

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

1. Introduction

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

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

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

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

The Clackamas County Health, Housing and Human Services (H3S) Department includes; a public housing authority, a community development division, a public health division, a social services division, a

behavioral health division and a primary care division. H3S is often a convener of agencies to apply for funding, build facilities and provide services to vulnerable populations. In some cases the county provides the services, and in other cases non-profit agencies provide the housing or services. CDBG funds also provide support for the Housing Rights and Resources program, an H3S program in the Social Services Division. This program provides housing referral and information on all available housing services and resources to residents in need of affordable housing and related services.

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

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

Currently HCD has no business and civic leaders engaged in the community and housing development needs assessment. Although some non-profit agencies are considered civic organizations.

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

H3S Housing and Community Development Division (HCD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same HCD office uses CDBG funds for the Homeless Point in Time (PIT) count of homeless persons. The PIT is conducted with over 150 volunteers coordinated by the Social Services Division. The CoC policies and ESG program policies were developed with both CoC and ESG homeless services providers. The CoC reviewed and adopted the CoC and ESG policies. ESG and CoC policies are included in Appendix B of this Action Plan. Community Development personnel also provide the HMIS training and support for CoC and ESG providers. The monthly CoC activities and quarterly performance reports are coordinated by the same Community Development Division staff that coordinates the ESG funding applications and awards process. The ESG fund allocations were presented to the Homeless Council (CoC) for discussion and review. CoC providers, the local public housing agency and all the agencies in the Continuum of Care are engaged in addressing the needs of homeless persons.

The CoC consults with Community Solutions to conduct employment related training for homeless persons.

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

The CoC in Clackamas County meets monthly and is coordinated by the Housing and Community Development Division (HCD) personnel that also coordinate the ESG funding applications and awards. The ESG fund allocations are presented annually to members of the CoC for discussion and review. The CoC group has also designated Clackamas County HCD as the CoC HMIS administrator. HCD staff also provide the HMIS training and support for ESG providers. ESG providers are active in developing ESG and CoC performance measures as well as evaluating outcomes of CoC and ESG programs. The newly formed CoC Steering Committee will act as the CoC governing board and provide ongoing guidance to the process of evaluating ESG outcomes and activities. The CoC Steering Committee will also oversee the policies of the HMIS system and data quality standards as part of the CoC activities. The list of agencies in the chart below are active and involved in the process to set priorities, establish policies and evaluate outcomes.

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	H3S Community Development Division	The goals of the Continuum of Care are included as part of the Homeless Prevention Goals in the Action Plan
10 year Plan to Address Homelessness	H3S Social Services Division	The Goals of the 10 year Plan to Address Homelessness are included in both the Action Plan and the Continuum of Care annual goals and objectives.
Public Housing Annual Plan	Housing Authority of Clackamas County	The PHA improvements are included in the annual Action Plan

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Continuum of Care (CoC) Goals are incorporated into the Action Plan. Action Plan staff meet with the Continuum of Care members to discuss housing and community development needs and resources. CoC members are invited to attend public meetings and public hearings to provide testimony on homeless and homeless housing needs in Clackamas County.

AP-12 Participation – 91.105, 91.200(c)

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

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

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

What does your Community Need?

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

Important Dates:

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

The 2014 Action Plan included a public meeting on February 26, 2014 and a public hearing with the Board of County Commissioners on April 10, 2014.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing Citizen Participation List	15 persons attended to voice their support of particular projects.	Persons spoke in support of eviction prevention services, elderly and disabled housing, a range of housing options for persons with mental illness, a rural food bank project, an accessibility project at a low-income community and family services center, domestic violence services and housing supports for unaccompanied teenage parents.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	The public hearing will take place on April 10, 2014	3 people spoke on behalf of housing assistance for pregnant and parenting teenagers, 1 person spoke on behalf of affordable housing projects in general, 1 person spoke on behalf of community development projects in rural areas and 1 person spoke in support of a senior center expansion project in 2014.	All Comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	A survey was distributed online to any county residents who wanted to participate in the housing and community development needs survey. 492 people responded.	Overall support of affordable housing. Weatherization support by more than half of respondents. Private development of apartments was supported by less than half of respondents. Ranking projects: 1. Maintain existing affordable housing. 2 Services for low-income persons. 3. New affordable housing. 4. Street and sidewalk improvements. 5. New and existing public facilities.	All comments were accepted.	
4	Public Meeting	Residents of Public and Assisted Housing	Meet with HACC resident group	Residents expressed the need for more affordable housing options.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

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

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,033,844	300,000	640,000	2,973,844	4,000,000	The Expected amount is based on estimated funding for program years 2015 and 2016. \$1,345,557 of local funds will match the 2014 project funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	769,660	15,000	700,000	1,484,660	1,400,000	The Expected amount is based on estimated funding for program years 2015 and 2016. \$7,000,000 of Low Income Housing Tax Credits will support development of these family rental housing units.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	166,374	0	0	166,374	292,000	The Expected amount is based on estimated funding for program years 2015 and 2016. Matching funds of \$304,589 will also provide housing and supports for homeless persons.

Table 5 - Expected Resources – Priority Table
Annual Action Plan
2014

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

Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors. Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources will total approximately \$4,600,000. The Housing Authority of Clackamas County (HACC) will be using \$2,778,392 of the Public Housing Capital Fund to maintain and improve public housing for low-income residents. HACC will also administer \$11,907,177 of Housing Choice Vouchers for low-income resident rent assistance. The Continuum of Care application process will renew \$1,692,208 of funding for homeless services, programs and rent assistance for homeless individuals and families. The HOME funded Multifamily project will secure and additional \$7,000,000 of Low Income Housing Tax Credits LIHTC. HOME funds will be matched using cash from non-federal sources such as the state Housing Development Grant and other housing state funds, forbearance of property taxes, project grants, local fees and charges. ESG funds will be matched using private donations, local and state homeless prevention funds.

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

No publically owned land is available for this purpose.

Discussion

The Housing and Community Development Division will continue to partner with the public housing authority, the County Behavioral Health Program, the Continuum of Care, non-profit agencies, for profit housing developers and the local County Social Service agencies to explore new programs, services and financial resources for programs and services that benefit our low-income and special needs residents. Anticipated Resources amounts are based on anticipated funding levels and expected matching funds on individual community projects.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOUSING GOAL I	2012	2016	Affordable Housing	Countywide	Affordable Housing	HOME: \$679,694	Rental units constructed: 45 Household Housing Unit
2	HOUSING GOAL II	2012	2016	Affordable Housing	Countywide	Affordable Housing	CDBG: \$502,581	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Rehabilitated: 35 Household Housing Unit
3	HOUSING GOAL III	2012	2016	Homeless	Countywide	Public Services Needs (People)	CDBG: \$83,200 ESG: \$166,374	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
4	HOUSING GOAL IV	2012	2016	Affordable Housing	Countywide	Public Services Needs (People)	CDBG: \$140,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HUMAN SERVICES GOAL I	2012	2016	Homeless	Countywide	Public Services Needs (People)	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
6	HUMAN SERVICES GOAL II	2012	2016	Non-Homeless Special Needs	Countywide	Public Services Needs (People)	CDBG: \$130,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Homelessness Prevention: 25 Persons Assisted
7	COMMUNITY DEVELOPMENT GOAL I	2012	2016	Non-Housing Community Development	Countywide	Public Facilities Infrastructure Projects	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 983 Persons Assisted
8	COMMUNITY DEVELOPMENT GOAL II	2012	2016	Non-Housing Community Development	Countywide	Infrastructure Projects	CDBG: \$225,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions

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

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

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

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

During the 2014 program year HOME funds will be used to assist approximately 150 low-income persons in at least 45 Households.

AP-35 Projects – 91.220(d)

Introduction

The projects for program years 2012, 2013 and 2014 were all selected through a Request for Proposals process conducted in November, December of 2011 and January and February of 2012.

#	Project Name
1	2014 Housing Rehab Program
2	2014 CDBG Administration
3	2014 HOME Administration
4	2014 RentWell
5	2014 Housing Rights and Resources
6	2014 Home Base
7	2014 HESG program
8	2014 Homeless Count
9	2014 NCRA Sewer Hookup Program
10	2014 Jackson Place Rehabilitation
11	SW Laurel Road Street Improvements
12	West Linn Adult Community Center Expansion
13	Multi-Family Rental Housing
14	SW Maple Road Street Improvements
15	2014 Northwest Gladstone Infrastructure Rehabilitation Project
16	2014 Save the Francis Ermatinger House
17	2014 Bell Road Ped/ Bike Improvements
18	2014 CHDO Operating Grant
19	Resident Services Mentor Athletics

Table 7 – Project Information

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

Allocation Priorities are based on a Priority List developed through a community needs assessment process completed in 2012 as part of the consolidated planning process.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	2014 Housing Rehab Program
	Target Area	Countywide
	Goals Supported	HOUSING GOAL II
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$717,581
	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.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	30 low income households will benefit from this Housing Rehabilitation activity
	Location Description	This activity is county-wide for low-income households.

	<p>Planned Activities</p> <p>Loans and grants for low-income homeowner home improvements. The funding level for 2014 includes 200,000 of program income and 100,000 of prior year funds.</p>
2	<p>Project Name</p> <p>2014 CDBG Administration</p>
	<p>Target Area</p> <p>Countywide</p>
	<p>Goals Supported</p> <p>HOUSING GOAL I HOUSING GOAL II HOUSING GOAL III HOUSING GOAL IV HUMAN SERVICES GOAL I HUMAN SERVICES GOAL II COMMUNITY DEVELOPMENT GOAL I COMMUNITY DEVELOPMENT GOAL II</p>
	<p>Needs Addressed</p> <p>Public Facilities Infrastructure Projects Public Services Needs (People) Affordable Housing</p>
	<p>Funding</p> <p>CDBG: \$368,560</p>
	<p>Description</p> <p>Funds for overall program administration, including program development, management and coordination, personnel, accounting, and grant compliance expenses.</p>
	<p>Target Date</p> <p>6/30/2015</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>Not Applicable</p>
	<p>Location Description</p> <p>This activity is county-wide.</p>

	Planned Activities	County-wide Grant Administration
3	Project Name	2014 HOME Administration
	Target Area	Countywide
	Goals Supported	HOUSING GOAL I HOUSING GOAL II HOUSING GOAL III HOUSING GOAL IV
	Needs Addressed	Affordable Housing
	Funding	HOME: \$76,966
	Description	Funds will be used for general administration of the HOME program.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	This activity is county-wide.
	Planned Activities	
4	Project Name	2014 RentWell
	Target Area	Countywide
	Goals Supported	HOUSING GOAL IV
	Needs Addressed	Public Services Needs (People)
	Funding	CDBG: \$85,000

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.
Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	200 people in approximately 80 low-income households will benefit from RentWell services.
Location Description	RentWell is a county-wide program. Most classes are offered in urban areas.
Planned Activities	Landlord relations and training for renters.
Project Name	2014 Housing Rights and Resources
Target Area	Countywide
Goals Supported	HOUSING GOAL I HOUSING GOAL IV
Needs Addressed	Public Services Needs (People)
Funding	CDBG: \$140,000
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.
Target Date	6/30/2015

5

	Estimate the number and type of families that will benefit from the proposed activities	4500 low-income persons will benefit from Housing Rights and Resources services.
	Location Description	This is a service that is provided to all county residents who call the program.
	Planned Activities	County-wide Housing rights training, housing referral and information.
6	Project Name	2014 Home Base
	Target Area	Countywide
	Goals Supported	HUMAN SERVICES GOAL II
	Needs Addressed	Public Services Needs (People)
	Funding	CDBG: \$45,000
	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.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	450 people in low-income people in 100 families will benefit from this program and its services.
	Location Description	Northwest Housing Alternatives in located in Milwaukie Oregon however services are provided to all qualifying residents of Clackamas County.
	Planned Activities	Homeless prevention and homeless assistance.
7	Project Name	2014 HESG program

Target Area	Countywide
Goals Supported	HOUSING GOAL III
Needs Addressed	Public Services Needs (People)
Funding	ESG: \$166,374
Description	4 Activities: 1. Administration (\$12,475) of Emergency Solution Grant (ESG) program including federal reporting, contract management and program performance reporting; 2. HMIS (\$45,000); 3. ESG Shelter Services and Operations (\$89,934)and; Homeless Prevention Rapid Rehousing (\$18,965)
Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	547 people in low-income families will benefit from HESG shelter services and program services.
Location Description	HESG Shelter services are provided in Milwaukie, North Clackamas and at a confidential location.
Planned Activities	4 Activities: 1. ESG Administration (HESG); 2. ESG HMIS and; 3. ESG Shelter Operations; 4. Homeless Prevention and Rapid Rehousing.
Project Name	2014 Homeless Count
Target Area	Countywide
Goals Supported	HOUSING GOAL III
Needs Addressed	Public Services Needs (People) Affordable Housing
Funding	CDBG: \$38,200
8	

Description	The Homeless Count is an annual comprehensive survey of homeless persons in Clackamas County. The Homeless Count is a requirement of state and federal homeless services funding. The Count is conducted by over 100 volunteers who are trained and coordinated by Clackamas County Social Services staff to collect survey information that is compiled into an annual Homeless Count Report.
Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	1 report will be produced and approximately 500 persons will benefit from this homeless count effort.
Location Description	This is a county-wide homeless count effort.
Planned Activities	The Homeless Count produces information to be included in annual CoC reports and annual CoC homeless funding applications.
Project Name	2014 NCRA Sewer Hookup Program
Target Area	Countywide
Goals Supported	COMMUNITY DEVELOPMENT GOAL I
Needs Addressed	Infrastructure Projects Affordable Housing
Funding	CDBG: \$100,000
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.
Target Date	6/30/2015

9

	Estimate the number and type of families that will benefit from the proposed activities	25 low-income households will benefit from this activity.
	Location Description	North Clackamas Renewal Area(NCRA). See Appendix C for map of the NCRA area.
	Planned Activities	Sewer connection grants and loans to low income households.
10	Project Name	2014 Jackson Place Rehabilitation
	Target Area	Countywide
	Goals Supported	HOUSING GOAL I COMMUNITY DEVELOPMENT GOAL II
	Needs Addressed	Public Facilities Affordable Housing
	Funding	CDBG: \$54,503
	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.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	6 low-income households will benefit from this activity.
	Location Description	Jackson Place is located on Jackson Street in Oregon City, Oregon 97045. See Appendix C for map of Jackson Place neighborhood.
	Planned Activities	Rehabilitation of a transitional housing facility for homeless persons.

11	Project Name	SW Laurel Road Street Improvements
	Target Area	Countywide
	Goals Supported	COMMUNITY DEVELOPMENT GOAL I
	Needs Addressed	Infrastructure Projects
	Funding	CDBG: \$165,000
	Description	This street improvements project would construct 500 lineal feet of new sidewalks, curbs, ADA ramps and storm drainage along SW Laurel Road in Estacada. Improvements would eliminate stormwater pooling in and along the roadway as well as provide continuous pedestrian/ADA access between Juniper Road and Lakeshore Drive.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	36 low-income households will benefit from this street improvement infrastructure project in a low-income neighborhood.
	Location Description	See appendix C for area map of SW Laurel Street in Estacada, Oregon 97023
	Planned Activities	Pedestrian and storm drainage improvements on a street in a low/mod income neighborhood.
12	Project Name	West Linn Adult Community Center Expansion
	Target Area	Countywide
	Goals Supported	COMMUNITY DEVELOPMENT GOAL II
	Needs Addressed	Public Facilities
	Funding	CDBG: \$255,000
	Description	This public facility project includes construction of a 3,700 square foot addition to the West Linn Adult Community Center to provide additional meeting space, a new class room and a new multipurpose room to accommodate the growing population of seniors being served by the community center.

	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Over 3000 elderly persons use this facility.
	Location Description	See Appendix C for map and view of the Adult Community Center in West Linn, Oregon.
	Planned Activities	This public facility project includes construction of a 3,700 square foot addition to the West Linn Adult Community Center.
13	Project Name	Multi-Family Rental Housing
	Target Area	Countywide
	Goals Supported	HOUSING GOAL I
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,379,694
	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. FY14-15 projects include: (Activity 1) \$700,000 to develop A&D housing as part of the H3S Supportive Housing Development RFP in Program year 2014, and (Activity 2) \$679,694 in FY14-15 HOME funds to be made available in an upcoming RFP for eligible multi-family rental housing development.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	45 low-income households will benefit from this activity.
	Location Description	In Clackamas County, Oregon.

	<p>Planned Activities</p> <p>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. The 2014 funding level includes \$700,000 of prior year funds.</p>	
14	<p>Project Name</p> <p>SW Maple Road Street Improvements</p>	
	<p>Target Area</p> <p>Countywide</p>	
	<p>Goals Supported</p> <p>COMMUNITY DEVELOPMENT GOAL I</p>	
	<p>Needs Addressed</p> <p>Infrastructure Projects</p>	
	<p>Funding</p> <p>CDBG: \$150,000</p>	
	<p>Description</p> <p>This project would construct new sidewalks, curbs, ADA ramps and drainage along 450 lineal feet of SW Maple Road in Estacada. Improvements would eliminate stormwater pooling in and along the roadway as well as provide continuous pedestrian/ADA access to Lakeshore Drive for residents.</p>	
	<p>Target Date</p> <p>6/30/2016</p>	
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>30 low income families will benefit and other low-income residents who walk on sidewalks to access the nearby river.</p>	
	<p>Location Description</p> <p>See Appendix C for area map of SW Maple Road in Estacada, Oregon 97023</p>	
	<p>Planned Activities</p> <p>This project would construct new sidewalks, curbs, ADA ramps and drainage along 450 lineal feet of SW Maple Road in Estacada.</p>	
15	<p>Project Name</p> <p>2014 Northwest Gladstone Infrastructure Rehabilitation Project</p>	
	<p>Target Area</p> <p>Countywide</p>	
	<p>Goals Supported</p> <p>COMMUNITY DEVELOPMENT GOAL I</p>	
	<p>Needs Addressed</p> <p>Infrastructure Projects</p>	
	<p>Funding</p> <p>CDBG: \$250,000</p>	

	<p>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.</p>
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	392 people in 110 families will benefit from this activity.
Location Description	City of Gladstone Census Tract 02190 Block Group 1- 53.4% LMI
Planned Activities	The project includes construction of street, sidewalk, waterline and storm drain improvements for 5 streets in the Echo Glenn, Abernethy and Portland Avenue area of the City of Gladstone. This project is funded with program year 2013 and 2014 CDBG funds.
16 Project Name	2014 Save the Francis Ermatinger House
Target Area	Countywide
Goals Supported	COMMUNITY DEVELOPMENT GOAL I
Needs Addressed	Public Facilities
Funding	CDBG: \$225,000
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.
Target Date	6/30/2016

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>This is a slum and blight historic preservation project. A historic building will be rehabilitated to a museum. The museum will benefit the historic district and the community.</p>
<p>Location Description</p>	<p>619 6th Street, Oregon City, OR 97045</p>
<p>Planned Activities</p>	<p>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. The project will include funds from the 2013 and 2014 program years.</p>
<p>Project Name</p>	<p>2014 Bell Road Ped/ Bike Improvements</p>
<p>Target Area</p>	<p>Countywide</p>
<p>Goals Supported</p>	<p>COMMUNITY DEVELOPMENT GOAL I</p>
<p>Needs Addressed</p>	<p>Infrastructure Projects</p>
<p>Funding</p>	<p>CDBG: \$245,000</p>
<p>Description</p>	<p>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.</p>
<p>Target Date</p>	<p>6/30/2016</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 500 people in 232 families in this neighborhood will benefit from this project.</p>
<p>Location Description</p>	<p>Census Tract 021601 Block group 3 - 56.1% Low/mod9801 SE Bell Road</p>

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	<p>Planned Activities</p> <p>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). This project is funded with 2013 and 2014 funds.</p>
18	<p>Project Name</p> <p>2014 CHDO Operating Grant</p>
	<p>Target Area</p> <p>Countywide</p>
	<p>Goals Supported</p> <p>HOUSING GOAL I</p>
	<p>Needs Addressed</p> <p>Affordable Housing</p>
	<p>Funding</p> <p>HOME: \$13,000</p>
	<p>Description</p> <p>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 Caritas Community Housing.</p>
	<p>Target Date</p> <p>6/30/2015</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>
	<p>Location Description</p> <p>Clackamas County, Oregon</p>
	<p>Planned Activities</p> <p>Funds will be used to support CHDO staff work on the development of low-income housing and to support operating expenses.</p>
19	<p>Project Name</p> <p>Resident Services Mentor Athletics</p>
	<p>Target Area</p> <p>Countywide</p>
	<p>Goals Supported</p> <p>HUMAN SERVICES GOAL II</p>
	<p>Needs Addressed</p> <p>Public Services Needs (People)</p>

Funding	CDBG: \$35,000
Description	A youth services program for residents of the public housing to support youth in academic and health development.
Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	At least 40 low-income youth and 40 households will benefit from this public service.
Location Description	Public housing residents in Oregon City and Milwaukie, Oregon
Planned Activities	<p>Mentor Athletics partners with the Housing Authority of Clackamas County to provide services to a minimum of forty youth, age 7-16, living in Public Housing. Children living in Clackamas County Public Housing are often isolated and lack the resources to participate in extracurricular activities, resulting in poor academic, physical, and emotional development. Mentor Athletics enhances positive youth development through:</p> <ol style="list-style-type: none"> 1) Matching youth one-on-one with a caring adult mentor; 2) Providing social skill development through small group mentoring; and 3) Providing free sports and recreational opportunities.

AP-50 Geographic Distribution – 91.220(f)

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

Assistance is directed throughout the county.

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 2012, 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.

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.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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.

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.

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.

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. 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.)

Discussion

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, 2013, 2014 North Clackamas Renewal Area (NCRA) Sewer Hook Up Assistance Grant (SHUAG): Between July 1, 2011 to April 15, 2014- 37 households were assisted residential sewer hookup grants, 2 households are currently in the process of being assisted. The NCRA project area includes Census Tract Block Groups: 216.01-1 (31% minority/39.1% low income), 216.01-2 (26% minority/25.4% low income), 216.01-3 (26% minority/30.4% low income) and, 216.01-4 (26% minority/27% low income).

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

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

2012 and 2013 Housing Rehab projects: Between July 1, 2011 to April 15, 2015-NCRA area – 14 households were assisted and a household has an 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).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Below are the Community Development 2014 Affordable Housing goals for the Homeless, Non-homeless and Special Needs populations. Funding for these projects is made available through the CDBG, HOME, ESG and the Continuum of Care (CoC) grant programs.

One Year Goals for the Number of Households to be Supported	
Homeless	130
Non-Homeless	96
Special-Needs	0
Total	226

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	45
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	75

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

30 low income households will receive funds and assistance to complete owner housing rehabilitation projects.

45 low income households will get access to new affordable housing units.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Resident Services that address the needs in public housing are: service coordination, community gardens, community food bank, resident participation activities, community computers, employment and training assistance, after school programs, life skills education, youth sports and recreation, support groups, health and wellness classes, and informal education.

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

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

Additionally, the Housing Authority Board of Commissioners includes one public housing resident.

HACC offers a wide range of programs to assist public housing residents become economically self-sufficient and purchase a home. HACC partners with Social Services of Clackamas County and C-TEC 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. 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) 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 Innovative Changes or with other non-profit credit counseling agencies.

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:

- a) complete training in one targeted industry: construction, healthcare, office work, or manufacturing;
- b) get basic skills instruction;
- c) participate in workshops and job search activities;
- d) get referrals to paid on the job training; and
- e) receive individual professional guidance and support through the entire process.

HACC provides 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.

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

HACC is not designated as a troubled agency.

Discussion

Clackamas County is forming a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners.

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

Introduction

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

Housing Assistance for Alcohol and Drug Recovery: The Behavioral Health Division (BHD) of Clackamas County has developed supportive housing for those in alcohol and drug recovery. BHD, through CODA, 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 have stayed in the program
- Number of participants who are clean and sober
- Number of participants who have not entered into criminal activity
- Number of participants who have remained housed
- Number of participants who have connected with entitlements
- Number of participants who have found employment and/or increased their income

The two-year contract to provide these services, began 3/8/12 and was extended to 6/30/14 for a total budget amount of \$593,196. The estimated number of people who will be served during the two year period is 100. As of January 31st, 128 individuals have been served by this program.

BHD will continue funding this program for FY 15 with a total budget of \$222,000.

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.

BHD did not continue this contract beyond 4/30/13 as Recovery Association Project was unable to fulfill the terms of their contract.

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

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

Outreach to homeless persons is conducted through the range of Continuum of Care (CoC) services. Clackamas County has a variety of services for persons who routinely sleep on the streets or in other places not meant for human habitation, including two major service centers (Clackamas Services Center and The Father's Heart). Both centers provide hot meals, clothing, medical services, mental health and substance abuse services, and are located convenient to where many unsheltered homeless reside. These agencies also provide shelter during cold weather, again serving primarily persons sleeping on the streets and places not meant for human habitation. In addition, several smaller agencies, including Hope Now, Knowing Me Ministries, and Northwest Community Outreach provide basic needs and outreach to the homeless on the streets and places not meant for habitation. Compassion Cares events, similar to Project Homeless Connect Events that are held nationwide, are held throughout the year to provide a "one stop" for those needing basic services, such as food, clothing, medical care, and shelter. In Clackamas County the count of homeless individuals is conducted by combined efforts of county staff and volunteers. 157 volunteers took part in the 2013 count in Clackamas. Homeless individuals were surveyed at 92 sites, including food pantries, faith based organizations, shelters, schools, and outdoor areas.

2070 homeless people were counted

141 people were counted within emergency shelter and transitional housing programs

478 people were counted among the unsheltered

1451 people were counted as living in doubled-up or unstable housing due to economic hardship

191 people counted this year were chronically homeless or in chronically homeless families

Homeless Families

1160 individuals in households made up of adults with children were counted among the homeless in 2013. This includes 618 children counted by School District Homeless Student Liaisons who are known to be in families, but for whom the makeup of their household is not known.

201 individuals in households with more than one homeless adult but no children were counted

15 individuals in households of multiple children without an adult were counted

638 single person households were counted

Chronically Homeless

HUD defines a chronically homeless individual as a person over the age of 18, with a disabling condition, who has been homeless continually for a year or longer or has had 4 or more episodes of homelessness in the past 3 years. A chronically homeless family is a household with at least one adult meeting the above criteria.

191 Chronically Homeless individuals were counted. The chronically homeless in Clackamas County are predominantly male, and between 40 and 64 years old.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 2014 ESG allocation of \$166,374 will be supplemented by matching funds at least equal to that amount.

Primary emphasis will continue to be on payment of emergency shelter operations expenses including utilities, maintenance, insurance, and staff salary costs. The purpose of emphasizing payment of operations expenses is to provide some predictability and stability to the operation of the shelters by assuring that their most basic expenses are met. This assures 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. This year is funding is available ESG funds may be used to provide financial assistance and services to Rapidly Re-house homeless families and individuals.

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.

Continuum of Care funds Also provide 49 beds of transitional housing and services for homeless people. The Continuum does not fund any emergency shelters.

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

CHRONICALLY HOMELESS: The Continuum of Care (CoC) 2014 goal for increasing beds for chronically homeless persons in Clackamas County is to increase the number of beds by 12 beds from 30 beds in 2013 to 42 beds in 2014. The CoC will reach this goal by leveraging Housing Authority Housing Choice Vouchers, converting Permanent Supportive Housing (PSH) beds to chronically homeless beds, outreach to PSH providers to prioritize beds for chronically homeless persons and using Medicaid to provide enhanced services for chronically homeless persons in PSH beds.

VETERANS: Housing Authority of Clackamas County has housed 25 homeless veterans using VASH vouchers. The Veterans Services Office conducts veteran outreach with free medical screenings, warm clothing, information on compensation and other veterans' benefits, employment, housing, counseling and other services. Clackamas County is part of a new SSVF grant and is providing office space and supplemental rental assistance using state funds for a nonprofit provider of outreach, homeless placement and homeless prevention for veterans. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs. The VA VASH case manager is active in the county; however, there are still more homeless veterans than available slots. Thus, identified homeless veterans are prioritized into any available slot that fits their need, although factors such as dishonorable discharges are part of this prioritization.

FAMILIES: The CoC is increasing capacity and working on outreach goals to end homelessness among households with dependent children. The HomeBase program is the main Rapid ReHousing homeless prevention program. The HomeBase program expanded last year to serve 459 people and plans to increase capacity by 60 beds next year through a HUD proposal. The local funded Bridges 2 Housing (B2H) Program stabilizes housing for high-need homeless families assisted 38 families and 63 children last year. Through the reallocated Rent Well-RRH project the CoC will be able to stabilize housing for 25 families from the streets/emergency shelter. Outreach plan includes referrals from different geographic parts of the county. An outreach strategy adopted by the HPC educates landlords on housing choice vouchers

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

YOUTH: Springwater Transitional Housing for youth 16-21 is funded with CoC, ESG, local govt. and private funds. Case management, vocational education services, physical and mental health support,

supervision and shelter are provided to youth.

HomeSafe Transitional Housing for pregnant and parenting youth 6 – 21 is funded with CoC, local and state grants. Youth have access to rent assistance in scattered apts., case management, referral and linkages to mainstream services.

Independent Living Plans (ILPs) is funded with state and local govt. funds for independent living services to youth transitioning from foster care. Case management is provided for youth discharged from Child Welfare at 18 or 19 years old without permanent housing. Case managers refer and link ex-foster youth to programs and services.

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

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

FOSTER CARE: The Oregon Dept. of Human Services is charged with providing services to children aging out of the foster care system. It provides many of these services directly in addition to contracting for specialized Independent Living Program (ILP) services. In this CoC, the prime ILP contractor is the Inn Home which also operates other CoC programs and whose Executive Director serves as Co Chair of our CoC. In addition, the local Family Court plays an active role in supervising dispositions and the CASA Program provides volunteers to assist youth in their transition.

Youth can opt for staying in their foster home and pay rent, join the Job Corp, secure their own apartment with Chafee Housing funds or go to state college with a 100% tuition waiver and room/board covered by Chafee Education Grant funds. With all of these options, DHS staff, The Inn Home staff and the CASA volunteers form a team to assist the youth in accessing services, jobs, schooling and rent subsidies.

HEALTH CARE: The discharge planning for poor and disabled has historically resided with the State through the Medicaid program. With the advent of the Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program, this is shifting to local control. All Medicaid providers are joined in

Coordinated Care Organizations (CCOs) covering specific geographic areas. The CCOs integrate physical, mental and dental health services. The ACA Medicaid expansion has been structured to align the financial incentives with clinical outcomes/housing status of patients.

MENTAL HEALTH: The Discharge Policy in place for persons being discharged from a mental health facility is ensured by Clackamas County Behavioral Health Department (CCBH). As part of Health Share, the area’s Medicaid Coordinated Care Organization, CCBH has both financial and clinical incentives to ensure that no county residents be discharged from a psychiatric hospital without housing and services. In addition, Oregon is under an U. S. Dept. of Justice 4-year plan to provide better community outcomes for people with mental illness. Specific mandates are subcontracted by the State to CCBH. The local Discharge Policy, which is monitored and enforced, requires all adults leaving a psychiatric hospital be housed consistent with their level of care needs and personal wishes.

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

Discussion

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

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

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

Introduction

The **2012 Analysis of Impediments to Fair Housing Choice** identified five broad impediment areas. These impediment areas were based on analysis of existing data and broad public input. 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).

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

There are a number of barriers to affordable housing common to substantially developed communities. These include the high cost of land and lack of available and appropriately zoned land. The high cost of site development, lack of easily developable vacant land within already-developed areas, the high cost of materials and the difficulty in obtaining financing have discouraged development and in some instances encouraged development of larger units which carried greater profit.

Individual cities and the County have authority over development regulations, including zoning, which results in a mix of regulations. Many of the existing patterns of sprawl, decentralization and homogenous housing developments resulted from commuter demand for housing. Homogeneity, whether exclusively single family or multifamily, can result in limited housing choice suitable to needs and incomes of County residents. Undefined or subjective design standards can also make it difficult to meet affordable housing needs within built-out communities.

Access to affordable and adequate housing for households with lowest incomes has been restricted over the years. Since 2000, median renter income in the U.S. has fallen relative to contract rents. Utility costs have been increasing, as has the price of commuting to work. Quality of housing, particularly at the lowest rent levels, is at risk if property owners do not have assets to maintain units. The result is that lowest income tenants, in addition to the burden of finding housing at all, may be forced to live in

unsuitable or unsafe housing.

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

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

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

Discussion

Clackamas County recognizes barriers to affordable housing and has been an active participant in regional efforts to promote affordable housing and develop a countywide strategic housing plan. The planning process has incorporated an innovative *Communities of Opportunity* approach.

The Communities of Opportunity model has two goals: to bring opportunities to opportunity-deprived areas, and to connect people to existing opportunities throughout the metropolitan region. The model seeks to bring opportunities into distressed neighborhoods by improving education, stimulating investment, and expanding employment and affordable housing opportunities. The model also advocates affirmatively connecting marginalized populations to regional opportunity structures by improving housing mobility and providing fair and effective public transportation. In addition, the model advocates for managing sprawling growth, in order to reduce the drain of jobs and resources from existing communities. The Communities of

Opportunity model advocates for a fair investment in all of a region's people and neighborhoods -- to improve the life outcomes of all citizens, and to improve the health of the entire region.

This approach recognizes that long-term stability in affordable housing is part of larger picture of community development, at a minimum increasing both housing choice and increasing the capacity of residents.

The Clackamas County Board of Commissioners is exploring the suitability of instituting a rental inspection program in the County, which would result in random inspections of rental units, in addition to responding to complaints, to promote health and safety of units. The recently-funded pilot project will provide information about ongoing implementation.

AP-85 Other Actions – 91.220(k)

Introduction

Clackamas County Housing and Community Development Division (HCD) actions in program year 2014 that will address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership.

In March, the Housing Authority of Clackamas County (HACC), a subdivision of the Housing and Community Development Division of Clackamas County (HCD) issued a Request for Proposals (RFP) for the development of multi-family affordable rental housing project(s) that serve lower income households.

The RFP required that a proposed project serve eligible Project Based Voucher (PBV) Participants and Supportive Housing Target Populations. An eligible PBV participant is defined as having income at or below 30% area median income for the county and meeting one or more of the target populations as defined in the Clackamas County Consolidated Plan.

The preferred underserved target populations to be housed under the RFP included the following in the order of preference:

1. Special needs populations (seriously mentally ill and persons dependent on substances)
2. Homeless families with children
3. Survivors of domestic violence

Funding available through the RFP included: HOME funds, Housing Choice Vouchers and Public Housing Replacement Funds.

Two proposals were received and are being evaluated.

Actions planned to address obstacles to meeting underserved needs

Clackamas County HCD will address obstacles to meeting underserved needs in FY2014 by engaging in these activities:

1. Leverage available program funds by requiring sponsor contributions.
2. Seek additional funding from public and private sources to finance program activities.
3. Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
4. Investigate the development and implementation of an inspection program to enforce

habitability standards in multi-family housing projects.

5. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
6. Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
7. Increase capacity to assist Homeless Families with Children.
8. Develop a set of program policies to create a 15 percent set-aside in all new affordable housing developments specifically to assist the targeted special need populations.
9. Promote the use of Section 8 Project Based Vouchers into the development of any new affordable housing project.
10. Develop Alcohol and Drug treatment Housing

Actions planned to foster and maintain affordable housing

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

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

- Participation in and staffing of the Continuum of Care in Clackamas County as well as the Continuum of Care Steering Committee (Governing Board) and the Homeless Policy Council.

- Coordination and maintenance of liaison relationships with McKinney Vento funded homeless liaisons that support the educational success of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.

- Contracting with a community based organization for a Homeless Student Success Project that will enhance the capacity of the homeless liaison at the highest poverty school district in Clackamas County.

- 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 tenant education program.

- Participation in the operations of the Janssen Transitional Housing Project (JTHP). SSD currently provides case management for the families living at Janssen. This HUD funded project, sponsored by the Housing Authority of Clackamas County, has been in operation for more than 20 years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, flexible assistance to support residents increasing their income and housing stability, and other supportive services for homeless families with children.

- Maintain the Fair Housing Rights and Resources Program which responds to the general public regarding emergency housing, housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.

- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential fair housing violations.

Actions planned to develop institutional structure

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

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

clients of SSD.

- Administration of State Homeless Assistance Program (SHAP) funds sub-granted to the Annie Ross House family shelter and Clackamas Women's Services domestic violence shelter.
- Initial screening and intake for families wanting to enter the Annie Ross House shelter and two interfaith hospitality shelter networks (SON and LOTSM).
- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide night of shelter to homeless persons.
- Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters. EHA funds are also used to support shelter bed nights at Clackamas Womens Service's, Annie Ross House, and the Inn Home emergency shelters.
- Operation of a locally funded Bridges to Housing program that provides high needs homeless families a longer term housing subsidy and intensive, comprehensive case management that focus on permanent housing stability and increasing income.
- Operation of the Rent Well tenant education program, providing year-round, ongoing tenant education in Spanish and English as well as case management to help homeless families with barriers to housing placement locate and access permanent housing units.
- Operation of the Jackson Transitional program for adults who are homeless.
- Operation of the HSP program for families who are homeless or at imminent risk of homelessness needing short term rental assistance and supportive services in order to stabilize.
- Severe Weather Warming Centers at three sites, providing a total of 99 low barrier shelter beds for homeless persons on cold winter nights. These sites provide important linkages for the community efforts to identify and re-house chronically homeless persons.

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

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

1. Continue to improve communication and coordination among public agencies by developing and

upgrading computer systems and telephone networks.

2. Coordinate with the 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.

3. Maintain the CCSS partnership with the State of Oregon Department of Human Services to operate the Housing Stabilization Program in the county. Now in its sixth year, the program serves families with children for up to 12 months. CCSS provides families intensive case management services with a goal of locating and maintaining safe, stable and affordable housing.

4. Maintain the partnership with SSD, Clackamas Womens Services, and Northwest Housing Alternatives to administer and operate the Homeless Prevention and Rapid Re-Housing Program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair.

5. Maintain the CCSS partnership with HACC and Mental Health to operate the HUD funded Shelter-Plus-Care Program. Shelter Plus Care provides rent assistance to case managed clients of Social Services and Mental Health who are homeless.

6. Coordinate with SSD and Northwest Housing Alternative to ensure the continued success of the HomeBase Program homeless prevention and rapid rehousing services. This coordination will include sharing of information concerning case management best practices, and consistent and accurate data entry into the Homeless Management Information System.

Discussion

The Clackamas County Health, Housing and Human Services (H3S) Department includes; a public housing authority, a community development division, a public health division, a social services division, a behavioral health division and a primary care division.

H3S is often a convener of agencies to apply for funding, build facilities and provide services to vulnerable populations. In some cases the county provides the services in other cases non-profit agencies provide the housing or services.

Program Specific Requirements

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

Introduction

This year a Home-buyer program will not be available for low-income residents. In prior years this program was available.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	200,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	92.00%

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

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

The County does not anticipate offering any other forms of investment of HOME funds beyond those described in 24 CFR 92.205(b) in the 2014 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 2014-2015. Matching funds will be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. We anticipate that eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services.

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

RECAPTURE -- Direct Homebuyer Assistance

The Clackamas Homebuyer Assistance Program (CHAP) provides funds to low-income first time homebuyers for down payment and reasonable closing costs. At this time, the County does not anticipate using 2014 HOME Program or CDBG funds for the CHAP program.

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 HUD-published limits for 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

RESALE -- Indirect Homebuyer Assistance

Clackamas County does not anticipate providing 2014 HOME funds to assist in the development of homeownership opportunities for low-income households under the community land trust (CLT) model of homeownership. However, in the past, Clackamas County has provided HOME funds under the CLT model as follows:

The CLT retains ownership of the land and sells the improvement (structure) on the land to low-income homebuyers. The homebuyer leases the land from the CLT under a 99-year land lease to assure future affordability of the home. The land lease is made part of the HOME loan agreement and is recorded in the records of Clackamas County.

In such cases, the resale provisions of 24 CFR 92.254 (a)(5)(i) would apply. The HOME-assisted unit must remain affordable to a reasonable range of low-income homebuyers throughout the period of affordability. Clackamas County defines a "reasonable range of low-income homebuyers" as homebuyers with incomes between 60 and 80 percent of area median income. An affordable unit would have a purchase price at initial and any subsequent resale that does not exceed what a family of four at 60 percent of area median income would pay if paying no more than 35 percent of income for principal, interest, taxes and insurance.

The CLT's Land Lease must include:

- A resale formula that ensures the homeowner/seller will receive a limited but fair return on their investment and yet keep the home affordable to a reasonable range of low-income homebuyers.
- A provision that any subsequent sale of the dwelling unit must be to another income-qualified buyer which is defined as a household income does not exceed eighty percent of the county's median household income
- A provision that gives the CLT the right of first refusal to buy back the unit.

The CLT is in default under the terms of the HOME loan agreement if:

- The CLT:sells or transfers title to the land. (The sale of the home to a homebuyer does not constitute a transfer of title to the land.)sells the home to a buyer who is not a low-income household.sells the home for a price that exceeds the current HUD-published limit for the HOME program.The Income Qualified Buyer or approved successor does not occupy the home as its primary residence.Upon any other change in use of the land.

Clackamas County further 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.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds in the 2014 program year.

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

1. Include written standards for providing ESG assistance (may include as attachment)
Clackamas County has had several meetings with ESG providers and members of the CoC to develop CoC and ESG policies and performance standards. ESG policies have been developed in consultation with both ESG and CoC providers starting in January 2014 and on an ongoing at least monthly basis. HCD staff consulted with CoC Steering Committee members on March 31st to discuss using ESG funds for Rapid Rehousing in 2014.

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

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
A CoC working group of providers met in 2013 to implement coordinated assessment. The result was a tool designed and agreed on by all affected programs with the intention of obtaining the most relevant information to make an appropriate referral. In the 2nd phase, a barriers assessment will accompany the tool. The assessment has been piloted by the 2 largest shelter providers: Clackamas County Social Services Division and Northwest Housing Alternatives. The next phase will involve a full rollout by all programs that provide shelter. The planning process involved identifying resources in our region and how resources are accessed by homeless persons and families. The system will cover the entire geographic region using a "hub" system as much as possible, though large portions of the county are rural and sparsely populated. The system will be easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing information. This number is made available through 2-1-1, the county's website, flyers and referring agencies.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
Currently ESG funds are allocated to three (3) nonprofit providers and the County as the HMIS administrator. The process for making sub-awards was to advertise the availability of ESG funding in 2011 as part of the Consolidated Planning funding cycle. Applications were received and reviewed. Only three applications to provide Emergency Shelter services were received. All three nonprofits were funded for homeless emergency shelter services. The contracts have been renewed annually at level funding. ESG and CoC providers are engaged in homeless services planning and ESG allocations.

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

5. Describe performance standards for evaluating ESG.
ESG providers are evaluated using the CoC national performance measurements standards. Agencies that provide only emergency shelter services are evaluated by examining one measure of success: What percentage of persons leaving shelter are going to permanent housing?
The ESG program has not yet set a minimum percentage for shelters to meet. After a year of collecting data the ESG program staff and the CoC Steering Committee will meet to review the results and set a minimum standard.

Discussion

Since the change to the Emergency Solutions Grant Program the Clackamas County ESG program has been in the process of refining the ESG policies. In 2014 the ESG program will fund Rapid Rehousing and or Homeless prevention activities for the first time. ESG program staff are working closely with the Continuum of Care for homeless programs to coordinate efforts, implement a coordinated assessment process, establish CoC and ESG program policies and to establish performance measures.