant
- Offer blood lead testing through the Portland Lead Hazard Control Program

5. Reduce the number of households below the poverty line.

- Coordinate housing and community development activities with the efforts of the Clackamas County Social Services Division (SSD). SSD's role in housing includes:
 - Participation and staffing of the Coordinating Council for Homeless Programs in Clackamas County which plans and implements the Continuum of Care process.
 - Development of liaison relationships with McKinney Vento funded homeless advocates that focus on the needs 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.
 - Participation in the Clackamas Housing Action Network (CHAN), an advocacy group that focuses on the lack of affordable housing in the county.
 - Participation as one of the four lead agencies on the regional steering committee for the Rent Well 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 20 plus years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, limited financial assistance and other supportive services for homeless single parents with children.
 - Maintain the expanded functions of the Fair Housing 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 the contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to improve the delivery of Fair Housing services to residents of Clackamas County.
 - 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 shelters.
- Initial screening and intake for families wanting to enter the Annie Ross House shelter and the SON shelter network.
- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide bed-nights.

- Local administration of the state Emergency Housing Account (EHA). These funds support case management to emergency shelters located at three churches in Lake Oswego and one church shelter in Aurora. EHA funds are also used to support shelter bed nights at Clackamas Women’s Services, Annie Ross House, and the Inn-Home.
- Operation of a locally funded Bridges to Housing program that provides families with children intensive, comprehensive case management services that focus on employment, housing stability and reduced reliance on public assistance. Clients in the program include disabled children and adults who ultimately qualify for long-term disability benefits.
- Operation of the Rent Well tenant education program.
- Operation of the Jackson Transitional program for single and childless couples who are homeless.
- Operation of the HSP program for families with children who need short term case management services
- Warming Center services at two local service center for persons who are homeless. These services are seasonal. They are funded by Clackamas County.

6. Maintain and Develop Institutional Structure.

- Continue to improve working relationships among public agencies and proponents of assisted housing developments through the Continuum of Care planning process.
- Maintain and enhance the affordable housing data base. Expand the system to more completely capture information on those housing projects with expiring affordability contracts.
- Administer and Staff the County-wide HMIS (Homeless Management Information System) to maintain and enhance a credible data base on homeless client services, and assistance.
- Continue coordination of County housing, homelessness, anti-poverty and development plans to ensure a cohesive, integrated approach to providing services to low- and very low-income individuals and families.
- Work with our housing non-profits to develop their training and case management capabilities.
- Maximize the efficiency of the HOME monitoring process by participating in a regional “Streamlining Compliance” effort to establish a coordinated, streamlined approach to monitoring among the various funders. The process incorporates web-based databases and uniform property inspections. The end product/process will be more efficient for lenders and owners and less disruptive to the tenants.

7. Enhance Coordination Between Housing, Behavioral and Social Service Agencies.

- Continue to improve communication and coordination among public agencies by developing and upgrading computer systems and telephone networks.
- Coordinate with the County's 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.
- 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.
- Maintain the partnership with SSD, Clackamas Women's 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.
- 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.
- Coordinate with SSD and Northwest Housing Alternative to ensure the continued success of the HomeBase Program. This coordination will include sharing of information concerning case management best practices, and consistent and accurate data entry into the Homeless Management Information System.

J. Low/Mod Benefit

A CDBG project must either; benefit low and moderate income persons; prevent or eliminate slums and blight; or meet an urgent community development need.

HUD regulations require that at least 70 percent of the County's CDBG program expenditures are directed towards activities that benefit low and moderate income persons. Planning and administrative costs are not included in this calculation.

CDBG projects can meet this objective as:

- Area Benefit - Benefit all residents of a residential area where, based on Census information or an approved survey, at least 46.7 of the residents are low or moderate income.
- Limited Clientele - Benefit a group of individuals of which 51% have low or moderate income based on survey or other information available about incomes of clients served.
- Presumed Benefit – Benefit a clientele who are generally presumed to be principally low- and moderate-income persons. These include: abused children, battered spouses, elderly

persons, severely disabled persons, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.

- Direct Benefit - Directly benefits individuals from whom income information is collected on an individual household basis to document that they have a low or moderate income.

During the 2013 program year 91% of the CDBG funds will be used to assist Low and Moderate income individuals. The proposed number of low and moderate income individuals expected to benefit from new or improved access to public improvements during the 2013 program year is 8,746 persons.

K. HIV/AIDS HOPWA Housing Goals

Clackamas County Community Development through its facilitation of the Coordinating Council for Homeless Programs in Clackamas County has a working relationship with the Cascade Aids Project. Founded in 1983, Cascade AIDS Project is the oldest and largest community-based provider of HIV services, housing, education and advocacy in Oregon and Southwest Washington.

Cascade AIDS Project provides a Supportive Housing program for individuals and families infected and affected by HIV/AIDS within a 5 county area (Multnomah, Washington, Clackamas, Yamhill, and Columbia), including specialized programming and support for individuals with mental health diagnoses or correctional institute history, which may affect housing retention. CAP's Supportive Housing Program also offers furniture assistance and tenant education workshops including Rent Well. Last year, CAP provided \$334,644 of direct rent assistance in short-term programs, helping 404 HIV positive individuals and households obtain and maintain housing. In addition, CAP provided \$556,729 in direct rent assistance for longer-term programs, assisting 104 individuals and families that qualified. CAP was also responsible for providing housing support for 120 HIV positive individuals and families through leveraged housing vouchers provided by Home Forward, Washington County Dept. of Housing, Clackamas County Housing Authority, and other programs.

Other accomplishments to note include being awarded a HOPWA (Housing Opportunities for People with AIDS) SPNS (Special Program of National Significance) grant through HRSA. This program focuses on short-term housing solutions for individuals and families with a focus on getting clients connected to resources like Employment and Social Security benefits that will help provide self-sufficiency. This grant also helped to support and restructure CAP's employment program, Working Choices, which was restarted in FY 2011, creating linkage to existing employment structures and formalizing a partnership with WorkSystems, Inc. and creating more connections to WorkSource Oregon. In FY 2011-2012, CAP's employment program provided Workforce Development Services to 87 clients, and helped place 26 clients into part or full time employment, all of whom were still employed 4 weeks after placement.

L. Discharge Policy

The following discharge policies were part of the homeless programs Continuum of Care Planning process.

Foster Care Discharge Planning Protocol

Under its contract with the State Dept. of Human Services-Child Welfare, the Independent Living Program in Clackamas County is required to conduct a Life Skills/Transition Readiness Assessment on every referred youth who is aging out of foster care to transition each youth to housing and self sufficiency. Contractual language requires that this assessment result in 2 activities:

1. Identification of the resources and linkages needed to assist the child in transitioning to independent living, including life skills training, housing subsidies, college tuition and health insurance.
2. Preparation of an individualized Comprehensive Transition Plan which must be reviewed and approved by the Family Court Judge. This Plan must be updated every 6 months until the child is successfully transitioned.

The clear intention of this contractual protocol is to ensure that youth are not abandoned by the system to become homeless. The judicial review of the housing/self sufficiency plan adds another level of scrutiny to the system.

Health Care: Clackamas County Social Services Division has protocols to evaluate people referred from local hospitals who need Medicaid funded aftercare. This aftercare usually includes assisted housing. Providing this stable housing with imbedded services is crucial to people's physical and mental health and frequently prevents or ends homelessness.

The 3 local hospitals direct the social work staff to avoid discharging patients into homelessness. Hospital social workers participate in CoC meetings to learn about supportive housing resources and low-income housing services and providers. Social workers outreach to family/friends, liaison to local rehabilitation programs and Oxford Houses, and refer to shelters in adjacent counties.

Mental Health: The County Mental Health Department has a policy that no county residents/clients shall be discharged from a psychiatric hospital without housing and services. The department has taken the following actions:

1. A protocol has been implemented that prescribes the steps County staff must take to meet with hospital in-patients and their treatment teams throughout their stay at the hospital. The goal of this protocol is to guarantee that early discharge planning efforts will occur that successfully ensure housing with clinical and case management supports post-discharge. The County has created a new Hospital Liaison position. This Liaison screens and places all mental health clients being discharged from State hospitals.
2. The County is maintaining a Mental Health Housing Coordinator position to manage and administer housing programs for homeless and disabled individuals, work collaboratively

with housing agencies in the county, provide consults for care coordinators and social workers seeking housing resources for consumers, and facilitate a multi-disciplinary housing committee for screening applicants for community mental health housing programs. State of Oregon designates Extended Care Management Unit placements in Clackamas County which the housing coordinator tracks and makes available for hospital discharges as a priority.

Corrections Discharge Planning Protocol

1. **The County Mental Health Department** has established a contractual protocol with the County Jail that requires Mental Health staff to conduct active Discharge Planning with mentally ill inmates that includes: re-entry services, medications, housing, entitlement applications and case management.
2. **Mental Health Court:** An increasing number of mentally ill inmates, pre-adjudication, elect to participate in Mental Health Court. This Court diverts the mentally ill from the criminal justice system into intensive mental health services, housing and weekly meetings with the judge. This Court has a solid record of diverting people from homelessness and recidivism.
3. **Drug Court:** An increasing number of addicted inmates (esp. those addicted to methamphetamine) are choosing to enter Drug Court as an alternative to adjudication. Drug Court provides intensive treatment, regular/random drug screens, weekly meetings with the judge, immediate sanctions for treatment plan violations and housing. Employment is a requirement. This Court has a remarkable record of diverting people from homelessness and recidivism.
4. **People living with HIV** and released from jail/prison: Cascade AIDS Project (CAP) received a HOPWA (Housing Opportunities for Persons with AIDS) SPNS (Special Project of National Interest) grant to assist 20 people living with HIV find housing upon immediate release from jail or prison. CAP Housing staff will work with Corrections staff to engage the person in services such as medical care and housing prior to their release date.
5. **Clackamas County Corrections** contracts with Bridges to Change to provide post discharge housing, anger management training and addictions mentoring for persons being released from county jail to probation and Penitentiary to parolees.

M. Fair Housing Activities

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. The impediment areas are also consistent with conclusions about areas of impediments to fair housing choice drawn in the Clackamas County 2005 AI and those identified in neighboring counties and cities. 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).

AI - Assignment of Duties/Responsibilities (for local activities)

The strategies listed below are intended to reduce the impediments to fair housing choice in Clackamas County. Each strategy has 1 to 5 actions that will be conducted during the year and reported in the annual performance report (CAPER). County (internal) Partners:

CDD: Community Development Division

SSD: Social Services Division

FHCO: Fair Housing Council of Oregon

HACC: Housing Authority of Clackamas County

DTD: Development and Transportation Department

| Goal | Strategy | Primary Partners (Lead in BOLD) | Comments/Accomplishments |
|------|---|---|---|
| I.1 | Maintain a system for reporting fair housing law violations (Impediment 1) | SSD | SSD will record data. CDD will report to HUD. |
| I.2 | Commit to countywide and regional support to continue and enhance enforcement of fair housing laws (Impediment 1) | SSD CDD | SSD will continue to administer the HRR program and work toward a regional collaborative model. CDD will assist in the identification and application of resources. |
| I.3 | Support complaint-based testing at the local and county level to improve enforcement of fair housing laws (Impediment 1) | SSD CDD | SSD shall prepare a report from HRR activities and transmit to CDD and FHCO. |
| I.4 | Support audit testing (rental and lending) at the regional (multi-county and multi-city) level to discover fair housing law violations (Impediment 1) | CDD SSD | CDD shall take the lead in Regional Planning activities. Request information from LASO, BOLI and FHCO. |
| II.1 | Improve access to fair housing information (Impediment 2) | CDD SSD | CDD shall work with the regional partners to develop a centralized resource and to develop FH material. SSD shall be responsible for implementing this at the local level and insuring information is available to all partners. CDD shall work with the local jurisdictions to coordinate education activities. |
| II.2 | Provide fair housing education and training to consumers (and the general public); local governments and policy makers (and civic and community leaders); and, housing providers (planners, agencies, lenders, building | SSD FHCO CDD | Training and outreach will be coordinated by SSD and FHCO. Planning activities will be directed by CDD. |

| | | | |
|-------|---|--------------------|---|
| | industry, housing inspectors, landlords) (Impediment 2) | | |
| III.1 | Expand opportunities for tenants using Housing Choice Vouchers (Impediment 3,4) | HACC | Recruit Landlords and provide information. |
| III.2 | Expand housing opportunities for people with disabilities (Impediment 3,4) | CDD | # of Housing units built or purchased with HOME or CDBG funds |
| III.3 | With regional partners, educate (and assist) affordable housing providers with strategies to overcome NIMBYism (Impediment 4,5) | CDD SSD FHCO | CDD and SSD will participate in development of these plans with regional partners. |
| III.4 | Encourage clear and objective definitions within County and cities to remove arbitrary objections to projects (Impediment 4,5) | CDD | This will be part of the regional discussion. |
| III.5 | Develop a process to encourage communication on codes and policies in the County and cities that adversely affect fair housing choice, lead to unwanted disproportionate concentrations of selected populations, or could be revised to lower the cost of affordable housing (Impediment 4,5) | CDD HACC DTD | CDD to meet with DTD to review current practices. |
| IV.1 | Participate in regional efforts to promote fair and affordable housing | CDD | CDD will participate in Regional Planning activities |
| V.1 | Consider feasibility of a habitability standard (Impediment 4) | SSD CDD | SSD has begun community dialog on how a habitability standard would be defined and implemented. |
| VI.1 | Maintain County data on violations and potential violations of fair housing laws and use to promote fair housing and to conduct fair housing training/education (Impediment 1,2) | SSD CDD FHEO | SSD will compile and report on data collected through the HRR Program. Through contract SSD will coordinate training by FHEO. |
| VI.2 | Coordinate with Housing Authority of Clackamas County to include annual reporting of wait list and housing recipients (Impediment 3,4) | HACC CDD | HACC will maintain and report the data. CDD will include the data in the quarterly FH reports and in the annual action plan. |
| VI.3 | Work with regional partners to identify and integrate additional available data in local and regional fair housing planning (Impediment 3) | CDD | CDD will participate in Regional Planning data collection activities |
| | | | |

N. HOME Funds

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 2013 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 2013-2014. 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.

According to HUD's Integrated Disbursement and Information System (IDIS PR 27 Report dated 03-18-13), Clackamas County has committed a cumulative 33.5% of its HOME funds as CHDO Reserve. As such, the County has far exceeded the minimum 15% CHDO set-aside requirement.

Clackamas County incorporates its policy and procedures for (a) affirmatively furthering fair housing and (b) Minority Business Enterprise (MBE) outreach in every HOME Agreement.

Affirmatively Furthering Fair Housing: For housing containing five or more HOME-assisted units, the HOME regulations at 24 CFR Part 92.351 require project Owners to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the housing market area to the available housing.

The project owner must:

- 1) Display the Equal Housing Opportunity statement or logo on all project signs.
- 2) Use the Equal Housing Opportunity statement or logo on all advertisements and publications.
- 3) Display a Fair Housing Poster in a place visible to tenants and prospective tenants and in common area(s) of housing assisted with HOME funds.
- 4) Solicit applications for vacant units from persons in the housing market who are least likely to apply for the HOME-assisted housing without the benefit of special outreach efforts.
- 5) Maintain file records containing all marketing efforts including, but not limited to, copies of newspaper advertisements, file memorandums documenting phone inquiries, copies of inquiry letters and related responses, etc..

The County assesses the owner's efforts toward affirmative marketing actions as part of the monitoring process

Outreach to Minority-Owned and Women-Owned Businesses Enterprises (MBE/WBE)

The HOME Agreement requires the project owner to follow and implement Clackamas County's policy and procedures to ensure, to the maximum extent possible, that small and minority-owned business enterprises and women-owned business enterprises (MBE/WBE) are used whenever possible and economically feasible. The County's policy includes the following actions:

- Include language in all notices and advertisements related to the HOME Program which states that MBE/WBE are encouraged to apply for such funds and to participate as suppliers, contractors, professional service providers, etc. on projects assisted with HOME funds.
- Include qualified MBE/WBE on any contractor or solicitation lists.
- Coordinate with the Oregon Office of Minority, Women and Emerging Small Business to maintain a list of eligible MBE/WBE.
- When necessary and appropriate, utilize the services and assistance of the US Department of Commerce's Small Business Administration and Minority Business Development Agency.
- Through contractual agreement, ensure that recipients of HOME program funds solicit MBE/WBE whenever they are potential sources.
- When feasible, divide total requirements into smaller tasks or quantities to permit maximum participation by MBE/WBE.
- When feasible, establish delivery schedules which will encourage participation by MBE/WBE.
- Encourage project sponsors, developers and owners to include, to the maximum extent feasible, the use of MBE/WBE in providing supplies, professional and construction services.
- Request that project sponsors/developers maintain statistical data and identify jobs which have been bid by MBE/WBE.
- Monitor project sponsors, developers and owners to determine their compliance efforts in promoting the use of MBE/WBE in specific procurement areas, i.e. supplies, professional services, and construction services.

Changes in 2012 bring stability to community land trust properties:

In 2012 Clackamas Community Land Trust's portfolio consisted of about 50 homes. CCLT's Board of Directors determined that they would need a portfolio of about 200 homes in order to generate sufficient income from fees to cover the cost of the organization now and in the future. For that reason, CCLT's Board determined that the best course of action would be to merge with a larger organization.

Like CCLT, Proud Ground (formerly Portland Community Land Trust), has been incorporated since 1999. Proud Ground had a portfolio of about 160 units, making it the largest organization of its kind in the northwest. The respective Boards of Directors agreed that a merger would benefit both organizations. In the fall of 2012, Proud Ground assumed all of CCLT's properties. Proud Ground now serves the greater Portland metro areas.

HOME funds are planned to be used during the 2013-2014 Program Year to:

- Develop affordable housing units for rental by low-income individuals and families.
- Provide direct financial assistance to low-income homebuyers.
- Provide indirect assistance to low-income home buyers by creating affordable housing opportunities through cooperation with a community land trust. HOME

funds may be used for the development of new units or acquisition & rehab of existing properties.

- Assist Community Housing Development Organizations (CHDO's) with grants for operating costs allowed by 24 CFR 92.208.

Homeownership – Ensuring Affordability

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 and by imposing restrictions on the sale of the homes as follows:

Indirect Homebuyer Assistance

Clackamas County does not plan to use 2013 HOME Program funds for this purpose.

Direct Homebuyer Assistance

The County will use 2013 HOME Program funds to provide direct financial assistance under the Clackamas Homebuyer Assistance Program (CHAP). CHAP funds can be used for down payment and reasonable closing costs.

Beneficiaries: First time homebuyers with incomes at or below 80% of the Area Median Income (AMI) for Clackamas County.

Affordability: The CHAP guidelines impose limits on the price of the home and the homebuyer's debt to income ratio to ensure affordability. The maximum home purchase price cannot be higher than the single Family Mortgage Limits under Section 203(b) of the National Housing Act as currently applied by the HOME program.

CHAP loans are zero-percent interest, deferred-payment loans. The County records a Trust Deed and Declaration of Land Use Restrictive Covenants on every property acquired with CHAP funds. If the property is sold or title transferred or the borrower no longer uses the property as their primary residence, the County imposes the **recapture** provisions as provided in 24 CFR 92.254 (a)(5)(ii)(A)(3).

The County attempts to recapture the full HOME subsidy out of the net proceeds available from the sale. If 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 is 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. The County has opted not to divide the net proceeds with the homeowner.

O. Emergency Solutions Grant program

SELECTION OF ESG PROVIDERS:

CDD selects projects for funding based on the greatest community need as well as the effectiveness of the organizations assisting the community. CDD has awarded ESG funding through a competitive request for proposal process (RFP) that was initiated in November 2011

and completed in February 2012. The applicants awarded through this RFP process have also been approved by the Board of County Commissioners. Awards will result in 12-month contracts with 3 ESG providers, which may be renewed for FY 2013 and FY 2014.

As permitted in the new ESG Program, CDD has opted to set aside a portion of the available funds for HMIS services. As the lead agency and sole provider of HMIS services, the CDD will increase staffing of the Continuum's HMIS to maintain data quality and stay current with the constant HMIS upgrades.

Currently CDD as an urban county does not provide ESG funding to local governments due to low level funding and a lack of capacity at local governments to administer an ESG program.

2012-2016 CDD Funding Policies state that:

Due to the low level of funding available under the ESG program projects will be restricted to existing, currently operational emergency shelters.

The ESG funding recommendations will be included as part of the Consolidated Planning documents which will be presented to the Board of County Commissioners (BCC) at a Public Hearing. At that time the BCC will hear comments and testimony on the Plan and the funding recommendations. Written testimony may be submitted to the CD Offices at anytime during the review process. Testimony received 8 days prior to the Public Hearing will be included in the packet of information submitted to the Board of County Commissioners.

The following criteria will be considered when evaluating each proposal:

- Is the project a High priority?
- Does the project advance the Health, Housing and Human Services Department Goals?
- How many people will benefit from this activity?
- How is client eligibility and homelessness determined and documented?
- Does the agency/organization have the experience and capacity to operate the facility or program for the term of the Grant Agreement?
- Does the agency/organization meet the Federal requirements for contracting agencies such as involvement of homeless persons in your program, audit and financial requirements?

**HOMELESS PARTICIPATION REQUIREMENT
COORDINATION WITH CONTINUUM OF CARE**

CDD ensures homeless participation through the use of the Coordinating Council for Homeless Programs in Clackamas County (Homeless Council). A meeting was held with the Homeless Council includes members who were formerly homeless and representatives of homeless persons as well as homeless services providers. The Homeless Council has approved the program design and use of funds. ESG providers will continue to report to the Homeless Council regarding facilities, services, performance and other assistance that receives funding under ESG.

ESG provider managers and case managers participate in monthly HUD Continuum of Care

meetings to coordinate services and to discuss ESG program policies and procedures. ESG providers receive feedback from other homeless services providers on all services available for low-income and homeless persons including; accessing mainstream services; housing services, legal services and health care services.

Another way that CDD ensures homeless participation is through sub-recipient agreements with ESG providers. The ESG providers must certify the following:

***Homeless Persons Involvement** – To the maximum extent practicable, the SUBRECIPIENT will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.*

The requirement that the SUBRECIPIENT involve, to the maximum possible extent practicable and where appropriate, homeless individuals and families in policy making, renovating, maintaining, and operating facilities assisted under the ESG program is met in the following manner:

PERFORMANCE STANDARDS

In consultation with the Coordinating Council for Homeless Programs in Clackamas County (the Homeless Council) and the 3 Emergency Solutions Grant grantees within the Continuum, CDD has adopted the Continuum of Care performance measures for Emergency Shelters and HMIS activities. CDD is not including performance standards for Street Outreach, Homelessness Prevention, Rapid Re-Housing, at this time, because the CoC Homeless Council is not currently and will not fund these activities in FY 2013. As with the other standards, grantee members of the Continuum will revise the performance standards to include those activities in the proceeding program years, if needed.

Grantees within the Continuum of Care have been working to establish community-wide performance standards so that the community as a whole will have common goals and CDD, along with the rest of the Continuum will measure progress toward those goals on a community level as well as individual grantee level. CDD will use the data collected on these outcomes, related to the goals, over the following program years to analyze effective programs and establish more measurable performance standards. The progress towards meeting the common goals will later be used to establish the community standard for achieving the outcomes related to the goals.

Emergency Shelters activities' performance will be measured using the following indicators:

- *Number and percentage of people exiting to a known place*
- *Number and percent of people who increase income from entry to exit in emergency housing programs*

ESG and COC Policies (These policies are currently under review):

Emergency Solutions Grant Program (ESG) Continuum of Care programs (CoC)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidated three separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program. It revised the Emergency Shelter Grants program and renamed the program the Emergency Solutions Grants program. The HEARTH Act also codified in law the Continuum of Care planning process, long a part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs.

24 CFR Part 576 Subpart B details the program components and eligible activities of the ESG program. The five components are:

1. Street Outreach
2. Emergency Shelter
3. Homeless Prevention
4. Rapid Re-housing
5. HMIS (Homeless Management Information System)

Coordinating Council of Homeless Programs (CCHP) Continuum of Care is a consortium of individuals and organizations with the common purpose of planning for a housing and services continuum for people who are homeless. CCHP was originated to meet the Federal HUD requirement for Continuum of Care McKinney-Vento funds to flow into Clackamas County for people who are homeless.

The mission of CCHP is to facilitate the development of a continuum of care of housing and services that provide sufficient opportunities to significantly mitigate homelessness in Clackamas County, via:

- Full utilization of mainstream resources;
- Coordination of service delivery and housing systems;
- Systemic agreements and institutional targeting of populations at high risk of homelessness;
- Creative cultivation of new resources;
- Public awareness to foster a collective sense of responsibility.

The HomeBase Program: (HomeBase) prevents homelessness, houses homeless families and unaccompanied youth, and provides a path for people recovering from homelessness to regain employment. The HomeBase program provides homeless services including case management, housing stabilization, rental assistance, eviction prevention and rapid rehousing for homeless families and individuals and persons at risk of homelessness. The HomeBase program is operated by Northwest Housing Alternatives, Inc. an agency that is also an ESG provider.

Definitions

ESG Provider: the agency that provides Emergency Solutions Grant services to homeless persons in Clackamas County.

Recipient: Clackamas County Health, Housing and Human Services Department is the ESG Recipient which is an applicant that signs a grant agreement with HUD.

Subrecipient: is defined to mean a private nonprofit organization. ESG providers are subrecipients of ESG funding in Clackamas County.

1. General Description of the ESG Program

Clackamas County receives funding from the federal government for the Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG) public services and Continuum of Care McKinney-Vento Act homeless services funding. Clackamas County funds ESG Emergency Shelter Operations services and Homeless Management Information System (HMIS) reporting. Clackamas County funds the HomeBase program with CDBG funds and County General Funds. Clackamas County is responsible for administering the Homeless Management Information System and coordinating the Coordinating Council of Homeless Programs (CCHP) Continuum of Care for homeless services and annual CoC application for funding.

2. Emergency Shelter Operations funding is for eligible costs of maintenance (including minor or routine repairs), rent, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

3. Emergency Shelter Services are described as any facility that provides a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. Emergency Shelter services can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation and services for special populations.

4. HMIS Component Section 416(f) of the McKinney-Vento Act required that projects receiving funding under Emergency Solutions Grant (ESG) program participate in an HMIS. The ESG rule established that certain HMIS costs are eligible to the extent necessary to enable participation in the collection of data and reports in a Homeless Management Information System (HMIS).

Clackamas County Community Development Division (CDD) is the HMIS lead agency, as designated by the Continuum of Care and, as the HMIS Lead agency, CDD may also use ESG funds to pay for:

- (i) Hosting and maintaining HMIS software or data;
- (ii) Backing up, recovering, or repairing HMIS software or data;
- (iii) Upgrading, customizing, and enhancing the HMIS;
- (iv) Integrating and warehousing data, including development of a data warehouse for use in aggregating data from sub-recipients using multiple software systems;
- (v) Administering the system;
- (vi) Reporting to providers, the Continuum of Care, and HUD; and
- (vii) Conducting training on using the system or a comparable database, including traveling to the training.

If the sub-recipient is a **victim services provider or a legal services provider**, it may use ESG funds to establish and operate a comparable database that collects client-level data over time (i.e., longitudinal data) and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

5. System and program coordination with mainstream resources. The ESG PROVIDERS must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with mainstream housing, health, social services, employment, education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. Examples of these programs are included in 24 CFR Part 567.400(c).

6. Centralized or coordinated assessment. Once the Continuum of Care has developed a centralized assessment system or a coordinated assessment system in accordance with requirements to be established by HUD, each ESG-funded program or project within the Continuum of Care's area must use that assessment system. The ESG PROVIDERS must work with the COUNTY to ensure the screening, assessment and referral of program participants are consistent with the written standards approved by the Continuum of Care. A victim service provider may choose not to use the Continuum of Care's centralized or coordinated assessment system.

7. Written ESG Standards:

a. Evaluating Eligibility: Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.

Clackamas County Emergency Solutions Grant (ESG) provider case managers conduct individual and family intake assessments to determine eligibility using HUD Continuum of Care evaluation criteria and homeless definitions. Eligibility is documented in program participant files.

b. Coordination Among Providers: Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

The ESG PROVIDERS must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people in the area covered by the Continuum of Care or area over which the services are coordinated to provide a strategic, community-wide system to prevent and end homelessness for that area. The list of programs are included in 24 CFR Part 567.400(b)

ESG provider managers and case managers participate in monthly HUD Continuum of Care meetings to coordinate services and to discuss ESG program policies and

procedures. ESG providers receive feedback from other homeless services providers on all services available for low-income and homeless persons including; accessing mainstream services; housing services, legal services and health care services.

c. Determining and Prioritizing: Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

Eligible ESG participants by Program Component:

Street Outreach

Individuals defined as Homeless under the following categories are eligible for assistance in Street Outreach:

- Category 1 – Literally Homeless
- Category 4 – Fleeing/Attempting to Flee DV (where the individual or family also meets the criteria for Category 1)

Street Outreach projects have the following additional limitations on eligibility within Category 1:

- Individuals and families must be living on the streets (or other places not meant for human habitation) and be unwilling or unable to access services in emergency shelter

Emergency Shelter

Individuals and Families defined as Homeless under the following categories are eligible for assistance in Emergency Shelter projects:

- Category 1 – Literally Homeless
- Category 2 – Imminent Risk of Homeless
- Category 3 – Homeless Under Other Federal Statutes
- Category 4 – Fleeing/Attempting to Flee DV

Rapid Rehousing

Individuals defined as Homeless under the following categories are eligible for assistance in Rapid Rehousing projects:

- Category 1 – Literally Homeless
- Category 4 – Fleeing/Attempting to Flee DV
(where the individual or family also meets the criteria for Category 1)

Homelessness Prevention

Individuals and Families defined as Homeless under the following categories are eligible for assistance in Homelessness Prevention projects:

- Category 2 – Imminent Risk of Homeless
- Category 3 – Homeless Under Other Federal Statutes

- Category 4 – Fleeing/Attempting to Flee DV

Individuals and Families who are defined as At Risk of Homelessness are eligible for assistance in Homelessness Prevention projects.

Homelessness Prevention projects have the following additional limitations on eligibility with homeless and at risk of homeless:

- Must only serve individuals and families that have an annual income below 30% of Area median Income (AMI).

Population to be Served:

ESG program providers will serve Households that are income eligible for ESG-funded financial assistance and/or services:

- Households of individuals (youth, adults) and/or families.
- Number of households served will be based on availability of funds
- After determining that households are expected to sustain self-sufficiency without ESG services within a certain period of time.

d. Determining Rent: Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

ESG providers will develop case management plans with individual households to establish goals and measure progress. Case management plans will include program participation agreements and document the share of rent and utilities that each program participant will pay while receiving ESG assistance.

e. Length of Assistance Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

ESG providers will develop case management plans with individual households to establish goals and measure progress. Case management plans will include program participation agreements and document the length of time that each program participant will be assisted while receiving ESG assistance.

f. Duration of Services: Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

ESG program case managers must certify eligibility at least once every 12 months for all program participants receiving medium term rental assistance (4-18 months). An ESG provider agency supervisor will review assessments and recommendations for financial

assistance, approve all financial assistance payment using ESG funds, and authorize payment.

8. Evaluations. The ESG PROVIDERS must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. These evaluations must be conducted in accordance with the centralized or coordinated assessment requirements set forth under § 576.400(d) and the written standards established under § 576.400(e).

9. Re-evaluations for homelessness prevention and rapid re-housing assistance. The ESG PROVIDERS must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every 12 months for program participants receiving homelessness prevention assistance. At a minimum, each reevaluation of eligibility must establish that:

1. The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
2. The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

10. Annual income. When determining the annual income of an individual or family, the ESG PROVIDERS must use the standard for calculating annual income under 24 CFR 5.609.

11. Connecting program participants to mainstream and other resources. The ESG PROVIDERS must assist each program participant, as needed, to obtain:

1. Appropriate supportive services, including assistance in obtaining permanent housing, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living; and
2. Other Federal, State, local, and private assistance available to assist the program participant in obtaining housing stability. The list of programs are included in 24 CFR Part 567.401(d).

12. Housing stability case management.

1. While providing homelessness prevention or rapid re-housing assistance to a program participant, the ESG PROVIDERS must:
 - a. Require the program participant to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability; and
 - b. Develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends, taking into account all relevant considerations, such as the program participant's current or expected income and expenses; other public or private assistance for which the program participant will be eligible and likely to receive; and the relative affordability of available housing in the area.

2. The ESG PROVIDER is exempt from this requirement if the Violence Against Women Act of 1994 (42 U.S.C. 13701 et seq.) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 et seq.) prohibits the ESG PROVIDER from making its shelter or housing conditional on the participant's acceptance of services.

13. Process for Termination of Housing Assistance: ESG providers may terminate assistance to a program participant who violates program requirements, and may also resume assistance to a program participant whose assistance was previously terminated.

If a program participant violates program requirements, the ESG PROVIDERS may terminate the assistance in accordance with a formal process established by the COUNTY that recognizes the rights of individuals affected. The ESG PROVIDERS must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

For program participants receiving rental assistance or housing relocation and stabilization services: To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

1. Written notice to the program participant containing a clear statement of the reasons for termination;
2. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
3. Prompt written notice of the final decision to the program participant.

14. Grievance Process ESG providers must follow the Clackamas County Social Services Division (CCSSD) **Citizen Consumer Grievance Process** that recognizes the rights of individuals receiving assistance to due process of law. This process consists of an informal process and a formal process. The formal process consists of completion of a Consumer Complaint Form and:

(1) A meeting between the consumer, the agency staff and the CCSSD Director. The agency contact person should schedule this meeting within 2 working days of receiving the written Consumer Complaint Form and contact all parties with the date, time and location of the meeting with the CCSSD Director.

(2) All facts will be considered at this meeting with information being provided from both the consumer and the provider agency staff. The CCSSD Director will document the results of the meeting on the Consumer Complaint Form. The consumer may accept or reject the decision and sign the form. The consumer will receive a copy of the signed form.

(3) A copy of all Consumer Complaint Forms and the log of complaints received by the CCSSD Director will be kept.

15. Reasonable Accommodations

Clackamas County Community Development Division and Clackamas County Social Services (CCSS) is committed to the equal treatment of all persons, and believes that no qualified individual with disabilities should, solely on the basis of disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any of our programs.

Case managers will provide "**Reasonable Accommodations**" to applicants and participants of the Clackamas County ESG Program. A reasonable accommodation is some modification or change CCSS can make to its policies or procedures that will assist an otherwise eligible person with a disability to attain equal participation in CCSS programs.

Case managers will assist clients in reviewing and understanding the Clackamas County Social Services (CCSS) Reasonable Accommodation Policy and completing the Request for Reasonable Accommodation is form.

16. Homeless Participation.

The ESG PROVIDERS must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity of the ESG PROVIDERS, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under ESG.

If the ESG PROVIDER is unable to meet requirement under paragraph R.1., it must instead develop and implement a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under ESG. The plan must be submitted to the COUNTY to be included in the annual action plan required under 24 CFR 91.220.

To the maximum extent practicable, the ESG PROVIDERS must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

CoC Interim rule:

In consultation with recipients of Emergency Solutions Grants program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:

- (i) Policies and procedures for evaluating individuals' and families' eligibility for assistance under this part; See ESG written Standards: 7. a. Evaluating Eligibility.

(ii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance; See ESG written Standards: 7. e. Length of Assistance.

(iii) Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance; See ESG written Standards: 7. e. Length of Assistance and f. Duration of Assistance.

(iv) Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance; See ESG written Standards: 7. d. Determining Rent.

(v) Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance; and

(vi) Where the Continuum is designated a high-performing community, as described in Subpart G, policies and procedures set forth in 24 CFR 576.400(e)(vi), (e)(vii), (e)(viii), and (e)(ix). **Not Applicable to Clackamas County CoC.**

P. Monitoring

CDBG Program:

Clackamas County adheres to the following standards and procedures in order to promote implementation of the County's housing and community development objectives and assure long-term compliance with federal program requirements:

- A citizen participation mailing list is maintained to encourage and promote the involvement of citizens in the Consolidated Planning process. A schedule is mailed to the citizen participation mailing list each fall to keep interested persons aware of key events in the Consolidated Planning process.
- All proposed and planned program activities are reviewed carefully to identify those that could result in relocation or loss of housing affordable to low income people.
- As part of the initial selection process all projects are evaluated to ensure compliance with a National Objective. Project Agreements reference 24 CFR 570.505 specifying the requirement for maintaining the continued eligible use for the life of the project. Monitoring is done through CD staff's periodic contacts with the facility to determine that there has not been any change in the use of the facility.

- Agreements for the use of public facilities assisted with CDBG funds in excess of \$25,000 include a provision for continued service primarily to low and moderate persons until 5 years after closeout of the Community Development Block Grant.
- Any public service programs that receive CDBG funds for operation are required to submit reports on services provided on a quarterly basis.
- Solicitations for contractors indicate the County's intent to promote Equal Employment opportunities in all program activities to be performed by contract. Contractors for all construction work exceeding \$10,000 must submit documentation of equal employment opportunities afforded to subcontractors.
- The majority of construction work assisted with CDBG funds is subject to compliance with HUD Labor Standards. Most covered construction contracts are awarded and managed directly by Clackamas County to assure compliance with various Labor Standards provisions.
- A Fair Housing Information & Referral program is operated as a public service in Clackamas County to promote equal housing opportunity and to field inquiries for housing opportunities and complaints regarding housing discrimination.
- All project budgets, financial transactions, federal reimbursements through HUD's Integrated Disbursement and Information System (IDIS) and project status are recorded in the project tracking data base to facilitate overall program monitoring.
- Increasingly stringent procedures for the monitoring of lead-based paint are currently being developed in response to stricter regulations that have been adopted by HUD.

HOME Program:

HOME-assisted Rental Housing: CDD monitors HOME-assisted rental housing projects during the period of affordability to ensure that the project owner and/or property manager is managing the project in compliance with the HOME regulations at 24 CFR Part 92. Monitoring activities include both desk and on-site monitoring. Monitoring activities primarily focus on:

- The affordable rental housing requirements at 24 CFR 92.252, 92.253, 92.351;
- The specific provisions of the HOME rental project agreement; and,
- Inspection and record-keeping requirements at 24 CFR 92.504 and 92.508.

During an on-site inspection at least 25 percent of the HOME-assisted rental units in a project are physically inspected. Clackamas County staff uses various checklists to monitor regulatory requirements. On-site inspections focus on the following items:

- The facility must be maintained in compliance with the property standards at 24 CFR 92.251. An inspection form is used for this purpose.
- The policies and procedures, including the requirement to affirmatively further fair housing and tenant selection policies, must comply with the HOME regulations and the provisions of the HOME Rental Housing Agreement; and
- The tenant files maintained by the project owner including leases, tenant incomes, rents

and utility allowances must be current, complete, accurate and in compliance with the HOME regulations.

The frequency of on-site inspections of HOME-assisted rental housing projects is determined by the HOME rule at 24 CFR 92.504(d). The current requirement is not less than:

- Every three years for projects of one to four units,
- Every two years for projects with five to 25 units, and
- Annually for projects with 26 or more units.

Homebuyer: Monitoring is done to ensure that beneficiaries of direct homebuyer assistance continue to occupy the home as their primary residence during the period of affordability as required by 24CFR 92.254.

Other activities: Other activities such as the owner-occupied single family housing rehabilitation program, is monitored at the completion of the activity to verify that the work has been done to standard, that the proper documentation is submitted as required, and that, where applicable, the activity is implemented consistent with the standards outlined in the Affirmative Fair Housing Marketing Plan. The County will also continue to service the rehab loans for the owner-occupied housing rehabilitation program.

Clackamas County will establish and maintain sufficient records to document that program requirements are met.

ESG - Emergency Solutions Grant: Sub-recipient agreements include the following monitoring documents:

- submission of an annual budget, including proposed match;
- submission of an annual audit;
- certification of homeless or formerly homeless person(s) participation in policymaking; and
- retention of non-financial records for 4 years.

Sub-recipient monitoring shall be handled in 3 stages.

- Stage 1 involves monthly review of invoices to ensure expenditures do not exceed funding cap limitations, and that each invoice is billed to the correct eligibility category.
- Stage 2 involves quarterly review of performance outputs.
- Stage 3 involves on-site monitoring. Clackamas County has adopted the HUD ESG monitoring checklist which will be filled out as part of our monitoring visit. Monitoring will be conducted on a 3-year cycle with one sub-recipient reviewed each year.

Performance Measurement System

In the March 7, 2006 "Federal Register" HUD published the final notice on the Outcome Performance Measurement System for Community Planning and Development's Formula Grant

Programs. Specific Objectives and Outcomes have been added to each project description. These will be combined into an outcome/objective statement which will be used to identify the specific indicators that will be reported for each activity. Additional information is included in Appendix F of this Action Plan.

APPENDIX A
Grant Applications

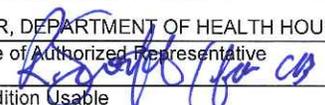
**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

| | | | |
|---|---------------------------------------|---|--|
| 1. TYPE OF SUBMISSION: Application | | 2. DATE SUBMITTED | Applicant Identifier |
| <input type="checkbox"/> Construction | Pre-application | 3. DATE RECEIVED BY STATE | State Application Identifier |
| <input checked="" type="checkbox"/> Non-Construction | <input type="checkbox"/> Construction | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| <input type="checkbox"/> Non-Construction | | | |
| 5. APPLICANT INFORMATION | | | |
| Legal Name: Clackamas County, Oregon | | Organizational Unit: Department: Health, Housing and Human Services | |
| Organizational DUNS: 096992656 | | Division: Community Development | |
| Address: Street: 2051 Kaen Road #245 | | Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: CHUCK | |
| City: Oregon City | | Middle Name | |
| County: Clackamas | | Last Name ROBBINS | |
| State: Oregon | Zip Code 97045 | Suffix: | |
| Country: USA | | Email: CHUCK@CO.CLACKAMAS.OR.US | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 3 - 6 0 0 2 2 8 6 | | Phone Number (give area code) 503.655.8591 | Fax Number (give area code) 503.655.8563 |
| 8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/> | | 7. TYPE OF APPLICANT: (See back of form for Application Types) B. COUNTY Other (specify) | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME INVESTMENT PARTNERSHIP PROGRAM 1 4 - 2 3 9 | | 9. NAME OF FEDERAL AGENCY: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): CLACKAMAS COUNTY, OREGON | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: APPLICATION FOR HOME INVESTMENT PARTNERSHIP FUNDS | |
| 13. PROPOSED PROJECT Start Date: 07/01/2013 | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant 5,3,1 | |
| Ending Date: 06/30/2014 | | b. Project 5,3,1 | |
| 15. ESTIMATED FUNDING: | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | |
| a. Federal | \$ 741,398 ⁰⁰ | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON | |
| b. Applicant | \$ ⁰⁰ | DATE: | |
| c. State | \$ 15,000,000 ⁰⁰ | b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | |
| d. Local | \$ ⁰⁰ | <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | |
| e. Other | \$ 705,000 ⁰⁰ | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | |
| f. Program Income | \$ 15,000 ⁰⁰ | <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No | |
| g. TOTAL | \$ 16,461,398 ⁰⁰ | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | |
| a. Authorized Representative | | | |
| Prefix | First Name CINDY | Middle Name | |
| Last Name BECKER | | | Suffix |
| b. Title DIRECTOR, DEPARTMENT OF HEALTH HOUSING AND HUMAN SERVICES | | | c. Telephone Number (give area code) 503.650.5696 |
| d. Signature of Authorized Representative  | | | e. Date Signed 6.19.13 |

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

| | | | | |
|---|---|--|--|------------------------------|
| 1. TYPE OF SUBMISSION: Application | | <input type="checkbox"/> Pre-application | 2. DATE SUBMITTED | Applicant Identifier |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Construction | | 3. DATE RECEIVED BY STATE | State Application Identifier |
| <input checked="" type="checkbox"/> Non-Construction | <input type="checkbox"/> Non-Construction | | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| 5. APPLICANT INFORMATION | | | | |
| Legal Name: Clackamas County Oregon | | Organizational Unit: Department: Health, Housing and Human Services | | |
| Organizational DUNS: 096992656 | | Division: Community Development | | |
| Address: Street: 2051 Kaen Road #245 | | Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: CHUCK | | |
| City: Oregon City | | Middle Name | | |
| County: Clackamas | | Last Name ROBBINS | | |
| State: Oregon | Zip Code 97045 | Suffix: | | |
| Country: USA | | Email: CHUCK@CO.CLACKAMAS.OR.US | | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 3 - 6 0 0 2 2 8 6 | | Phone Number (give area code) 503.655.8591 | Fax Number (give area code) 503.655.8563 | |
| 8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/> | | 7. TYPE OF APPLICANT: (See back of form for Application Types) B. COUNTY Other (specify) | | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): COMMUNITY DEVELOPMENT BLOCK GRANT 1 4 - 2 1 8 | | 9. NAME OF FEDERAL AGENCY: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT | | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): CLACKAMAS COUNTY, OREGON | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS | | |
| 13. PROPOSED PROJECT Start Date: 07/01/2013 Ending Date: 06/30/2014 | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant 5,3,1 b. Project 5,3,1 | | |
| 15. ESTIMATED FUNDING: | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | | |
| a. Federal | \$ 2,047,968 ⁰⁰ | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: | | |
| b. Applicant | \$ ⁰⁰ | b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | | |
| c. State | \$ ⁰⁰ | <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | | |
| d. Local | \$ 4,300,000 ⁰⁰ | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | | |
| e. Other | \$ 170,000 ⁰⁰ | <input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No | | |
| f. Program Income | \$ 300,000 ⁰⁰ | | | |
| g. TOTAL | \$ 6,817,968 ⁰⁰ | | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | | |
| a. Authorized Representative | | | | |
| Prefix | First Name CINDY | Middle Name | | |
| Last Name BECKER | | | Suffix | |
| b. Title DIRECTOR, DEPARTMENT OF HEALTH HOUSING AND HUMAN SERVICES | | | c. Telephone Number (give area code) 503.650.5696 | |
| d. Signature of Authorized Representative  6.19.13 | | | e. Date Signed | |

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

| | | | | |
|--|---------------------|--|--|---|
| 1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction | | <input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction | 2. DATE SUBMITTED | Applicant Identifier |
| | | | 3. DATE RECEIVED BY STATE | State Application Identifier |
| | | | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| 5. APPLICANT INFORMATION | | | | |
| Legal Name: Clackamas County, Oregon | | Organizational Unit: Department: Health, Housing and Human Services | | |
| Organizational DUNS: 096992656 | | Division: Community Development | | |
| Address: Street: 2051 Kaen Road #245 | | Name and telephone number of person to be contacted on matters involving this application (give area code) | | |
| City: Oregon City | | Prefix: | First Name: CHUCK | |
| County: Clackamas | | Middle Name | | |
| State: Oregon | | Zip Code: 97045 | Last Name ROBBINS | |
| Country: USA | | Suffix: | | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 3 - 6 0 0 2 2 8 6 | | Phone Number (give area code) 503.655.8591 | | Fax Number (give area code) 503.655.8563 |
| 8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> | | 7. TYPE OF APPLICANT: (See back of form for Application Types) B. COUNTY Other (specify) | | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): EMERGENCY SOLUTIONS GRANT PROGRAM 1 4 - 2 3 1 | | 9. NAME OF FEDERAL AGENCY: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT | | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): CLACKAMAS COUNTY, OREGON | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: APPLICATION FOR EMERGENCY SOLUTIONS GRANT FUNDS | | |
| 13. PROPOSED PROJECT Start Date: 07/01/2013 | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant 5,3,1 | | |
| Ending Date: 06/30/2014 | | b. Project 5,3,1 | | |
| 15. ESTIMATED FUNDING: | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | | |
| a. Federal | \$ | 142,472 | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON | |
| b. Applicant | \$ | | DATE: | |
| c. State | \$ | | b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | |
| d. Local | \$ | 279,956 | <input checked="" type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | |
| e. Other | \$ | | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | |
| f. Program Income | \$ | | <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No | |
| g. TOTAL | \$ | 422,428 | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | | |
| a. Authorized Representative | | | | |
| Prefix | First Name CINDY | | Middle Name | |
| Last Name BECKER | | Suffix | | |
| b. Title DIRECTOR, DEPARTMENT OF HEALTH HOUSING AND HUMAN SERVICES | | c. Telephone Number (give area code) 503.650.5696 | | |
| d. Signature of Authorized Representative <i>[Signature]</i> | | e. Date Signed 6.19.13 | | |

APPENDIX B
Federal Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

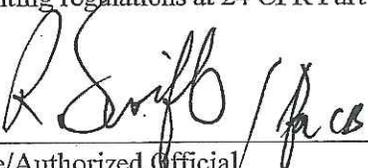
Anti-Lobbying -- To the best of the Jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the consolidated plan is authorized under State and local law (as applicable) and the Jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5.6.13
Date

Cindy Becker, Director
Department of Health, Housing and Human Services

against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

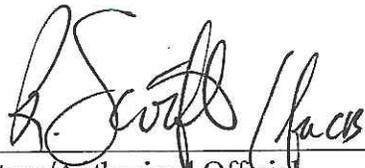
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable Jurisdiction and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

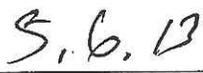
Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608.

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official



Date

Cindy Becker, Director
Department of Health Housing and Human Services

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

HOPWA Certifications

Clackamas County is not a HOPWA Grantee

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance;
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

5.6.13

Date

Cindy Becker, Director
Department of Health, Housing and Human Services

charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX C

Project Maps

Clackamas County
2000 Census
Block Areas
Low to Moderate
Income Areas

Sheet 1 of 12

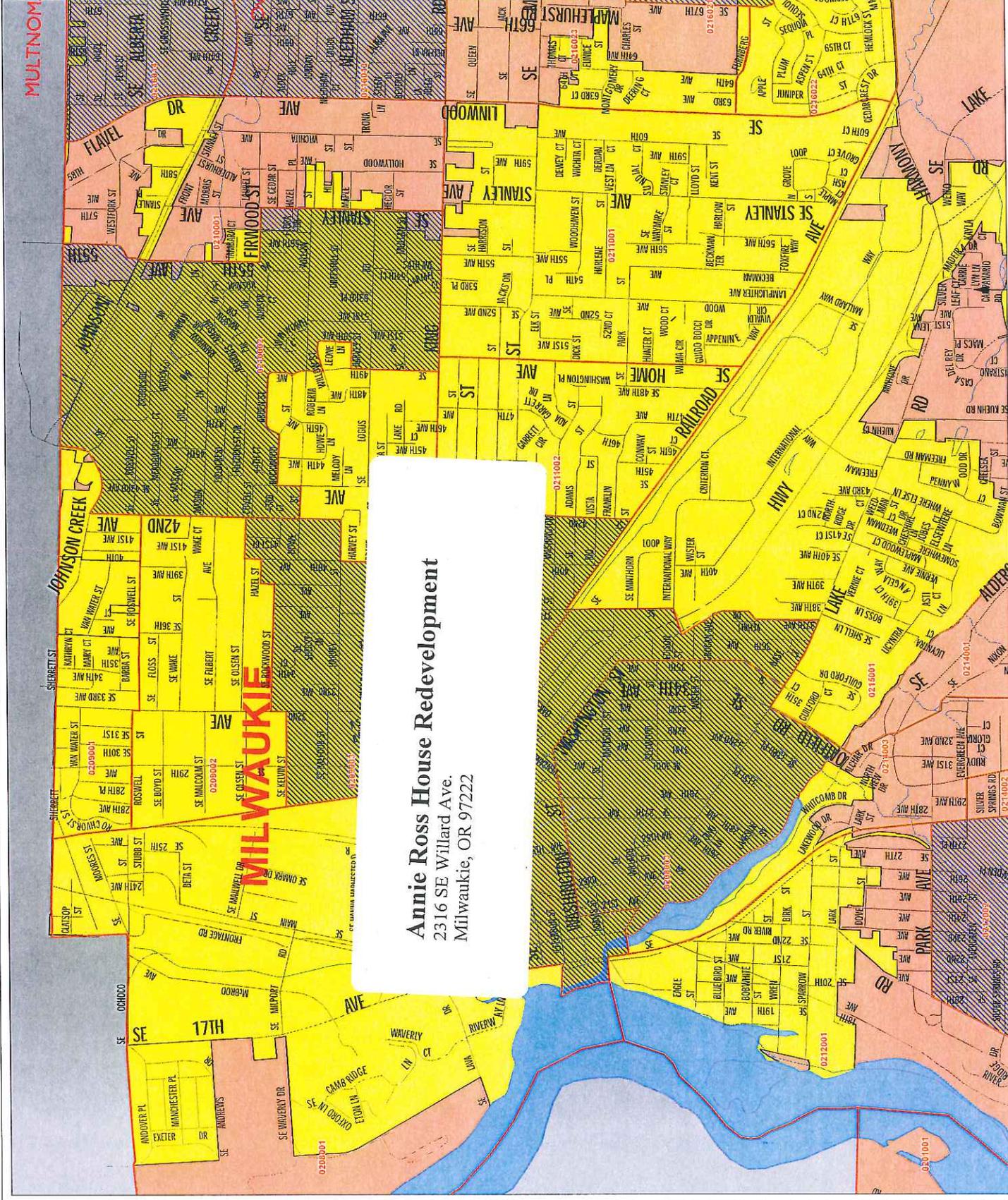
Map Description

- Streets & Highways
- Rivers, Streams & Creeks
- >46% of Population Low/Moderate Income
- Block Group Boundaries
- City Boundaries
- Clackamas County
- Lakes & Rivers

Preliminary Map



CLACKAMAS COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
1111 MARKET STREET, SEASIDE, OR 97138
PHONE: 503/325-4141
FAX: 503/325-4142
WWW.CLACKAMASCOUNTY.ORG



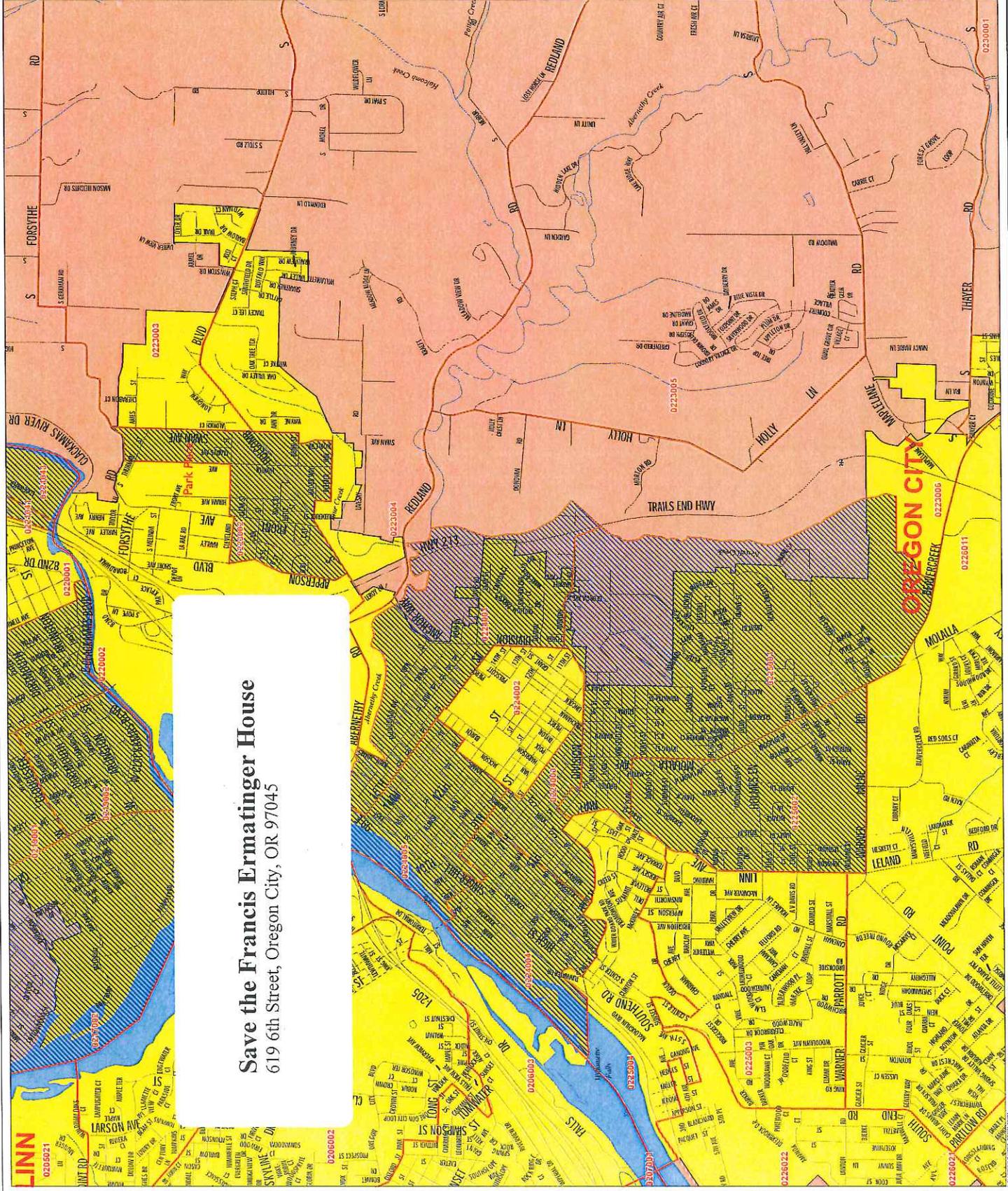
Clackamas County
2000 Census
Block Areas
Low to Moderate
Income Areas

Sheet 7 of 12

Map Description

- Streets & Highways
- Rivers, Streams & Creeks
- >46% of Population Low/Moderate Income
- Block Group Boundaries
- City Boundaries
- Lakes & Rivers
- Clackamas County

Preliminary Map



Save the Francis Ermatinger House
619 6th Street, Oregon City, OR 97045

Clackamas County
 2000 Census
 Block Areas
 Low to Moderate
 Income Areas

Sheet 6 of 12

Map Description

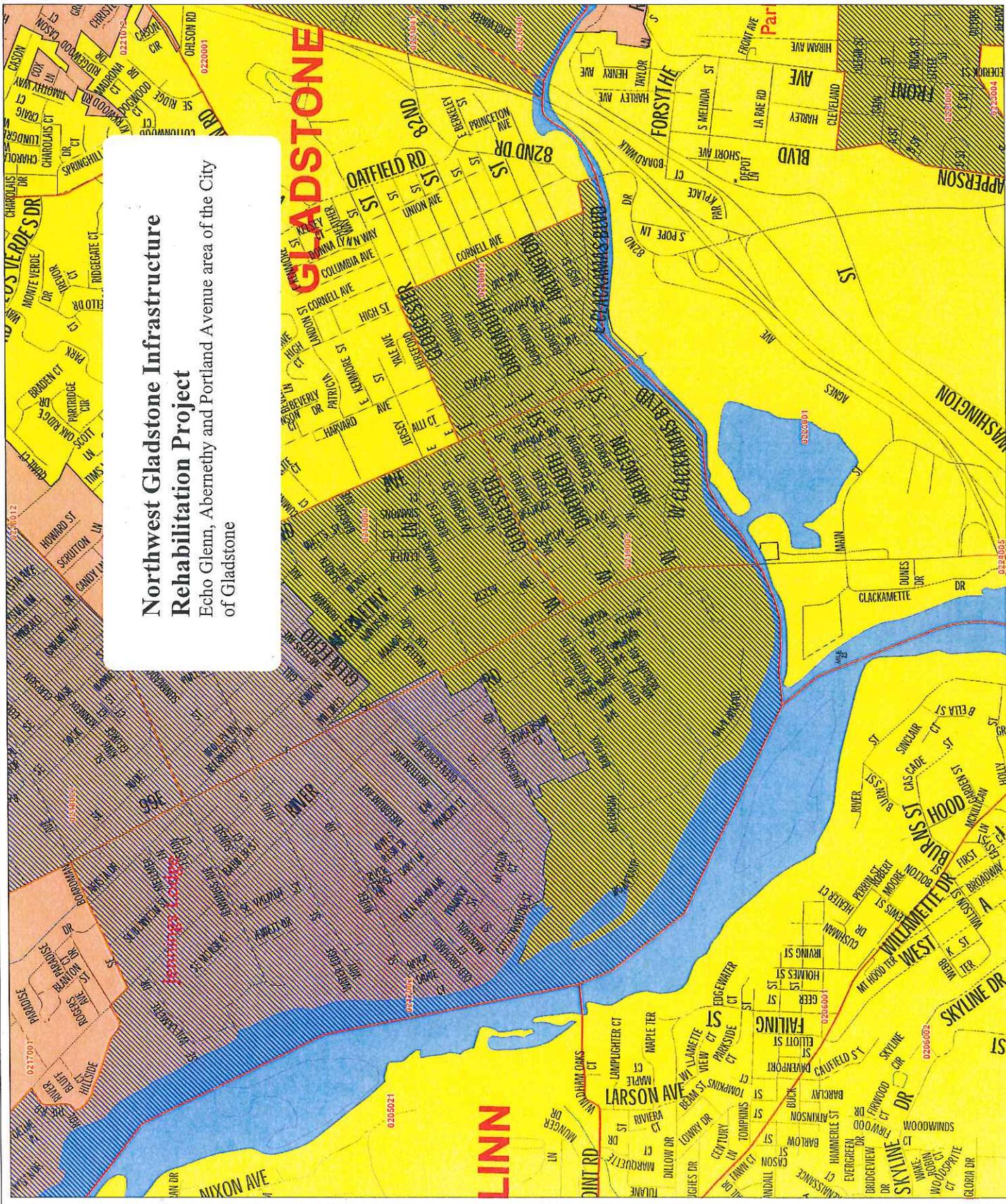
- Streets & Highways
- Rivers, Streams & Creeks
- >45% of Population Low/Moderate Income
- Block Group Boundaries
- City Boundaries
- Lakes & Rivers
- Clackamas County

Preliminary Map



CLACKAMAS COUNTY
 CLACKAMAS COUNTY PUBLIC UTILITIES DIVISION
 DIVISION OF WATER UTILITIES SERVICES
 1000 N. GARDNER AVENUE
 PORTLAND, OREGON 97227
 (503) 325-3000
 www.clackamascounty.gov

Northwest Gladstone Infrastructure Rehabilitation Project
 Echo Glenn, Abernethy and Portland Avenue area of the City of Gladstone



Clackamas County
2000 Census
Block Areas
Low to Moderate
Income Areas

Sheet 5 of 12

Map Description

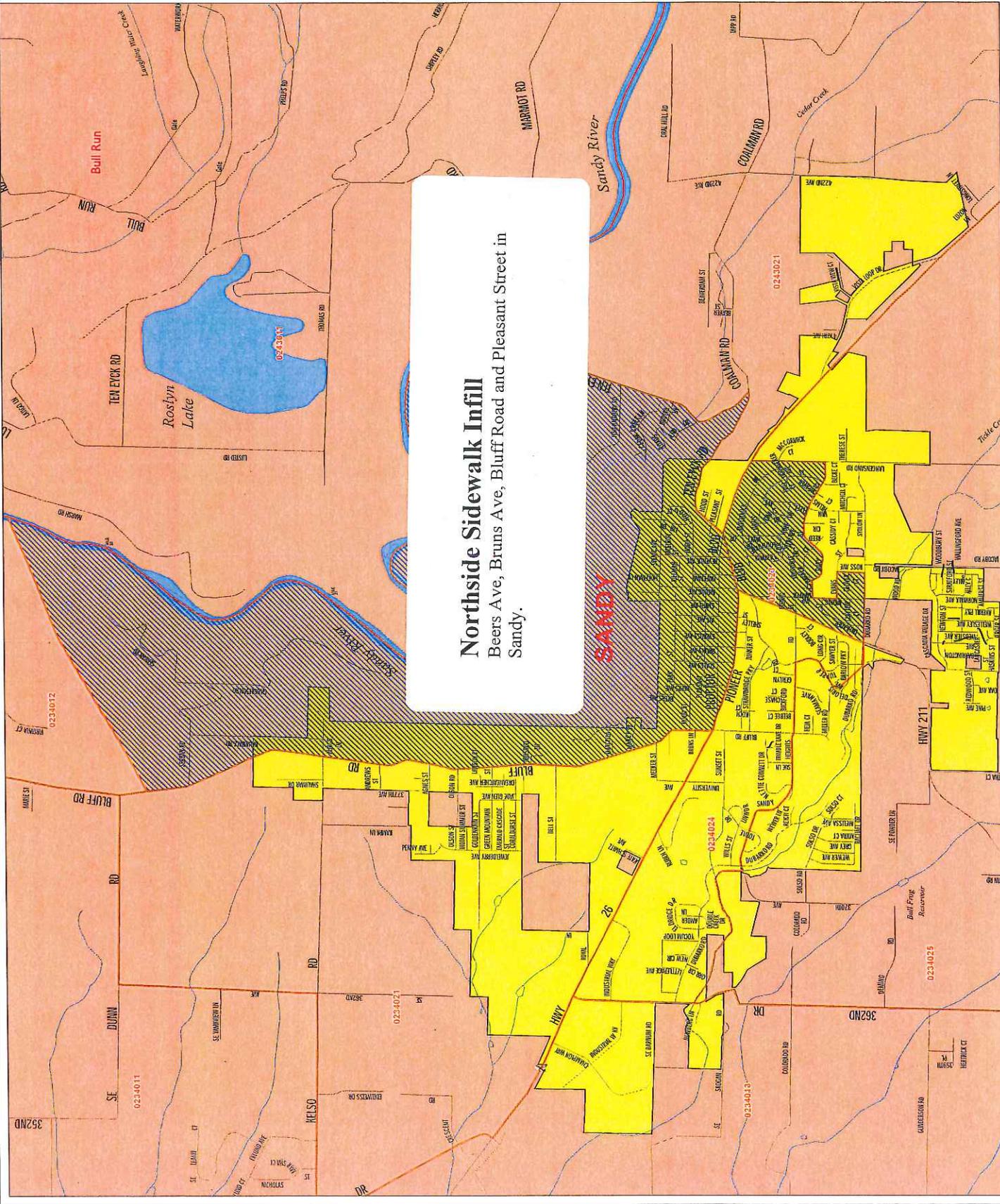
- Streets & Highways
- Rivers, Streams & Creeks
- >46% of Population Low/Moderate Income
- Block Group Boundaries
- City Boundaries
- Lakes & Rivers
- Clackamas County

0 625 1,250 1,975 2,600 Feet



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
CLACKAMAS COUNTY
CLACKAMAS COUNTY PLANNING AND COMMUNITY DEVELOPMENT
1000 NE 10TH AVE, SUITE 200, CLACKAMAS, OR 97015
503.646.6666
WWW.CLACKAMASCOUNTY.ORG

Preliminary Map



Northside Sidewalk Infill
Beers Ave, Bruns Ave, Bluff Road and Pleasant Street in Sandy.

Clackamas County
2000 Census
Block Areas
Low to Moderate
Income Areas

Sheet 3 of 12

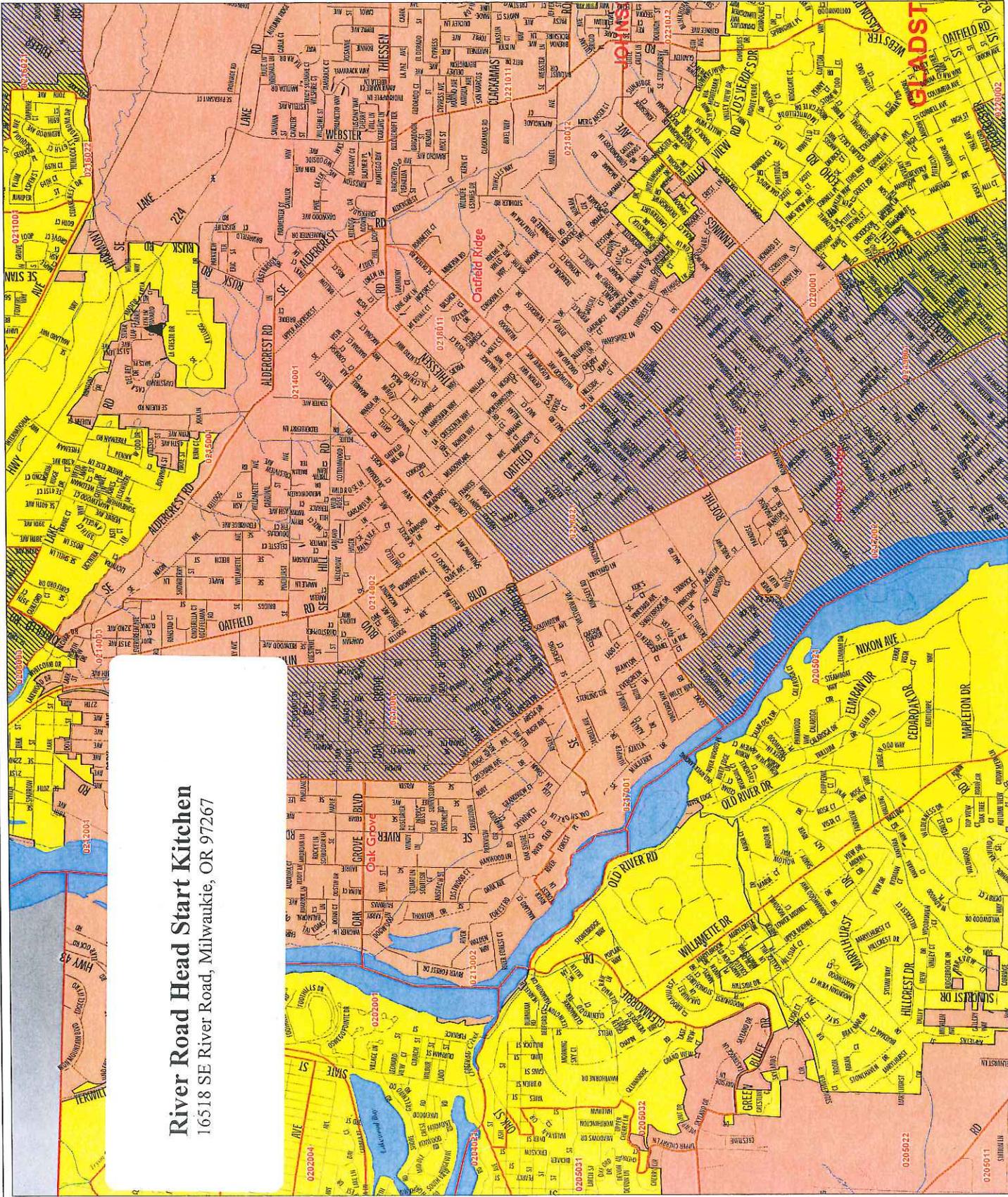
Map Description

- Streets & Highways
- Rivers, Streams & Creeks
- >48% of Population Low/Moderate Income
- Block Group Boundaries
- City Boundaries
- Lakes & Rivers
- Clackamas County

0 625 1,250 1,875 2,500 Feet



Preliminary Map



River Road Head Start Kitchen
 16518 SE River Road, Milwaukie, OR 97267

Map Description

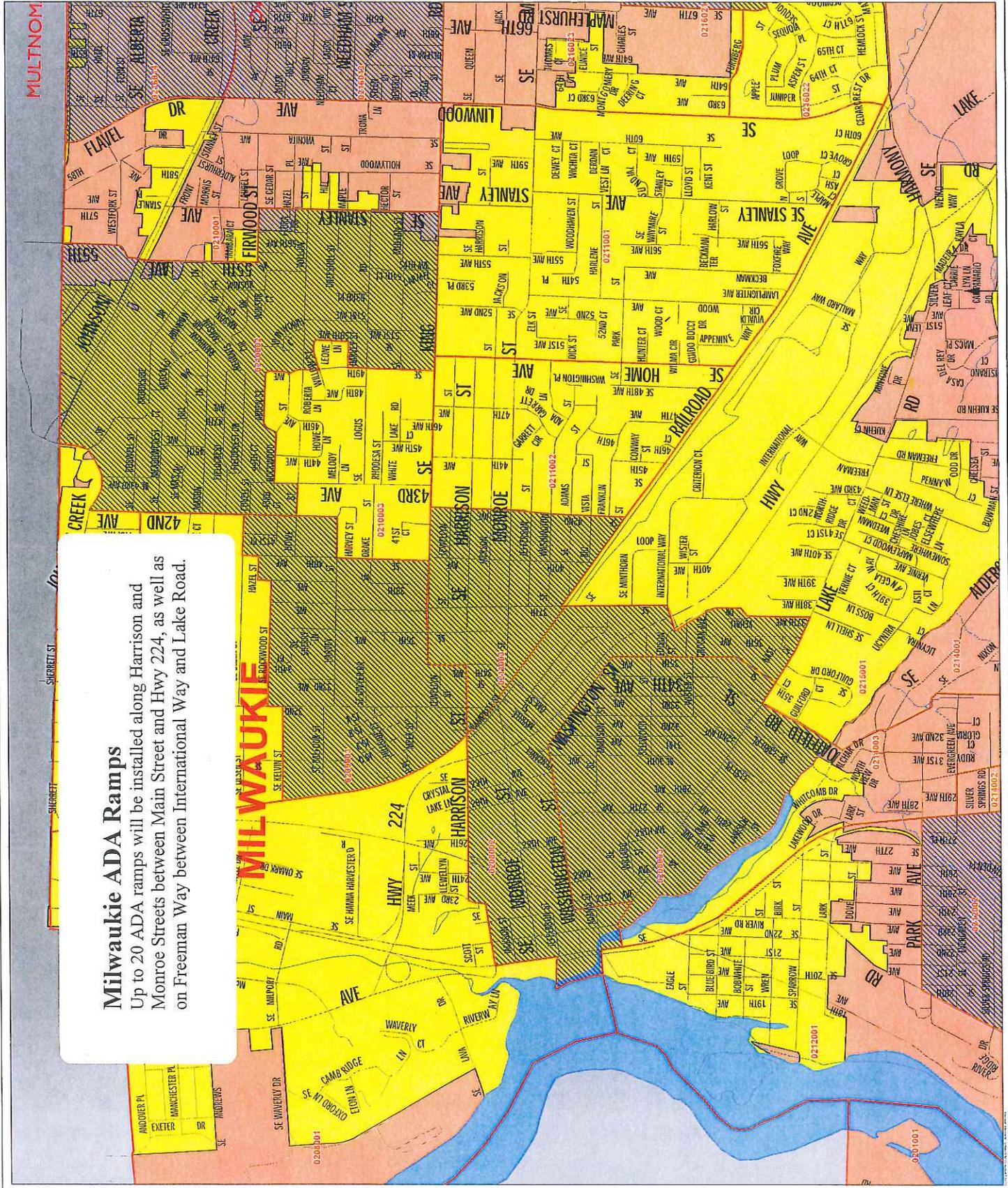
- Streets & Highways
- Rivers, Streams & Creeks
- >46% of Population Low/Moderate income
- Block Group Boundaries
- City Boundaries
- Clackamas County
- Lakes & Rivers

Preliminary Map



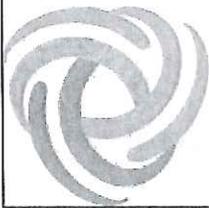
Milwaukie ADA Ramps

Up to 20 ADA ramps will be installed along Harrison and Monroe Streets between Main Street and Hwy 224, as well as on Freeman Way between International Way and Lake Road.



APPENDIX D

Public Comments



Sustainable Damascus

The Committee for the Future of Damascus

February 25, 2013

Mark Sirois
Clackamas County Community Development
2051 Kaen Rd., #245
Oregon City OR 97045

Dear Mr. Sirois:

The Committee for the Future of Damascus (CFD) is a non-profit 501(c)(3) corporation established in 2003. It is devoted to projects enhancing life and promoting sustainability in the community of Damascus OR. Our major goal at present is to provide a community center - senior center for the people of the Damascus area. The City of Damascus and surrounding areas are lacking in such community facilities and parks.

With this in mind the CFD has entered into the first phase of a Property Use Agreement with the City of Damascus to establish and operate a community center on property belonging to the city. The property, located at 18305 SE Vogel Rd., Damascus, consists of 14.3 acres and was acquired with funds provided by Metro for purchase of parkland and eventual use as a city park. Most of the land is undeveloped and forested with a perennial stream running through it. The developed portion includes a house (3038ft²) and a large detached shop with three-car garage sited in grassy fields

Our hope is to implement an integrated plan that ties together buildings and undeveloped parkland in a way that best serves the residents of Damascus, and promotes and demonstrates sustainable living practices. With funding from Clackamas County (EngAGE grant) CFD has completed a valuable mail survey of Damascus residents, assessing their interests and desires for a community center. However, this survey was done without reference to a specific property and situation. We anticipate obtaining further public input in the near future.

We hope to begin limited use of the site, particularly for outdoor activities, early in this year. But fulfillment of our longer term goals will require, among other things, substantial financial support from a variety of sources. For that reason we request that we be kept advised as the next cycle of Community Development Block Grants in Clackamas County moves forward. We believe the unmet needs of citizens in and around this city, and their efforts to meet those needs, deserve support.

Public Input Meeting Clackamas County 2013 Action Plan

Clackamas County Community Development Public Meeting Summary

6:00p.m. Wednesday, February 23, 2011
2051 Kaen Road, Rm 255
Oregon City, Oregon

In Attendance:

Martha McLennan, Northwest Housing Alternatives
Angela Trimble, Northwest Housing Alternatives
Monica Lodolini, Madonna's Center
Chuck Robbins, Community Development Director
Mark Sirois, Project Coordinator

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. Mark explained that this public meeting provides the CD Program an opportunity to accept feedback on the projects currently funded by CDBG funds as well as an opportunity to identify and describe future housing and community development needs in the County.

Mark continued by discussing the possibility of federal cuts to funding due to the federal budget sequester. Cuts of up to 10% to Clackamas County CDBG, HOME and ESG funding will be absorbed without any projects being defunded due to program savings and carryover funds. If funding cuts are more than 10% Community Development staff will have discussions with project sponsors about either cancelling projects or reducing funding.

Chuck Robbins also mentioned that the Housing Authority of Clackamas County (HACC) had a new executive director. HACC is experiencing significant changes and is also anticipating cuts to the Section 8 Housing Choice Voucher program. Chuck said that as part of the Action Plan approval process he would be meeting with the Board of County Commissioners in a work session to explain the funding and projects prior to the public hearing scheduled on April 11.

Public Comments:

A written letter was submitted by Peter Lent with the Committee for the Future of Damascus. See attached

Martha and Angela thanked Community Development for the continued support of NHA and the project funding scheduled for the redevelopment of the Annie Ross emergency shelter campus.

Monica talked about the need for housing for teen parents that the Madonna Center sees on a daily basis. Monica asked if there were more resources or programs available. The group discussed the needs of parenting teens and their status as legally emancipated persons. It is often difficult for teens to sign a lease if they are under 18yrs old. The HomeBase program funding

following items:

- This year the Community Development Program CDBG, HOME and ESG grant funds will be reduced by 5%. No projects will be cut due to prior year savings and funds carried forward. The Community Development program will wait for a final budget before considering any cuts or cancellation of projects.
- The Community Development program has established a "CD Float" loan fund for jurisdictions to borrow up to \$1.5 million of short-term 24 month construction loans. The loans would likely have a 1 to 2% interest rate.
- The Community Development program could also apply to the Section 108 Loan from HUD that could provide up to \$10 million as a long-term 20 year loan to fund large construction projects. Possible uses for Section 108 loan funds would be land acquisition, Affordable housing developments and economic development.
- The upcoming BCC meeting is scheduled for April 11th at 10 a.m. provides a great opportunity for jurisdictions and citizens to tell the Board about the needs in their community and how these project funds benefit each community.
- Mark mentioned that the next 2-year funding cycle and project applications would begin in November and December of 2014 for 2015 and 2016 funding available after July 1, 2015.

Chuck asked if there were any questions.

Scott Archer asked about the process for the Save the Ermatinger House project in 2013. Mark explained the process for getting the agreement signed, the bidding process and the contract payment process. Mark explained that when bids were opened we would need to confirm all the financing for the project. Scott said that the city would be approving a 2 year budget and funding for the project in the next month. Scott asked if the bidding could be limited to specialized contractors who do work on historic properties. Chuck and Mark explained that a "Request for Proposals" would involve a few additional steps. Mark agreed to clarify what was needed for Request for Proposals with the County purchasing manager.

Chuck mentioned that the Community Development program is also waiting for new census data that will likely change a few of the low income area maps. The Community Development program is required to locate projects in low-income communities and to serve special needs populations like seniors, disabled and homeless persons.

Chuck Robbins asked for any additional comments or questions and hearing none thanked Scott for attending the meeting.

Meeting concluded at 3:30p.m.

New measure of program performance includes economic impacts of these funds. These past projects construction jobs 107 jobs retained or created

Commissioner Ludlow asked if the federal funding was definite. Chuck stated that the funding has been coming to the County since 1979 and is included in the current federal budget proposal.

The public hearing was opened for public comment.

Scott Archer, Community Services Director, City of Oregon City:

Thank you we appreciate County support for the Save the Francis Ermatinger Housing historic preservation project. The Community Development staff was very helpful throughout the application process. The CDBG funding is a significant portion of the project and Oregon City is also contributing a significant portion of the cost. If any additional County funding becomes available we would appreciate additional County support.

Martha McLennan, Director Northwest Housing Alternatives (NHA):

Thank you, NHA is a long-time partner with Community Development and the County. Community Development funding supports the Annie Ross House for homeless families and the HomeBase program that also serves homeless families. Homelessness is a serious issue in Clackamas County. We turn away many more families than we can serve due to a lack of funding. Services we provide often prevent families from becoming homeless due to a temporary financial setback such as an injury that prevents the parents from working and earning a paycheck.

Marianne Moore resident of Gladstone:

The City of Gladstone is facing a major crisis due to lack of funding for infrastructure. Maybe some of these funds can help Gladstone. An article on a housing development in NE Portland shows how expensive these housing projects are and the development is very expensive. Gladstone needs these funds for sidewalks and waterlines.

Commissioners responded that Community Development has funded street improvement projects in Gladstone and will fund another street improvements project in 2014.

Tom Cusack submitted email testimony objecting to the Action Plan until his comments on the 2012 Analysis of Impediments to Fair Housing Choice (AI) had been addressed. Mr. Cusack's comments were addressed in the final AI plan.

There being no additional testimony or comments that public hearing was closed at 11:00 a.m.

Feb 25, 2013

FM: Tom Cusack (housedpdx@gmail.com)
 To: Chuck Robbins, Mark Sirios, Clackamas County Community Development
 Subject: Draft 2012 Clackamas County Analysis of Impediments Plan-Comments and Recommended Corrective Actions.

As a Clackamas County resident I appreciate the opportunity to comment on the draft 2012 Analysis of Impediments Report. I have identified the following problems and recommended corrective actions for the AI.

| Problem | Corrective Action |
|---|--|
| <p>1. The shortest time period for county action in the plan is "1-3 Years". With this vague timetable for county action, ALL 36 "County" items could be completed late in year 3, and the plan would still be considered as completed on time.</p> | <p>1. Prioritize at least 1/3rd of the items for the first year, 1/3rd the second and explain the method used to prioritize.</p> |
| <p>2. The shortest time period for regional action in the plan is also "1-3 Years". All 29 "Regional" Action Items could be completed at the end of year 3 and still be considered on time.</p> | <p>2. Prioritize at least 1/3rd of the items for the first year, 1/3rd the second and explain the method used to prioritize.</p> |
| <p>3. 15 Items are identified for "Later" action; it is not clear how those items were identified as lesser priority.</p> | <p>3. Identify the method used to identify 15 items for "Later" action.</p> |
| <p>4. The plan does not include a recommendation for local enforcement testing, but instead recommends only participation in regional testing. To my knowledge, there is no published work plan for a regional housing group to consider regional fair housing enforcement funding and testing</p> | <p>4. Move this item to the first year and identify the specific work group that will be considering such a proposal; if the group does not provide a credible model for funding and implementation, institute local testing.</p> |
| <p>5. The plan fails to accurately report the details about which communities in Clackamas County are performing better on providing affordable housing, including the use of one of the largest housing resource in the county, the HUD housing choice vouchers. This can result in the concentration of assisted housing and disparate impacts on protected groups. 6. The location of project based units are shown on a map, but</p> | <p>5. In year 1, construct an updated table using HACC voucher data showing the ratio of vouchers to occupied rental housing in each CC community. (SEE example in Attachment 1, which shows that the ratio in the largest city in county [Lake Oswego] ratio is only 1/8th the countywide average. 6. In year 1, construct a similar table showing the ratio of project based assistance to occupied rental housing in each</p> |

10. The housing authority plans to sell up to their remaining inventory of 145 scattered site units is not detailed in the Analysis of Impediments. These units house members of protected classes and it is possible that some of these units are located in areas with low poverty rates. Sale of these units may have adverse impacts on protected classes and projects funded with proceeds from the sale could be located in lower opportunity areas with higher poverty rates or higher transportation costs than the neighborhoods where the existing units are located.

12. In year 1, prepare and publish a demographic profile of the tenants of the public housing units for sale AND a profile of the census tracts in which units are located to include the poverty rate of the census tract and transportation costs for those census tracts. Publish an explanation of where sales proceeds are projected to be used and compare the demographics of the location of projects to be funded with the demographics of the existing public housing units, including poverty rates and transportation costs.

13. Before submission to the HUD SAC publish the plan for sale of scattered public housing for public comment.

APPENDIX E

Funding Approval

APPENDIX F

Performance Measurements

Performance Measurement System

In the March 7, 2006 "Federal Register" HUD published the final notice on the Outcome Performance Measurement System for Community Planning and Development's Formula Grant Programs. Specific Objectives and Outcomes have been added to each project description. These will be combined into an outcome/objective statement which will be used to identify the specific indicators that will be reported for each activity.

Based on the intent of the activity, Clackamas County determined which of the three overarching Objectives best describes its purpose. The three objectives are:

Suitable Living Environment - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

Creating Economic Opportunities - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

After the objective was selected, Clackamas County then chose which of the three outcome categories best reflected what the activity was seeking to achieve. The three outcome categories are:

Availability/Accessibility. This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

Affordability. This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities. This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Clackamas County will use both HUD Table 3A listed on page 11 of this Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) results monitor progress on housing and community development activities and ensure timeliness of expenditures during the 2013-2014 program year.