

Consolidated Annual Performance & Evaluation Report

CAPER

Program Year 2012-2013

Volume 1 of 2

Narratives and Tables

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Prepared by:
Clackamas County Community Development
2051 Kaen Road
Oregon City, OR 97068

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I. EXECUTIVE SUMMARY

This Consolidated Annual Performance and Evaluation Report (CAPER) reports on the progress made in program year 2012-13 towards achieving the goals identified in Clackamas County's current and previous Consolidated Plans. The current Five-Year Consolidated Plan (Con-Plan) covers the years 2012-13 through 2016-17. It was developed with the input of participating cities, various County agencies, and other public and private individuals and organizations to develop strategies to achieve the goals of providing decent housing and suitable living environments and expanding economic opportunities.

The Con-Plan's long-term goals are primarily targeted to low- and very low-income residents of Clackamas County and fall into two basic categories:

- Community Development (non-housing), and
- Housing (which includes projects that address homelessness).

The County uses federal grants and the program income they generate to fund projects and activities that further the Con-Plan goals. The three primary grant sources which the County receives through the U.S. Department of Housing and Urban Development (HUD) are:

- Community Development Block Grant (CDBG),
- Emergency Solutions Grant (ESG), and
- HOME Investment Partnership Grant (HOME).

In the reporting period, the County also utilized the remaining federal stimulus acts' funding:

- Housing and Economic Recovery Act of 2008 (HERA).
 - NSP1 -- The Neighborhood Stabilization Program (NSP1), authorized under the HERA, provided emergency CDBG funds to support efforts to stabilize neighborhoods with high

numbers of vacant and foreclosed homes that might otherwise become sources of abandonment and blight. Clackamas County is a sub-grantee of the State of Oregon Housing and Community Services Department (OHCS) which received NSP funding directly through HUD. OHCS records data for the NSP in HUD's Disaster Recovery Grant Reporting System (DRGR).

- American Recovery and Reinvestment Act of 2009 (ARRA):
 - NSP2 - The NSP2 is authorized under the ARRA. The State of Oregon Housing and Community Services is the lead member of a consortium of Oregon counties receiving NSP2 funding. Clackamas County is a consortium member. Like the NSP1, the purpose of the NSP2 is to stabilize neighborhoods by redeveloping foreclosed properties that might otherwise become blighted.

CONSOLIDATED PLAN – GOALS, STRATEGIES and PERFORMANCE MEASURES

COMMUNITY DEVELOPMENT GOALS

CD-1: 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 Measure	690 households ¹ (1,765 persons)
Annual Goal	353 persons
2012 Accomplishment (based on completed activities)	274 persons

CD-2: Improve community infrastructure and facilities

- 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 Measure	300 households (768 persons)
Annual Goal	154 persons
2012 Accomplishment (based on completed activities)	5,449 persons

¹ The Consolidate Plan states that the average household size in Clackamas County is 2.56 persons.

HUMAN SERVICES GOALS

HS-1: 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.
- HomeBase services to individuals and families that are homeless or at risk of homelessness.

Five-Year Performance Measure	250 persons
Annual Goal	50 persons
2012 Accomplishment (based on completed activities)	1,056 persons

HS-2: 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

- 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.

Five-Year Performance Measure	750 persons
Annual Goal	150 persons
2012 Accomplishment (based on completed activities)	177 persons

HOUSING GOALS

H-1: Increase and improve housing that is affordable to renters

- Create new affordable housing for rent-burdened residents.
- Preserve and improve the quality of the affordable rental housing stock available to low-income families.
- Focus efforts to meet the housing needs of households with incomes below 50% of the area median.
- Support the development of housing for special needs populations and families with children while planning to meet the housing needs of a rapidly-growing senior population.
- Maintain strong partnerships between the County and private/public developers in the development and preservation of affordable rental housing.
- Assure that new affordable housing has accessibility to services and ease of access to public transit for travel to employment centers and other “centers of opportunity.”

- Support the County Department of Health, Housing and Humans Services’ “Housing Initiatives” strategies.
- Support the redevelopment of public housing units to improve the quality of housing.
- Develop a tenant-based rental assistance program.

Five-Year Performance Measure	307 households
Annual Goal	61 households
2012 Accomplishment (based on completed activities)	0 households ²

H-2: 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.

Five-Year Performance Measure	270 households
Annual Goal	54 households
2012 Accomplishment (based on completed activities)	64 households ³

H-3: 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 homelessness, 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.

Five-Year Performance Measure	250 households
Annual Goal	50 households
2012 Accomplishment (based on completed activities)	0 ⁴

² Three H-1 activities in progress in 2012 will be completed and reported in next year’s CAPER.

³ Juneberry subdivision totaled 12 households. CDBG #939 and HOME #999 only counted one time.

⁴ The table in Section II lists activities under their primary goal. In fact, many projects/activities also address the goal of reducing homelessness and meeting the housing needs of special needs populations.

H-4: 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).

Five-Year Performance Measure	10,000 Households
Annual Goal	2,000
2012 Accomplishment (based on completed activities)	1,035

The following is a summary of the **projects** undertaken in the reporting period to achieve the ConPlan's goals and strategies. The accomplishments towards achieving those goals are also shown in the table in Section II.

CD-1 - revitalize low- and moderate-income neighborhoods

Project Name / Location	Project - Activity	Grant	Benefit
Kennel Ave. and Ross St. Improvements/Mollala Construction of street and drainage improvements.	2011/12	CDBG	LMA Census Tract 239.00 Block Group 1 to 4 47.6% Low Mod
Harrison Street Railroad Crossing/Milwaukie Construction of pedestrian and ADA accessible improvements at the Harrison St. and UP Railroad tracks	2011/15	CDBG	LMA Census Tract 208, 209, 211 Block Group 2&3, 3, 3 58.5% Low Mod
Boring Water Line system Improvements/Boring Extension of an 8" water main line 3,000 LF along Chruuch St.	2011/16	CDBG	LMA Census Tract 233 Block Group 1, 2, 3 47.1% Low Mod
Bell Road Bike Improvements/Milwaukie Construction of 3,525 LF of new sidewalks, bicycle paths and drainage improvements in the North Clackamas Revitalization Area.	2012/08	CDBG	LMA Census Tract 216 Block Group 13 56.1% Low Mod
Risley Ave / Kellogg Ave Improvements/Oak Grove Construction of approximately 1,764 LF of new concrete sidewalks and curbs along Kellogg Avenue between McLoughlin Blvd. and Oatfield Road.	2012/18	CDBG	LMA Census Tract 224 Block Group 2 54.9% Low Mod
Canby Sidewalks/Canby Construction of approximately 1,200 LF of sidewalks and curbs on SE 4th Avenue, SE 5th Avenue and S Manzanita Ct.	2012/21	CDBG	LMA Census Tract 229.03 Block Group 4 61.6% Low Mod
Barlow Water System Improvements/Barlow Second phase of rehabilitation of the city's water resevoir system.	2012/26	CDBG	LMA Census Tract 228 Block Group 3 48.2% Low Mod

CD-2 - improve community Infrastructure and facilities

Project Name / Location	Project - Activity	Grant	Benefit
Evergreen House Annex Construction/Suppressed Construction of an annex building to expand the number of shelter beds for victims of domestic violence.	2010/20	CDBG	LMC
Sandy Senior Center Parking Lot Improvements/Sandy Resurfacing 7,100 sf of parking area to improve safety and storm water drainage.	2010/25	CDBG	LMC
Parrott Creek Ranch Rehabilitation - Phase II/Oregon City Renovations to a residential treatment center.	2011/11	CDBG	LMC
ATE Flooring Rehabilitation/Gladstone Correct substandard flooring conditions at Activities Toward Enrichment, a facility that provides training and employment for people with disabilities.	2011/25	CDBG	LMC

Estacada Community Center Kitchen Improvements/Estacada Replacement of defective equipment	2012/11	CDBG	LMC
Sunnyside Health and Wellnes Center Expansion/Clackamas Addition of 3,000 SF to health and dental clinic	2012/14	CDBG	LMC
The Terrace at Mt. Scott/Happy Valley Installation of a handrail to bring a ramp into compliance with codes.	2012/15	CDBG	LMC
Wilsonville Community Sharing Facility Expansion/Wilsonville Purchase and installation of a 2,100 SF prefabricated building to house the Wilsonville food bank and the Information and Referral office.	2012/16	CDBG	LMC
Wilsonville Senior Center Kitchen Renovation/Wilsonville Renovation and expansion of existing kitchen.	2012/20	CDBG	LMC
Family Justice Center/Countywide Remodel/conversion of an existing building into a single location for multi-disciplinary coordinated assistance for victims of domestic and sexual violence and their families.	2012/23	CDBG	LMC
River Road Head Start Kitchen/Milwaukie Renovation of the kitchen includes expanding food storage capacity and adding a walk-in freezer.	2012/28	CDBG	LMC

HS-1 - stabilize the lives of families and individuals who are in crisis

Project Name / Location	Project - Activity	Grant	Benefit
2011 Rent Well Permanent Housing Solutions/Countywide Education, counseling, advocacy and resources to help low-income persons to access permanent housing and avoid homelessness.	2011/17	CDBG	LMC
2012 Home Base/Countywide Funding for homeless prevention serivces	2012/07	CDBG	LMC
2012 Rent Well/Countywide 15-hour tenant education program to ehlp people overcome barriers to rental housing.	2012/17	CDBG	LMC

HS-2 - increase self-sufficiency

Project Name / Location	Project - Activity	Grant	Benefit
Bridges to Housing - Child Care Assistance/Countywide Provision of child care services to assist the homeless families with children participating in the B2H program.	2007/14	CDBG	LMC
Clackamas Womens Services - Public Services/Suppressed Operation and administration of a shelter and supprotive services for survivors of domestic violence.	2010/29	CDBG	LMC
2011 Clackamas Womens Services - Public Services/Suppressed Shelter and support services to survivors of domestic violence.	2011/21	CDBG	LMC
2012 Emergency Solutions Grant Program/N/A	2012/05	ESG	
Casa Hogar/Suppressed Acquisition and rehabilitation of a new emergency sheter for survivors of domestic violence.	2012/24	CDBG	LMC

Avalon House Supportive Services/Countywide

2012/27

CDBG

LMC

Interim funding for operating permanent supportive housing for homeless women and their children who are involved with the Clackamas County Treatment Courts.

H-1 - increase and improve housing that is affordable to renters

Project Name / Location	Project - Activity	Grant	Benefit
Sandy Workforce Housing/Sandy New construction of a 52-unit affordable multi-family rental housing project for families.	2011/24	HOME	
Tenant Based Rental Assistance/Countywide Limited term rental subsidies for families.	2012/22	HOME	
Easton Ridge Apartments Rehabilitation/Happy Valley Rehabilitation of an existing 264-unit affordable multi-family rental housing project.	2012/25	HOME	

H-2 - stabilize existing homeownership and provide opportunities for new homeowners

Project Name / Location	Project - Activity	Grant	Benefit
CCLT - Juneberry Subdivision/Oregon City Development of the Juneberry Subdivision, a 12-unit duplex-style subdivision in Oregon City. Under the community land trust model of homeownership.	2007/25	CDBG	LMH
CCLT - Juneberry Subdivision/Oregon City Construction of 12 duple-style homes to be sold under the land trust model of homeownership.	2008/23	HOME	LMH
2009 NSP1 - Activity B - Purchase/Rehab/Resale/Target areas Funds for purchase, repair and re-sale of eligible foreclosed homes.	2009/91	NSP1	LMH
2010 NCRA Sewer Hook-up Grant Program (SHUG)/North Clackamas Revitaliz Grants to low-income homeowners in NCRA to improve inadequate infrastructure, particularly lack of sanitary sewer service threatening public health and the environment.	2010/26	CDBG	LMH
2010 NSP2 - Activity B - Purchase/Rehab/Resale/Target Areas Funds for the purchase and repair of eligible foreclosed homes.	2010/92	NSP2	
2011 Housing Rehabilitation Program/Countywide Low interest loans to low-income homeowners (owner occupied) for housing rehabilitation needs.	2011/01	CDBG	LMH
2011 CHAP Homebuyer Assistance (CDBG + HOME)/Countywide Down payment and closing cost assistance to low-income 1st time homebuyers.	2011/13	CDBG	LMH
CCLT - Community Stabilization/Molalla Purchase, rehabilitation and re-sale of two foreclosed homes	2011/26	HOME	
2012 Housing Rehabilitation Program/Countywide Loans and grants to assist with needed repairs and to improve access for persons with disabilities.	2012/01	CDBG	LMH
2012 CHAP Homebuyer Assistance Program/Countywide Down payment and closing cost assistance to low-income 1st time homebuyers.	2012/13	CDBG	LMH

2012 NCRA Sewer Hook-up (SHUG)/Overland Park

2012/19 CDBG

LMH

Grants grants to low-income homeowners in NCRA to improve inadequate infrastructure, particularly lack of sanitary sewer service threatening public health and the environment.

H-4 - promote community awarness of affordable housing needs

Project Name / Location	Project - Activity	Grant	Benefit
2011 Housing Rights & Resources Program/Countywide	2011/04	CDBG	LMC
Ensures that low-income citizens benefit from the protections of Fair Housing, landlord-tenant and other housing rights.			
2012 Housing Rights and Resources Program/Countywide	2012/04	CDBG	LMC
Housing information, legal aid, housing rights education, landlord training and housing referral services.			

P&A - support planning and administration of programs and organizations

Project Name / Location	Project - Activity	Grant	Benefit
NSP1- Administration/	2009/93	NSP1	
Grant administration and program implementation.			
2010 NCRA Sewer Hook-up Grant Program (SHUG)/North Clackamas Revitaliz	2010/26	CDBG	
Grants to low-income homeowners in NCRA to improve inadequate infrastructure, particularly lack of sanitary sewer service threatening public health and the environment.			
2011 Homeless Count/Countywide	2011/02	CDBG	
Coordination and implementation of one-night count of unsheltered homeless in Clackamas County.			
2011 Planning, Admin & Compliance/	2011/03	CDBG	
Overall planning administration, including program development, management and coordination, personel, accounting, and grant compliance expenses.			
2012 Housing Rehabilitation Program/Countywide	2012/01	CDBG	LMH
Loans and grants to assist with needed repairs and to improve access for persons with disabilities.			
2013 Homeless Count/	2012/02	CDBG	
Coordination and implementation of one-night count of unsheltered homeless in Clackamas County.			
2012 CDBG Administration/Countywide	2012/03	CDBG	
Overall planning administration, including program development, management and coordination, personel, accounting, and grant compliance expenses.			
2012 Annie Ross House Redevelopment/Milwaukie	2012/06	CDBG	LMC
Planning for the re-development of Northwest Housing Alternative's campus.			
2012 HOME Administration/	2012/09	HOME	
Overall planning administration, including program development, management and coordination, personel, accounting, and grant compliance expenses.			
2012 NCRA Sewer Hook-up (SHUG)/Overland Park	2012/19	CDBG	LMH
Grants grants to low-income homeowners in NCRA to improve inadequate infrastructure, particularly lack of sanitary sewer service threatening public health and the environment.			

Summary of Resources and Distribution of Funds

Clackamas County received federal funds in program year 2012-13 from the following sources:

Federal Fund Source:*	2012-13 Funds Received:	2012-13 Funds Committed:	2012-13 Funds Expended:
CDBG Entitlement	1,952,933.00	1,636,827.49	268,678.73
CDBG Program Income	391,791.53	391,791.53	356,791.53
HESG Entitlement and Administration	167,232.00	154,690.00	101,695.65
HOME Entitlement	743,155.00	0.00	0.00
HOME Program Income	1,100,634.18	730,697.43	730,697.43
TOTAL	4,355,745.71	2,914,006.45	1,457,863.34

*Source: IDIS PR01

The geographic distribution of 2012 and prior year funds is shown in the table in Section II. That table also calculates the distribution of funds for the various projects and includes federal and non-federal fund sources.

II. FIVE-YEAR PLAN -- ASSESSMENT OF PROGRESS

The table in this section provides detailed information on projects and activities identified in the current and previous Con-Plans that were **open** in the reporting period. The projects are grouped according to the targeted Con-Plan goal. Information contained in the table is from the following IDIS reports: PR 02, PR 03, PR 06, PR 07, PR 22 and PR 25. Details include:

- Project name
- Geographic location of the project
- The Action Plan and IDIS Project Number (NSP projects don't have an IDIS number)
- The user/beneficiary of the project (CDBG-funded projects only):

LMA	Low Mod Area Benefit	VL	Very Low Income	SNP	-- Special Needs Population
LMH	Low Mod Housing	LM	Low Mod Income	Y	-- Youth
LMC	Low Mod Clientele	PB	Presumed Benefit	E	-- Elderly
- The project's performance indicator, outcome and objective:

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3
- The amount committed in the reporting period (prior year commitments are not shown)
- The amount invested/expended in the reporting period (includes prior year funds)
- The proposed outcome (number planned) and the actual outcome (number served in the reporting period)
- The actual outcome for the activity
- The status as of the end of the reporting period

Possible changes to the County's program as a result of recent experience.

Community Development:

- Continues to monitor the federal budget issues and will consider adjustments to our current program delivery model and staffing patterns to handle increased or decreased funding in the future.
- Continues to look at how to best position our programs to fit into HUD's proposed Safe and Healthy Homes Initiative Partnership (SHIPP).
- Is collaborating with other divisions of the County's Health, Housing and Human Services Department to develop, plan and implement:
 - A rental housing habitability code enforcement program – Housing Goal #1; and
 - "House RX", an effort to align available resources to mitigate environmental issues in the home that are causing health problems – Housing Goal #2.

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
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CD-1 - Projects that revitalize low- and moderate-income neighborhoods

CD-1	Risley Ave / Kellogg Ave Improvements	Oak Grove	2012/18	1242	03L	LMA	CDBG	\$160,000	\$11,420	People	SL-1	255		Open
CD-1	Boring Water Line system Improvements	Boring	2011/16	1156	03J	LMA	CDBG	\$0	\$0	People	SL-1	62	62	Completed
CD-1	Harrison Street Railroad Crossing	Milwaukie	2011/15	1155	03K	LMA	CDBG	\$100,000	\$17,249	People	SL-1	125	125	Completed
CD-1	Kennel Ave. and Ross St. Improvements	Mollala	2011/12	1153	03K	LMA	CDBG	\$261,488	\$247,737	People	SL-1	87	87	Completed
CD-1	Canby Sidewalks	Canby	2012/21	1243	03L	LMA	CDBG	\$98,000	\$92,126	People	SL-1	300		Open
CD-1	Bell Road Bike Improvements	Milwaukie	2012/08	1232	03L	LMA	CDBG	\$200,000	\$5,965	People	SL-1	500		Open
CD-1	Barlow Water System Improvements	Barlow	2012/26	1286	03J	LMA	CDBG	\$10,000	\$1,673	People	SL-1	135		Open
									\$829,488	\$376,171				

CD-2 - Projects that improve community Infrastructure and facilities

CD-2	Estacada Community Center Kitchen Improvements	Estacada	2012/11	1235	03A	LMC	CDBG	\$15,000	\$10,938	Public Facilities	SL-1	1	1	Completed
CD-2	Wilsonville Community Sharing Facility Expansion	Wilsonville	2012/16	1241	03	LMC	CDBG	\$240,000	\$6,316	Public Facilities	SL-1	1		Open
CD-2	The Terrace at Mt. Scott	Happy Valley	2012/15	1239	03	LMC	CDBG	\$11,220	\$0	Public Facilities	SL-1	1		Open
CD-2	Family Justice Center	Countywide	2012/23	1280	03	LMC	CDBG	\$100,000	\$3,609	Public Facilities	SL-1	1		Open
CD-2	Sunnyside Health and Wellness Center Expansion	Clackamas	2012/14	1238	03P	LMC	CDBG	\$115,000	\$1,324	Public Facilities	SL-1	1		Open
CD-2	Wilsonville Senior Center Kitchen Renovation	Wilsonville	2012/20	1230	03A	LMC	CDBG	\$244,504	\$244,504	Public Facilities	SL-1	1	1	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome / Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
CD-2	Evergreen House Annex Construction	Suppressed	2010/20	1096	03	LMC	CDBG	\$0	\$0	People	SL-1	20	33	Completed
CD-2	ATE Flooring Rehabilitation	Gladstone	2011/25	1219	03B	LMC	CDBG	\$61,670	\$61,670	Public Facilities	SL-1	1	1	Completed
CD-2	Parrott Creek Ranch Rehabilitation - Phase II	Oregon City	2011/11	1152	03D	LMC	CDBG	\$46,139	\$46,139	Public Facilities	SL-1	1	28	Completed
CD-2	River Road Head Start Kitchen	Milwaukie	2012/28	1325	03	LMC	CDBG	\$150,000	\$2,044	Public Facilities	SL-1	1		Open
CD-2	Sandy Senior Center Parking Lot Improvements	Sandy	2010/25	1100	03A	LMC	CDBG	\$0	\$50,000	People	SL-1	5385	5385	Completed
									\$937,395	\$426,545				

HS-1 - Projects that stabilize the lives of families and individuals who are in crisis

HS-1	2012 Rent Well	Countywide	2012/17	1229	05	LMC	CDBG	\$84,800	\$84,800	People	SL-1	80	597	Completed
HS-1	2012 Home Base	Countywide	2012/07	1226	06	LMC	CDBG	\$25,000	\$25,000	People	SL-1	2100	459	Completed
HS-1	2011 Rent Well Permanent Housing Solutions	Countywide	2011/17	1150	05	LMC	CDBG	\$84,800	\$78,763	People	SL-1	110		Open
									\$194,600	\$188,563				

HS-2 - Projects that increase self-sufficiency

HS-2	Casa Hogar	Suppressed	2012/24	1284	03C	LMC	CDBG	\$60,000	\$4,102	Public Facilities	SL-1			Open
HS-2	2012 Emergency Solutions Grant Program	N/A	2012/05	1216			ESG	\$12,542	\$12,542	None	SL-1			Completed
HS-2	2012 Emergency Solutions Grant Program	N/A	2012/05	1244			ESG	\$93,345	\$93,345	People	SL-1			Completed
HS-2	2012 Emergency Solutions Grant Program	N/A	2012/05	1245			ESG	\$64,846	\$45,526	None	SL-1			Open

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Objective / Outcome	Proposed Outcome	Actual Outcome	Status as of 6/30/10
HS-2	Bridges to Housing - Child Care Assistance	Countywide	2007/14	926	05L	LMC	CDBG	\$0	\$4,968	People	SL-1	12		Open
HS-2	Avalon House Supportive Services	Countywide	2012/27	1303	05	LMC	CDBG	\$13,425	\$13,425	People	SL-1	16	16	Completed
HS-2	2011 Clackamas Womens Services - Public Services	Suppressed	2011/21	1151	05G	LMC	CDBG	\$0	\$0	People	SL-1	50	95	Completed
HS-2	Clackamas Womens Services - Public Services	Suppressed	2010/29	1130	05G	LMC	CDBG	\$0	\$0	People	SL-1	50	66	Completed
									\$244,157	\$173,907				

H-1 - Projects that increase and improve housing that is affordable to renters

H-1	Tenant Based Rental Assistance	Countywide	2012/22	1283			HOME	\$100,000	\$19,870	Households	DH-2	25		Open
H-1	Sandy Workforce Housing	Sandy	2011/24	1220			HOME	\$800,000	\$0	Households	SL-1	52		Open
H-1	Easton Ridge Apartments Rehabilitation	Happy Valley	2012/25	1285			HOME	\$660,000	\$521,400	Households	DH-2	264		Open
									\$1,560,000	\$541,270				

H-2 - Projects that stabilize existing homeownership and provide opportunities for new homeowners

H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1134	14A	LMH	CDBG	\$6,692	\$6,692	Households	SL-1	1		Open
H-2	2009 NSP1 - Activity B - Purchase/Rehab/Resale	Target areas	2009/91	50534	13	LMH	NSP1	\$212,050	\$202,229	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1324	14A	LMH	CDBG	\$15,000	\$225	Households	DH-2	1		Open
H-2	CCLT - Juneberry Subdivision	Oregon City	2008/23	999		LMH	HOME	\$0	\$0	Households	DH-2	12	12	Completed
H-2	CCLT - Community Stabilization	Molalla	2011/26	1224			HOME	\$123,933	\$123,933		DH-2	1	1	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome / Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
H-2	CCLT - Community Stabilization	Molalla	2011/26	1222			HOME	\$133,670	\$133,670	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1266	14A	LMH	CDBG	\$5,450	\$5,450	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1265	14A	LMH	CDBG	\$7,500	\$7,500	Households	SL-1	1	1	Completed
H-2	CCLT - Juneberry Subdivision	Oregon City	2007/25	939	01	LMH	CDBG	\$0	\$0	Households	DH-2	12	12	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1257	14A	LMH	CDBG	\$25,000	\$25,000	Households	DH-2	1	1	Completed
H-2	2011 CHAP Homebuyer Assistance (CDBG + HOME)	Countywide	2011/13	1221	13	LMH	CDBG	\$10,000	\$10,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1223	14A	LMH	CDBG	\$21,485	\$21,485	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1240	14A	LMH	CDBG	\$4,800	\$4,800	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1268	14A	LMH	CDBG	\$5,400	\$5,400	Households	SL-1	1	1	Completed
H-2	2012 CHAP Homebuyer Assistance Program	Countywide	2012/13	1252	13	LMH	CDBG	\$7,363	\$7,363	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1254	14A	LMH	CDBG	\$7,500	\$7,500	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1256	14A	LMH	CDBG	\$11,660	\$11,660	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1264	14A	LMH	CDBG	\$6,000	\$6,000	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1258	14A	LMH	CDBG	\$2,426	\$2,426	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1259	14A	LMH	CDBG	\$3,385	\$3,385	Households	DH-2	1	1	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1260	14A	LMH	CDBG	\$5,000	\$5,000	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1261	14A	LMH	CDBG	\$5,720	\$5,720	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1262	14A	LMH	CDBG	\$3,100	\$3,100	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1263	14A	LMH	CDBG	\$4,930	\$4,930	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1135	14A	LMH	CDBG	\$3,925	\$3,925	Households	SL-1	1		Open
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1301	14A	LMH	CDBG	\$24,798	\$0	Households	DH-2	1		Open
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1289	14A	LMH	CDBG	\$12,065	\$8,415	Households	DH-2	1		Open
H-2	2012 CHAP Homebuyer Assistance Program	Countywide	2012/13	1291	14A	LMH	CDBG	\$10,000	\$10,000	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1136	14A	LMH	CDBG	\$4,000	\$4,000	Households	SL-1	1		Open
H-2	2012 CHAP Homebuyer Assistance Program	Countywide	2012/13	1293	13	LMH	CDBG	\$10,000	\$10,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1295	14A	LMH	CDBG	\$8,938	\$8,938	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1296	14A	LMH	CDBG	\$6,455	\$6,455	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1297	14A	LMH	CDBG	\$35,427	\$13,912	Households	DH-2	1		Open
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1287	14A	LMH	CDBG	\$21,270	\$21,270	Households	DH-2	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1299	14A	LMH	CDBG	\$4,988	\$4,988	Households	SL-1	1	1	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome / Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1292	14A	LMH	CDBG	\$19,306	\$19,306	Households	DH-2	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1302	14A	LMH	CDBG	\$6,800	\$6,800	Households	SL-1	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1304	14A	LMH	CDBG	\$12,858	\$12,858	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1305	14A	LMH	CDBG	\$5,000	\$5,000	Households	DH-2	1	1	Completed
H-2	2010 NSP2 - Activity B - Purchase/Rehab/Resale	Target Areas	2010/92	50536	14G		NSP2	\$85,000	\$85,000	Households	DH-2	1	1	Completed
H-2	2010 NSP2 - Activity B - Purchase/Rehab/Resale	Target Areas	2010/92	50535	14G		NSP2	\$108,000	\$108,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1288	14A	LMH	CDBG	\$4,645	\$4,645	Households	DH-2	1	1	Completed
H-2	2011 Housing Rehabilitation Program	Countywide	2011/01	1199	14A	LMH	CDBG	\$0	\$0	Households	DH-1	1	1	Completed
H-2	2011 Housing Rehabilitation Program	Countywide	2011/01	1206	14A	LMH	CDBG	\$0	\$10,520	Households	DH-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1298	14A	LMH	CDBG	\$0	\$0	Households	DH-2	1		Cancelled
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1270	14A	LMH	CDBG	\$25,154	\$25,154	Households	DH-2	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1211	14A	LMH	CDBG	\$4,100	\$4,100	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1218	14A	LMH	CDBG	\$7,500	\$7,500	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1267	14A	LMH	CDBG	\$7,325	\$7,325	Households	SL-1	1	1	Completed
H-2	2011 Housing Rehabilitation Program	Countywide	2011/01	1209	14A	LMH	CDBG	\$0	\$0	Households	DH-1	1	1	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome/ Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
H-2	2012 CHAP Homebuyer Assistance Program	Countywide	2012/13	1294	13	LMH	CDBG	\$10,000	\$10,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1269	14A	LMH	CDBG	\$16,700	\$16,700	Households	DH-2	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1281	14A	LMH		\$6,750	\$6,750	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1271	14A	LMH	CDBG	\$7,312	\$7,312	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1277	14A	LMH	CDBG	\$40,000	\$40,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1273	14A	LMH	CDBG	\$5,000	\$5,000	Households	DH-2	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1279	14A	LMH	CDBG	\$4,750	\$4,750	Households	DH-2	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1278	14A	LMH	CDBG	\$7,492	\$7,492	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1274	14A	LMH	CDBG	\$2,895	\$2,895	Households	DH-2	1	1	Completed
H-2	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1275	14A	LMH	CDBG	\$4,921	\$4,921	Households	SL-1	1	1	Completed
H-2	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1276	14A	LMH	CDBG	\$5,075	\$5,075	Households	SL-1	1	1	Completed
H-2	2012 Housing Rehabilitation Program	Countywide	2012/01	1272	14A	LMH	CDBG	\$4,771	\$4,771	Households	DH-2	1	1	Completed

\$1,171,285 \$1,107,246

H-4 - Projects that promote community awareness of affordable housing needs

H-4	2011 Housing Rights & Resources Program	Countywide	2011/04	1149	05J	LMC	CDBG	\$140,000	\$0	People	DH-1	100	510	Completed
H-4	2012 Housing Rights and Resources Program	Countywide	2012/04	1228	05	LMC	CDBG	\$140,000	\$140,000	People	SL-1	4000	525	Completed

Priority & Strategy	Project Name	Location	Project #	IDIS #	Matrix Code	Benefit	Fund Source	Committed in Reporting Year	Expended in Reporting Year	Performance Indicators	Outcome / Objective	Proposed Outcome	Actual Outcome	Status as of 6/30/10
								\$280,000	\$140,000					
P&A	2013 Homeless Count		2012/02	1225	20		CDBG	\$38,200	\$30,808	N/A	SL-1			Open
P&A	2011 Homeless Count	Countywide	2011/02	1148	20		CDBG	\$0	\$0	N/A	SL-1			Cancelled
P&A	2011 Planning, Admin & Compliance		2011/03	1145	21A		CDBG	\$0	\$0	N/A	SL-1			Completed
P&A	NSP1- Administration		2009/93	52003			NSP1	\$0	\$0	N/A	DH-1			Open
P&A	2010 NCRA Sewer Hook-up Grant Program (SHUG)	North Clackamas Revitalization Area	2010/26	1101	14H		CDBG	\$0	\$1,751	N/A	SL-1	1		Completed
P&A	2012 NCRA Sewer Hook-up (SHUG)	Overland Park	2012/19	1234	14H	LMH	CDBG	\$37,349	\$37,349	N/A	SL-1	1		Completed
P&A	2012 Housing Rehabilitation Program	Countywide	2012/01	1214	14H	LMH	CDBG	\$313,510	\$313,510	N/A	DH-2	1		completed
P&A	2012 HOME Administration		2012/09	1213			HOME	\$174,316	\$174,316	None	DH-2			Completed
P&A	2012 CDBG Administration	Countywide	2012/03	1215	21A		CDBG	\$425,915	\$425,915	None	SL-1			Completed
P&A	2012 Housing Rehabilitation Program	Countywide	2012/01	1248	14I	LMH	CDBG	\$5,850	\$5,850	N/A	DH-2	1		Completed
P&A	2012 Annie Ross House Redevelopment	Milwaukie	2012/06	1231	03C	LMC	CDBG	\$75,000	\$0	N/A	SL-1			Open
								\$1,070,139	\$989,498					

P&A - Projects that support planning and administration of programs and organizations

III.ASSESSMENT OF ANNUAL PROGRESS

A. Affirmatively Furthering Fair Housing

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). However, this is not meant to imply that eliminating discrimination is a simple matter.

These impediments and identification of goals reflect the complexity and (in many cases) the benefit of a regional approach to solutions.

1. Violations of fair housing laws in renting and purchasing property
2. Lack of knowledge of fair housing laws, including confusion about ADA and fair housing laws
3. Patterns of disadvantage for minorities and other protected classes – location, income, education
4. Lack of suitable affordable (including subsidized) housing in general, and lack of choice by quality, accessibility, location, type of units and access to opportunities
5. Land use and other public policies may be barriers to developing affordable housing

Goals of the Fair Housing Partners

CDD assembled a group called Fair Housing Partners to identify goals and strategies. The group includes the cities, towns and hamlets in Clackamas County, Clackamas County Social Services Division (SSD), Housing Authority of Clackamas County (HACC), Clackamas County Department of Transportation and Development (DTD), the Fair Housing Council of Oregon (FHCO) and, the Legal Aid Services of Oregon (LASO).

The group identified the following six Fair Housing goals in preparation of the AI plan. A full listing of the AI Goals, Strategies and Action Steps is located on pages 50 through 54 of the AI Plan.

- Goal I: Fair housing laws are enforced
- Goal II: People and agencies/institutions know about fair housing
- Goal III: Integrative patterns are promoted
- Goal IV: Fair housing is attained regionally
- Goal V: All rental housing is habitable
- Goal VI: Actions are guided by local and regional data

The following Strategies and Accomplishments address only Goals I through IV as directed by the HUD FHEO in order to focus reporting on Fair Housing related goals. They are intended to reduce the impediments to fair housing choice in Clackamas County.

Actions Taken and Analysis of Impact

Goal	Strategy	Primary Partners * (Lead in BOLD)	Accomplishments
I.1	Maintain a system for reporting fair housing law violations (Impediment 1)	SSD	SSD maintained a Housing Rights and Resources program that received 4,260 calls for information from July 1, 2012 to June 30, 2013. The program personnel work with callers to identify fair housing law violations. Of the 525 persons assisted with information and referrals, 16 (3%) were Black and 104 (20%) were Hispanic.
I.2	Commit to countywide and regional support to continue and enhance enforcement of fair housing laws (Impediment 1)	SSD CDD	SSD has annual contracts with the Fair Housing Council of Oregon FHCO (\$10,518) and Legal Aid Services of Oregon LASO (\$84,850) to provide enforcement of fair housing laws. FHCO assisted 143 people with housing information 19 (13%) were Hispanic and 8 (5%) were Black. CDD is meeting regularly with regional partners to discuss audit testing options.
I.3	Support complaint-based testing at the local and county level to improve enforcement of fair housing laws (Impediment 1)	SSD CDD	SSD collects and sends Housing Rights and Resources program (HRR) information and referrals to CDD and FHCO. 525 calls to HRR had a potential fair housing issue. Only 9 of these clients were referred to Legal Aid however Legal Aid provided services to 194 clients in Clackamas County to improve enforcement of fair housing laws.
I.4	Support audit testing (rental and lending) at the regional (multi-county and multi-city) level to discover fair housing law violations (Impediment 1)	CDD SSD	CDD has been meeting quarterly with regional partners to strengthen audit testing options to discover fair housing laws violations. FHCO has provided housing discrimination and complaint information from federal (HUD) and state (BOLI) to the regional partners.
II.1	Improve access to fair housing information (Impediment 2)	CDD SSD	CDD has met with regional partners and the Fair Housing Council of Oregon to coordinate Fair Housing activities, develop a centralized resource and to develop FH material in multiple languages and formats.
II.2	Provide fair housing education and training to consumers (and the general public); local governments and policy makers (and civic and community leaders); and, housing providers (planners, agencies,	SSD FHCO CDD	A total of 1542 consumers received housing information and materials from HRR. FHCO provided information directly to 436 tenants. FHCO provided fair housing information to 446 landlords, property managers, and individuals in agencies and businesses that provide housing services.

	lenders, building industry, housing inspectors, landlords) (Impediment 2)		A total of 962 housing professionals received fair housing information and materials from FHCO.
III.1	Expand opportunities for tenants using Housing Choice Vouchers (Impediment 3,4)	HACC	<p>The Housing Authority of Clackamas County has extension landlord outreach materials posted on the HACC website.</p> <p>Dates on Outreach Effort: Semi-Annual Landlord Trainings and Description of Trainings and How Promoted Attendance 9/12/2012: Oregon Landlord Tenant Law Training by <u>Jeffrey S. Bennett, Attorney at Law</u></p> <ul style="list-style-type: none"> • <u>ORLTA 2009 Aftermath Handout</u> <p>12/4/12: Landlord Orientation for New and Existing Landlords</p> <p>Outreach for all of these events were done by the following:</p> <ul style="list-style-type: none"> • Direct email invitations to our landlord email list • Announcements on the Metro Multi Family Calendar of events • Fair Housing Council of Oregon Announcements • Promoted on HACC Website • Word of mouth through property management companies, etc <p>Landlord Newsletters were distributed to all landlords in Summer 2012, Fall 2012 and Winter 2013. The newsletters are posted at the HACC website.</p>
III.2	Expand housing opportunities for people with disabilities (Impediment 3,4)	CDD	See Housing Goals 1, 2 and 3 table in Section II of this CAPER
IV.1	Participate in regional efforts to promote fair and affordable housing	CDD	CDD has met with regional partners to begin discussions in Regional Planning activities in Clark County (WA), Multnomah (OR), Washington (OR), and Clackamas (OR) Counties.
VI.1	Maintain County data on violations and potential violations of fair housing laws and use to promote fair housing and to conduct fair housing training/education	SSD CDD FHCO	<p>FHCO has provided CDD discrimination information from 9 complaints in Clackamas County. 4 of the complaints were based on familial status. 3 were based on disability and 2 were based on sexual orientation.</p> <p>HUD reported a total of 12 complaints in Clackamas County. 8 complaints were based on</p>

	(Impediment 1,2)		disability status, 3 were based on familial status and 2 were based on sex status and 1 was based on race. Of these 12 complaints, 3 were found to have No Cause, 2 were found to have Cause, 1 was settled and 6 are still open cases.
VI.2	Coordinate with Housing Authority of Clackamas County to include annual reporting of wait list and housing recipients (Impediment 3,4)	HACC CDD	The HACC waitlist for housing vouchers has 3,297 people in families. 439 people (13%) are elderly and 1067 (32%) have disabilities. 348 (11%) are Black, 190 (6%) are Hispanic, 84 (3%) are Native American and 84 (3%) are Asian or Pacific Islanders. 2940 people (89%) are in extremely low income households.

*Partners: CDD: Community Development Division ❖ SSD: Social Services Division ❖ FHCO: Fair Housing Council of Oregon ❖ HACC: Housing Authority of Clackamas County ❖ DTD: Development and Transportation Department

NOTE: The FHEO reviewed this 2012-13 CAPER and made the following request for the 2013-14 CAPER:

1. "Submit detailed reporting on action items I.4 (Audit Testing), II.1 (Access to Fair Housing Information), and IV.1 (Training on Strategies to Overcome NIMBY-ism)." and
2. "Provide a timeline of meetings, participants, specific accomplishments and any other relevant information that demonstrates progress toward achieving the goals set forth in the fair housing plan."

B. Affordable Housing

The ConPlan's affordable housing goals and strategies are delineated in Section I of this CAPER. The first table in that section provides a summary of the projects undertaken in the reporting period related to the Community Development, Human Services and Housing goals and strategies.

The table in Section II provides detailed information on projects and activities identified in the current and previous Con-Plans that were open, and those that were completed, in the reporting period. The projects in that table are grouped according to the targeted Con-Plan goal. Some of the projects that were listed under the previous ConPlan have been moved to the appropriate goal of the current ConPlan.

The table below compares the proposed **numeric goals from the Action Plans** with the actual number of extremely low-, low- and moderate-income renter and owner households assisted (activity completed in IDIS) during the reporting period from those **CDBG- and HOME-funded projects**. These projects meet the Section 215 requirements of affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (Source PR22 and PR03)

Households Assisted -- Activities Completed in 2012-13
CDBG- and HOME-funded Housing Activities

Project	Units Proposed in Action Plan	Actual Units Completed❖	RENTERS			OWNERS		
			EL 0-30%	VL 31-50%	L 51-80%	EL 0-30%	VL 31-50%	L 51-80%
Housing Rehab (CDBG & HOME)	20	20	1	0	1	2	5	11
Down payment assistance (CDBG & HOME)	10	14	0	0	0	0	1	13
Sewer Hook-up (CDBG)	25	17	0	0	0	2	1	14
Homeownership -- Acquisition / Rehab/ Resale	4	2	0	0	0	0	0	2
Homeownership -- new construction	12	12	0	0	0	0	0	12
TOTAL	71	65	1	0	1	4	7	52

❖ Additional units were completed using other fund sources. Those activities are listed in the table in Section II under Housing Goals 1 and 2.

C. Continuum of Care

Clackamas County's continuum of care "system" is a collaboration of public agencies, nonprofit organizations and members of the community. In the 2012-13 program year, the County continued to lead the CoC planning process and assumed responsibility for:

- Providing staff resources and infrastructure for the CoC planning group and processes;
- Providing guidance to CoC's Discharge Planning, Homeless Street Count and Mainstream Services integration efforts;
- Ensuring coordination of the CoC planning process with the Consolidated Plan and the 10 year Plan to Address Homelessness; and
- Coordinating preparation of planning documents and applications.

The CoC's core planning group, the Coordinating Council for Homeless Programs, maintains the informal peer-to-peer and agency-to-agency networking and collaboration for which Clackamas County is well known. The Coordinating Council meets at least monthly throughout the year except for December.

The table below shows the renewal applications for funding of operations and/or services for the projects submitted to HUD in December 2012/Jan 2013 and the specific Con-Plan objectives being met by the project.

Project / Sponsor	Description	H3	H4	H5
Chez Ami Apartments Sponsor: Central City Concern	Permanent housing for 40 homeless chronically mental ill adults.	X	X	
Springwater Program Sponsor: The Inn	Transitional housing for homeless youth	X	X	
Transitional Program Sponsor: Clackamas Women's Services	Transitional housing for 5 families and up to 16 persons.	X	X	
HomeSafe Transitional Housing Sponsor: The Inn	Transitional housing for homeless youth and parenting teens including rental assistance.	X	X	
Avalon Sponsor: The Inn	A permanent housing facility with six units for families and one unit for the resident manager for a total of seven units.	X	X	
Jackson Place Sponsor: Clackamas County Social Services	Transitional housing for 12 individuals.	X	X	
Janssen Road Apartments Sponsor: HACC	Transitional housing for 5 families and up to 24 individuals.	X	X	
HOPE Leasing Program Sponsor: Clackamas County Social Services	Permanent housing and services for 19 individuals.	X	X	
Rent Well Program Sponsor: Clackamas County Social Services	Education, cash assistance and Landlord Guarantee to help build good-renter skills, overcome barriers to permanent housing, and to pay fees, deposits and moving expenses.	X	X	X
Shelter Plus Care Sponsor: HACC	Permanent housing and services for 34 individuals with serious mental illness.		X	
Homeless Information	HMIS provides information to HUD and the	X	X	X

Management System (HMIS) Sponsor: Community Development HMIS 1, 2 and 3	Homeless Council to consider when prioritizing projects for funding.			
Clackamas Women's Services PSH	Permanent housing and services for 4 households with individuals that are considered Chronically Homeless.	X	X	
HOPE LEASING II Sponsor: Clackamas County Social Services	Permanent housing and services for 4 individuals that are considered Chronically Homeless.	X	X	
CoC Planning Sponsor: Clackamas County Community Development	Planning funds for coordination of CoC Activities including CoC applications, Homeless Counts and Performance measures	X		

HIV/AIDS: Persons diagnosed with HIV/AIDS are assisted by the Cascade Aids Project that has programs and services in nearby Multnomah County since Clackamas County has no other service providers for this population of homeless persons.

Actions Taken during the Reporting Period:

A. Focused on the 10-year Plan to Address Homelessness in Clackamas County.

The Homeless Policy Committee was formed to bring public policy attention to homelessness and to measure progress on the goals set forth in the 10- year Plan to Address Homelessness. The committee working with the Board of County Commissioners has secured funding to address two actions. One action works with the judicial system to re-instate drivers licenses for homeless person who need to drive to work. The second action involves establishing a rental housing standard to ensure that rental housing is safe and healthy. This Committee was also involved in securing funding for the HomeBase eviction prevention and rapid re-housing program.

B. Conducted the 2013 Homeless Count:

The point-in-time Clackamas County 2013 Homeless Count was conducted at the end of January 2013 of the "unsheltered" and "sheltered" persons in Emergency and Transitional shelters. For purposes of the 2013 Count, homeless persons included all persons sleeping outdoors, in cars or other places not meant for human habitation, as well as all those sleeping in emergency shelters or transitional housing at the point-in-time of the Count.

2013 Count Summary Findings

- There were 2,070 homeless persons counted
- The count included 965 children (47%), 1105 adults (53%)
- There were 1,160 persons in families with children
- There were 910 persons in adult-only households
- The count included 15 unaccompanied youth

2013 Count Homeless Subpopulations

Homeless Subpopulation	Total # Counted
Chronically Homeless**	134

Veterans	36
Substance Abuse	98
Mental Health	78
HIV/AIDS	1
Disabled	na
Domestic Violence	85
Unaccompanied Youth	113

All three of the shelters in the County that receive Emergency Solutions Grant funds are involved in the CoC planning process and will participate in establishing written policies for both the CoC and ESG projects.. Their involvement is detailed below.

C of C Organizations / Persons	Subpopulations Represented	Level of Participation (activity and frequency) in Planning Process:
Clackamas Women's Services (May Cha)	Domestic Violence	<ul style="list-style-type: none"> ◆ 95% attendance @ monthly CoC plenary meetings ◆ Integrates CoC with other DV planning processes in the county. ◆ Lead, DV shelters & scattered site transitional housing for victims of domestic violence
Annie Ross House (Angelina Trimble)	Domestic Violence, Substance Abuse, Seriously Mentally Ill	<ul style="list-style-type: none"> ◆ 85% attendance @ monthly CoC planning meetings ◆ Sponsor: Emergency shelter for homeless families with children and transitional housing.
The Inn (Tom Mitchell)	Youth	<ul style="list-style-type: none"> ◆ Co-Chair of Homeless Council (CoC) ◆ Liaison between CoC and homeless youth providers ◆ 98% attendance @ monthly CoC meetings. ◆ 100% participation in Interagency Teen Planning Committee for children aging out of foster care ◆ Sponsor: Springwater Inn for homeless teens.

The Continuum of Care (CoC) 2012 Objectives to address chronic homelessness and decrease the number of homeless families with children are listed here:

Objective 1: Create new permanent housing beds for chronically homeless individuals. The CoC goal for creating new permanent housing beds for the chronically homeless over the next ten years:

How many permanent housing beds do you currently have in place for chronically homeless persons?	31
How many permanent housing beds do you plan to create in the next 12-months?	36
How many permanent housing beds do you plan to create in the next 5-years?	56
How many permanent housing beds do you plan to create in the next 10-years?	81

Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent. The CoC's long-term goal to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent:

What percentage of homeless persons in permanent housing have remained for at least six months?	81%
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In 12-months, what percentage of homeless persons in permanent housing will have remained for at least six months?	82%
In 5-years, what percentage of homeless persons in permanent housing will have remained for at least six months?	83%
In 10-years, what percentage of homeless persons in permanent housing will have remained for at least six months?	84%

Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent. CoC's long-term goal to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent:

What percentage of homeless persons in transitional housing have moved to permanent housing?	79%
In 12-months, what percentage of homeless persons in transitional housing will have moved to permanent housing?	79%
In 5-years, what percentage of homeless persons in transitional housing will have moved to permanent housing?	82%
In 10-years, what percentage of homeless persons in transitional housing will have moved to permanent housing?	84%

Objective 4: Increase percentage of persons employed at program exit to at least 20 percent. CoC's long-term goal to increase the percentage of persons employed at program exit to at least 20 percent:

What percentage of persons are employed at program exit?	21%
In 12-months, what percentage of persons will be employed at program exit?	21%
In 5-years, what percentage of persons will be employed at program exit?	24%
In 10-years, what percentage of persons will be employed at program exit?	25%

Objective 5: Increase the % of CoC participants that obtain mainstream benefits at program exit to 20% or more.

What is the current percentage of persons in all CoC-funded projects that receive mainstream benefits at program exit?	79%
In 12-months In 12 months, what percentage of persons in all CoC-funded projects will have mainstream benefits at program exit?	79%
In 5-years, what percentage of persons in all CoC-funded projects will have mainstream benefits at program exit?	82%
In 10-years, what percentage of persons in all CoC-funded projects will have mainstream benefits at program exit?	83%

Objective 6: Decrease the number of homeless individuals and families.

What is the current total number of homeless households with children, as reported on the most recent	152
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point-in-time count?	
In 12 months, what will be the total number of homeless households with children?	140
* In 5 years, what will be the total number of homeless households with children?	100
* In 10 years, what will be the total number of homeless households with children?	40

Persons with Special Needs that are Not Homeless

In November 2012, Clackamas County issued a Request for Proposals to address the supportive housing needs of non-homeless persons with special needs. Funds available through the RFP included CDBG and HOME and other County-administered fund sources. Four proposals were accepted. Two of the proposals would add project-based vouchers to support two existing supportive housing projects. Two proposals are new construction projects that would add to the housing stock. Both of those projects are in the early development stages and applying for primary funding under the federal low income housing tax credit program.

D. Other Actions Taken

During the reporting period the County undertook the following actions:

A. Addressed obstacles to meeting underserved needs.

1. Leveraged available program funds by requiring sponsor contributions.
2. Sought additional funding from public and private sources to finance program activities.
3. Assisted homeowners and renters who need safety and accessibility adaptations in order to remain in their own homes.
4. Assisted homeowners and renters in the North Clackamas Revitalization Area with the decommissioning of their septic tanks and cesspools and connection to a new sewer system

B. Fostered and maintained affordable housing.

1. Provided owner-occupied housing rehabilitation assistance targeted at low -and moderate-income households.
2. Provided funding for the rehabilitation of an existing HACC-owned affordable rental housing to preserve its viability.
3. Weatherized 139 housing units occupied by low-income households through Community Solutions for Clackamas County's Weatherization Program.
4. Utilized program income from the federal stimulus-funded activities to fund additional housing opportunities for moderate- and middle-income families. NSP program income funded two additional acquisitions, rehabilitation and resale by the Community Land Trust (now Proud Ground). Both homes were sold to and are now occupied by low-income families.

C. Removed barriers to affordable housing.

1. Operated a homeownership assistance program, which assists low-income first-time homebuyers with the purchase of a house. Assistance in the form of 0%-interest deferred payment loans helped pay for down payments and closing costs.
2. Assisted the development of new rental housing units, which will be affordable to low and moderate income households.
3. Provided CHDO operating funds to the County's three CHDOs to maintain and strengthen their capacity to develop affordable rental and home ownership housing.
4. Worked with HACC and Behavioral Health to combine fund sources into an RFP directed at soliciting proposals from developers to develop Drug and Alcohol Free housing.

D. Strengthened and Overcame Gaps Institutional Structure.

1. Utilized staff resources to seek additional funding and maximize effectiveness of housing development efforts.
2. Provided information and technical assistance to private sponsors of potential housing and community development activities.
3. Continued to build on the cooperative efforts of CDD, HACC and Behavioral Health, to provide joint development, management and maintenance of special needs housing for chronically mentally ill adults.
4. Worked with a local non-profit and public service agency to build additional capacity to provide homeless prevention, rapid re-housing and case management services to homeless families with children.

5. Cooperated with a local non-profit agency and public service agencies to expand capacity for providing services to women and children who were victims of domestic violence.

E. Improve Public Housing Resident Initiatives

1. Public Housing Resident Services: HACC provides a variety programs and services that help residents achieve self sufficiency as well as improve quality of life including: information and referral, resident association events, employment assistance, money management workshops, youth advocacy, mentoring, tutoring and homework help, neighborhood improvement projects, healthcare education, and support groups. Additionally, HACC works closely with other agencies such as the Oregon Food Bank, local school districts local law enforcement agencies, Portland State University MSW Program, area hospitals and other social services.
2. Resident Advisory Board: Public Housing residents are engaged in the management of the Housing Authority of Clackamas County (HACC) through its Resident Advisory Board (RAB). RAB membership is comprised of public housing leaders who represent the various public housing neighborhood associations. 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.

The Housing Authority Board of Commissioners includes one member who is a Public Housing resident.

3. Enhanced Financial Assistance Programs and Homeownership

Through its Resident Opportunity for Self-Sufficiency Service Coordination Grant Program, HACC offers a wide range of programs to assist public housing residents become economically self-sufficient and purchase a home. HACC partners with Clackamas County Social Services Proud Ground, Community Solutions of Clackamas County, and Workforce Investment Council of Clackamas County to:

- (a) Provide HACC residents with the opportunity to save for post-secondary education and homeownership using an Individual Development Account (IDA) matched savings account. A participant in an IDA program establishes a savings account with a qualified partner financial institution for the purpose of buying a home or pursuing post-secondary education program. The savings accumulated in the IDA are matched, at a 3 to 1 rate. Participants are required to complete classes in budgeting, financial management as well as in the focus area of their savings plan. IDA participants are required to reach their savings goal within 3 years.
- (b) Offer financial literacy education.
- (c) Implement Housing Works. Housing Works is a grant program from the Department of Labor that provides 1) training in high growth industries, 2) basic education, 3) career workshops, 4) paid internships, 5) on the job training, and 6) individual job coaching.
- (d) Provide information and referrals to residents interested starting or expanding a small business.
- (e) Provide information 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 Earned Income Tax Credit (EITC) Program and to reduce their utilization of costly instant-rebate tax help programs.

F. Evaluated and reduced lead based paint hazards.

1. Updated and Implemented program guidelines requiring inspection for lead hazards of housing units rehabilitated through the Community Development Block Grant, HOME and NSP programs.
2. Educated and notified residents participating in housing rehabilitation and homebuyer programs of the hazards of lead-based paint.
3. Contracted with a professional firm to provide lead hazard evaluation services at no cost to the owners and buyers participating in the housing rehabilitation and homebuyer program.
4. Treated lead-based paint hazards, which were discovered, consistent with procedures, approved by HUD, the State Health Division and the Department of Environmental Quality.
5. Continued to participate in a regional partnership with the other local jurisdictions in the Portland metropolitan area to address common issues and solutions to problems resulting from the lead regulations.

G. Compliance with program and comprehensive planning requirements

Compliance with Section 3 of the Housing and Urban Development Act of 1968:

1. All bidders on projects for which construction is estimated to exceed a cost of \$100,000 are advised of HUD requirements to provide economic opportunities to low income residents of the project area.
2. Information regarding a bidder's status as a Section 3 Business Concern is requested with all bids and as a reporting requirement for successful bidders.
3. HUD Section 3 Business Concern information is standard language in each construction manual that is emailed or sent to potential bidders.
4. Construction crews for covered contracts are typically comprised of 2-10 employees with contract terms lasting 60-120 days. Hiring opportunities are discussed with contractors at each pre-construction conference. Construction firms often have sufficient personnel employed and usually do not hire additional employees for covered work.

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

Clackamas County Social Services (CCSS) is the central county agency administering anti-poverty programs. CCSS' work has centered on the following activities:

- Working toward a coordinated and comprehensive service delivery system sufficient to meet basic shelter, food, health care and employment opportunity needs for all County residents.
- Providing leadership, in the County, to identify and resolve issues of poverty.
- Advocating for the continued development of essential services and acting in support of a responsive delivery system.
- Coordination with community based and faith based organizations to strengthen services for persons who are homeless or at risk of homelessness.

Toward these efforts CCSS operates the following programs:

- A comprehensive information and referral (I&R) service in partnership with 211, an internet-based resource guide, and an Aging & Disability Resource Connection Center (ADRC). CCSS hosts a monthly networking meeting that offers agency service profiles to attendees.
- A Housing Rights and Resources assistance program which offers family shelter screening, help in locating low-cost housing and shelters, provision of landlord-tenant information, via a secondary referral for legal advice and legal counsel regarding fair housing issues.

- Permanent Supportive Housing Programs which focus on disabled and chronic homeless populations providing long term housing solutions and access to mainstream benefits such as SSI and SSDI.
- An Individual Development Account (IDA) Asset Building Program which provides low income households and Clackamas youth financial education along with matching funds to attend a post secondary educational/vocational institution or purchase a home for the first time.
- Self-sufficiency case management programs which provide assistance to individuals and families in identifying goals and timelines for achieving those goals, providing an array of resources and skill building opportunities with the goal of helping them to achieve self-reliance.
- Provision of food boxes and congregate meals, through contacts with private non-profit or faith-based agencies.
- A rental education program which assists low income households and people experiencing homelessness to overcome extensive barriers so they can obtain rental housing. Provision of rental assistance funds via community non-profit providers in partnership with CCSS.
- Volunteer programs to assist primarily elderly and disabled persons with needs such as financial services, transportation, and assistance with long term care insurance.
- Energy assistance programs designed to help those at 60% of the median income or less with the costs of heating their homes including the reduction of energy use in the home.

During the last year CCSS expanded the work of the one year old, Homeless Policy Council (HPC), made up of members of the Clackamas County Board of Commissioners, County DA, the Sherriff's office non-profits, State DHS, school district representatives and other active community policy makers. Below highlights key progress made towards existing policy goals as well as new initiatives undertaken to assist in reducing poverty in the County.

- Safe Place To Park – A HPC subcommittee made progress by locating a program sight and identifying a non-profit partner in continuing to identify the challenges and issues involved in creating a “Safe Place to Park Program” for people living in their vehicles.
- Impounded Possessions - Created and implemented a notification system in partnership with the County's Sherriff's office for owners of vehicles that are towed about their rights to retrieve personal contents from towed vehicle.
- Lack of Section 8 Rental Options – Advocated and monitored state legislation approved this year which addressed the issue of lack of willingness to rent to Section 8 clients on the part of landlords. This issue has had a significant impact on low income households obtaining housing.
- Access to Gainful Employment - Recruited a business to participate in the Homeless Policy Committee.
- Rental Habitability – Through the work of the HPC, Clackamas County Commissioners approved an initial work plan to create habitability standards and an enforcement mechanism for rental housing.

- Impacts on Child Education - Established navigator networks between homeless liaison and DHS staff, strengthened the participation of districts on Homeless Policy Committee, and continued the Host Home Pilot Project, a youth homeless program.
- Homeless Veterans - Continued the work of the Veterans' Advisory Committee to identify veteran-related issues. Conducted the first Clackamas County Veterans Stand Down where homeless veterans received food, clothing and access to services. Increased outreach to veterans during the 2013 homeless count.
- Implemented a centralized CCSS Homeless Management Information System (HMIS) through a county wide lean/efficiency initiative which creates better data quality as well as process efficiencies for homeless populations.
- Created a county wide coordinated assessment workgroup to develop a county coordinated collection and assessment process to identify and improve access for consumers of housing and community resources.
- Collaborated with Partners for a Hunger Free Oregon, AARP and 8 other organizations in cohosting a solutions forum, "Hidden in Plain Sight: Hunger and Oregonians 50+.
- Creating a new homeless Continuum of Care governance structure to better coordinate homeless initiatives, policies and programs for low income populations in the county as well as improve performance and expand resources.
- Creating CCSS wide poverty performance measures to assess progress in the following key poverty indicators: Economic opportunity, education, children's care, health, housing, mobility, food, social, and life skills.
- Updating the County's 10 year plan to address homelessness.

E. Leveraging Resources

In the 2012-2013 reporting period Clackamas County leveraged the federal formula grant funds it received as indicated below:

CDBG	CDBG program funds were leveraged with public and private funds through the CDBG Funding Policies. In order to be considered for funding, the policy requires project sponsors to commit matching funds equivalent to at least 20% of the project's total budget.	595,000
ESG	The Emergency Solutions Grant was leveraged as indicated in the IDIS report CR-75 which is included in Volume 2 of this CAPER.	692,543
HOME	HOME funds were leveraged on Activity 1285, the Easton Ridge Apartments. Also, the County met the HOME matching requirements for the reporting period as shown on the form HUD-40107-A which is included in Vol. 2.	41,201,835
	Total	42,489,378

F. Citizens Comments

CAPER

The availability of this Consolidated Annual Performance and Evaluation Report was advertised in the September 4, 2013 editions of the Clackamas Review and Oregon City News and the September 5, 2013 edition of the Lake Oswego Review. The public notice stated:

Clackamas County is in the process of preparing the Consolidated Annual Performance and Evaluation Report for its 2012-2013 Community Development activities. Anyone interested in commenting on the draft report may obtain a copy by calling Clackamas County Community Development at 503.655.8591. Comments will be accepted until Monday September 23 at 2 p.m.

No comments on the CAPER were received.

ACTION PLAN

Public Input Meeting Clackamas County 2013 Action Plan

Public Meeting Summary

6:00p.m. Wednesday, February 23, 2013

2051 Kaen Road, Rm 255

Oregon City, Oregon

In Attendance:

Martha McLennan, Northwest Housing Alternatives

Angela Trimble, Northwest Housing Alternatives

Monica Lodolini, Madonna's Center

Chuck Robbins, Community Development Director

Mark Sirois, Project Coordinator

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. Mark explained that this public meeting provides the CD Program an opportunity to accept feedback on the projects currently funded by CDBG funds as well as an opportunity to identify and describe future housing and community development needs in the County. Mark continued by discussing the possibility of federal cuts to funding due to the federal budget sequester. Cuts of up to 10% to Clackamas County CDBG, HOME and ESG funding will be absorbed without any projects being defunded due to program savings and carryover funds. If funding cuts are more than 10% Community Development staff will have discussions with project sponsors about either cancelling projects or reducing funding.

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

Public Comments:

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

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

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

Chuck said that these discussions are important for our housing and community development GAPS analysis. Chuck also mentioned that the Housing Authority will be conducting a performance audit in the hopes of improving services and that the Board of County Commissioners will be exploring the issue of affordable housing.

Martha stated that the needs for housing and services will continue to increase as the economy struggles and the resources for services and housing seem to continue decreasing. Many programs offered by the feds or state do not adequately consider the cost of starting programs so funds to start housing assistance and services programs would be very helpful.

Angela mentioned one particular case of a struggling family with a veteran who was getting some services but the family that was 2 months behind in their rent payments seemed to be falling through the bureaucratic cracks. Mark agreed to provide Angela with a contact person at the county veterans services office.

Meeting concluded at 7:00p.m.

PUBLIC HEARING MEETING SUMMARY

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

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

Chuck stated that the 2013 Action Plan is one year of our 5-year Consolidated Plan. The Action plan is an annual application for funding from the U.S. Housing and Urban Development (HUD). The amount of CDBG, HOME and ESG funds coming to the County is based on population and the agreements that the County has with each jurisdiction. The County gets the funds as long as all the requirements of the funding are met.

The CDBG program received 45 requests for over \$13 million of funding for community project all around the County. Since only \$5 million was available over the 3-year period not all projects were funded. Last year, the program expended \$1.7 million to complete projects and generated \$450,000 in program income that is used to fund other CDBG projects. For the 2013 program year we anticipate a 5.1% reduction of the funding. Some of the completed projects include the Wilsonville Senior Center Kitchen expansion, Kennel Ave street and drainage improvements in Molalla and Harrison Street railroad cross sidewalk improvements in Milwaukie.

The HOME program which funds housing projects also anticipates a 5% decrease in funding. The HOME program has been able to expend \$400,000 for new housing projects, generate \$700,000 in program income and leverage over \$9 million of state Low Income Tax Credits for the organizations developing the low income housing. The HOME program has recently completed 2 affordable housing projects including the Acadia Gardens workforce rental housing in Clackamas and the Juneberry

townhomes for low-income homeowners in Oregon City. The HOME program generated program income that is re-invested into the program as more loans for housing re-habilitation.

Chuck also listed the Emergency Solutions Grant (ESG) program funding had increased last year however the program was expecting a 5% decrease in 2013 due to the federal budget cuts. The ESG program funds shelter services for homeless youth at the Inn Home, homeless families at the Annie Ross House and survivors of domestic violence at the Clackamas Women's Services. ESG also provides funds for a Homeless Management Information System (HMIS) that is a HUD requirement for data on homelessness.

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

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

The public hearing was opened for public comment.

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

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

Martha McLennan, Director Northwest Housing Alternatives (NHA):

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

Marianne Moore resident of Gladstone:

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

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

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

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

G. Self Evaluation

Are major goals on target? Are the activities and strategies making an impact on identified needs? What indicators would best describe the results?

Clackamas County's performance in meeting the overall goals and objectives of the Consolidated Plan has been good. The overwhelming majority of expenditures have been in the highest priority category with emphasis on providing decent housing and suitable living environments.

Program Goals and Objectives

As evidenced in the tables in Section I and section II of this CAPER, the County has made good progress towards addressing its long-term housing and community development objectives. The revitalization of distressed neighborhoods, and the expansion and improvement of community services and facilities continues to be a program priority as does the development and preservation of affordable housing.

During the reporting period the County continued to maximize its use of CDBG funds for **public services**:

- The Housing Rights and Resources program strives to ensure that low-moderate income citizens have the benefit of the protections of Fair Housing, landlord-tenant and other housing rights. The program's outreach efforts educate people on how to access those services. Activities include administrative and planning, outreach, information and referral, training, testing, enforcement, and legal assistance. Some of this work is done via subcontract with Legal Aid of Oregon and the Fair Housing Council of Oregon.
- Rent Well is a program designed to assist homeless and low-to-moderate income people overcoming barriers to accessing and retaining permanent housing. The program is operated by the Clackamas County Social Services Division and includes: classes designed to help clients accept responsibility for rental histories, build skills needed to become good renters and overcome barriers to permanent housing; provide rental assistance in the form of payments for application fees, security and cleaning deposits, and moving expenses, as well as a Landlord Guarantee component to compensate for damages done by Ready to Rent graduates; and an Outreach component to encourage landlord participation
- The HomeBase 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 were limited to program administration, operations and case management services. County General Funds provided financial assistance to prevent evictions and to rapidly re-house families.
- Short-term funding was provided for a Resident Manager to provide residential supervision and informal case management to residents at Avalon House. Avalon House provides permanent housing and drug treatment resource for women who are struggling with addictions and other issues while trying to re-unite with their children and families. Residents live in a supportive environment and are closely monitored by the Clackamas County courts while receiving these treatment services.

Public Policies

The County has established, and continues to refine, its policies to minimize conflict associated with the development of special needs housing. The policies attempt to incorporate the basic principle of respect for legitimate concerns of the existing communities as well as the rights of prospective

residents of a proposed development. A copy of the policy can be obtained by contacting the Clackamas County Community Development Division 503.655.8591.

The purpose of this policy is to outline a communication procedure whereby good relations may be achieved among neighbors, the community, public entities, developers and providers in County-funded assisted housing projects while observing the mandates of the Federal Fair Housing Act and other applicable regulations. To this end there are four primary objectives:

- To provide a resource for educational information on assisted housing projects to community members having an interest in or living close to the facility.
- To provide information on the Federal Fair Housing Act and its amendments (FHAA), confidentiality laws and other regulations that may pertain to the assisted housing facility and the release of project information.
- To establish guidelines and procedures for County staff to use in developing a project Communication Plan with neighbors and other stakeholders.
- To provide guidelines and procedures to facilitate problem solving of issues related to assisted housing projects.

Clackamas County has continued to refine its ordinance to address the removal of people and their possessions from unlawful campsites on public property. The addition to the Clackamas County ordinance addresses the notification and removal of persons and their possessions and brings the ordinance into line with state statutes.

Institutional Structure:

Community Development Division provides consistent institutional structure in a variety of ways. CDD:

- Is the lead agency for the implementation of Clackamas County's Action Plan.
- Operates the Housing Rehabilitation Program, which uses CDBG and HOME funds to provide housing rehabilitation.
- Operates a down payment assistance program for first-time homebuyers.
- Provides funds for new housing development that is partially financed with HOME funds.
- Provides HOME funds to Community Housing Development Organizations for ongoing operating costs.
- Directly implements non-housing community development actions rather than passing that function through to sub-grantees.
- Monitors the performance of emergency shelter providers.
- Leads the community process and prepares the application and performance report for the Continuum of Care program.
- Administers the Homeless Management Information System for all Continuum of Care grantees and Emergency Solutions Grant subrecipients.
- Directly implements the Neighborhood Stabilization Program. This program provides funds to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.

Intergovernmental Cooperation:

Clackamas County has continued to perform well in this area. The ongoing goal is to continue working to strengthen local nonprofit housing agencies, exploring the opportunities for expanding the existing model to increase the number of cooperative housing projects developed with and by these providers.

1. CDD is working with the Social Services Division to develop program policies, guidelines and monitoring standards to allow local non-profit housing providers to operate and deliver Homelessness Prevention and Rapid Re-Housing Services. The program will contract with Northwest Housing Alternatives and Clackamas Women's Services to provide the following services:
 - Rent Subsidy Program – provision of short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. The program would include client support, case management and short-term rental assistance.
 - 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 – these include: Case Management, Outreach, Housing Search and Placement, Legal Services, and Credit Repair.
2. CDD administers a Housing Rehabilitation program for the Clackamas County Development Agency. This program is funded through proceeds generated from the North Clackamas Revitalization Area.
3. CDD has provided Project Management and contract administration services to the Clackamas County Community Health Division to development 2 primary care clinics, 1 crisis clinic and 1 dental clinic.
4. CDD has participated in the redevelopment Easton Ridge Apartments. This is an 11-building affordable rental housing projects that is undergoing extensive rehabilitation. At a construction cost of over \$11 million the work includes residing and weatherization of all of the buildings, remodeling of all of the kitchens and bathrooms, and re-grading and landscaping of 2 courtyards.
5. CDD has provided funding to hire an HMIS System Administrator to administer the Homeless Management Information System (HMIS) in Clackamas County. This includes developing and implementing a Data Quality Plan, researching, identifying, coordinating and evaluating program performance, providing training to new database users and technical assistance to grantees.

Public Housing:

Public Housing Improvements. HACC has consistently passed its HUD inspections for Public Housing and continues to receive "High Performer" status for its management of Public Housing. During the last year, HACC conducted a feasibility study for redevelopment. Public Housing Resident Services: HACC has been very proactive in finding and funding for outreach and services to assist its residents in helping them obtain self sufficiency. Some of the services included: Resident Association Events, Employment Workshops, Money Management Workshops, Youth Advocacy, Mentoring, Summer Lunch Program, After School Youth Programs, Tutoring and Homework Help, Independent Living Skills Training and In-Home Care Services for the Elderly and Disabled, Job Development and Referrals, Healthcare Education, Crime Prevention Programs, and Support Groups. Additionally, HACC works closely with other agencies such as the Oregon Food Bank, Boys and girls Club, Local School Districts

and Community Schools, Local Law Enforcement Agencies, Portland State University MSW Program, Linfield-Good Samaritan School of Nursing, and area Hospitals and other Social Services.

Easton Ridge Apartments Rehabilitation: Clackamas County committed \$660,000 in HOME funds for the rehabilitation of the Easton Ridge Apartments located on SE Causey Avenue in Happy Valley. The complex is owned by the Housing Authority but is not "public housing".

Sited on 8.8 acres, the affordable multi-family rental housing project consists of 264 one- and two-bedroom units in 11 three-story buildings and a single-story community building with a property management office. The apartments were constructed in 1989 and purchased by HACC in 1996. The renovation work will preserve the useful life of the project. Improvements are in these key areas: site drainage, exterior envelopes, interior ventilation, kitchens and bathrooms.

Project Selection:

Clackamas County has prepared a 5-year plan for its Community Development Block Grant. As part of the planning process, the County solicited project proposals and prepared a 3-year CDBG Project Summary. The 2012-2013 program year was the first year of the 3-year period.

In reviewing proposals for CDBG funding the County utilizes an intensive selection process that emphasizes communication, compromise, and consensus. Working closely with all of the project sponsors CD Staff helps to prioritize each project and evaluate actual project costs. With a commitment to local match participation the County ensures a high degree of leveraging and maximizes the impact CDBG funds have on local communities throughout the County.

The ESG program utilizes a more informal process. Funds are allocated to the 3 shelters currently in operation in Clackamas County on a percentage basis; 42% to Annie Ross House, 42% to the Domestic Violence Shelter, 11% to The Inn - Homeless Youth Shelter, and 5% for Administration.

On November 12, 2008 CDD published a Request for Proposals for the 2009-2011 funding cycle. The closing date was December 19, 2008. The result was 54 proposals total almost \$16.4 million in requested CDBG and ESG funds.

Projects selected for CDBG-R and HPRP funding were taken from unfunded proposals that that been submitted for the CDBG program and the Continuum of Care program.

Barriers that may have a negative impact on fulfilling the strategies and the overall vision:

Funding: The primary barrier to fulfilling the goals and objectives of the Consolidated Plan is funding. As federal funds for housing and community development decreases, so do the possible solutions to address community needs. To combat this problem the County has aggressively pursued alternative funding sources.

The County has done a good job in stretching limited housing dollars and expanding services to its residents. The County has continued its aggressiveness in searching out alternative fund sources and will continue the efforts of supporting other jurisdictions and non- profit agencies in applying for funds for housing activities included in the 3 -Year Strategy.

CDBG funds carry a minimum 20% match requirement. During the 2012-13 program year the actual match percentage was 33%.

Economic Downturn: Residual impacts of the recession are still being felt. This was particularly evident in the funding for our Housing Rehabilitation Program. This program relies on loan repayment for 45% of its budget. Conservatively we have been able to budget \$300,000 of program income annually into this activity. In 2011 this amount dropped to \$150,000. In 2012 this amount increased to

\$250,000. However with the cuts in federal appropriations the overall budget for this activity continues to decrease.

It has also had a significant impact on our HOME funded affordable housing projects. These projects rely heavily on Low Income Housing Tax Credits for permanent financing. The current economic situation has resulted in lower tax credit prices. This has required that we increase the HOME investment in each project which means that fewer projects can be developed.

Local opposition: While there was no new opposition to local projects this is a continuing concern for project siting. The county continues to develop its process and communication plans to reduce NIMBY complaints on future projects.

Infrastructure: Another impediment, particularly in meeting the low income housing objective, is the lack of non-profit housing organizations in Clackamas County. Across the country these agencies have been in the forefront of housing development, and have been particularly successful in packaging various fund sources. The County continues to work at the expansion of this valuable resource. To that end, the County provides HOME CHDO operating funds to the three Community Housing Development Organizations to ensure their viability.

Adjustments or improvements to strategies and activities that might help meet needs stated in Con-Plan more effectively:

The projects funded from the CDBG, HOME and ESG programs are meeting the major goals and objectives in the Consolidated Plan. However, the County will continue to seek input and participation from the community in making adjustments and improvements to strategies to more effectively meet the needs stated in the Con Plan.

H. Monitoring

Status of grant programs:

The Letter of Credit for the County's CDBG program at the end of March 2013 was at an adjusted ratio of 1.15; HUD requires the ratio be below 1.5 by the end of April (See IDIS Report PR 56.) We continue to be below the required ratio because of the vigorous enforcement of the County's CDBG funding and expenditure guidelines. All projects are expected to be completed within a timely manner. Proposals, which appear unlikely to be completed within the prescribed timeline, will not be funded. Approved projects for which implementation has not reasonably progressed within 12 months of application approval will be reviewed for possible reprogramming of funds.

The HOME and Shelter Grant programs are on schedule with timely grant disbursements.

Clackamas County was a sub-recipient of Neighborhood Stabilization Program 1 funds and a consortium member for direct receipt of NSP2 funds. All of the NSP1 and NSP2 funds were obligated within the program deadlines. The programs are still active because the sale of homes through the Clackamas Community Land Trust has generated program income which we are using to create additional affordable housing units.

We continue to refine the data base for organizing and tracking all phases of a HOME project from development through monitoring. The system has greatly improved our ability to manage each individual project and the program in its entirety. The monitoring status report provides up to date information on which projects are due for monitoring. Bringing all of the information about HOME-funded projects into one central data base, has improved our ability to link the projects to the Action Plan, Consolidated Plan and the CAPER. The County also continues to participate in the statewide "Streamlining Compliance Initiative".

For the ESG program all funds are to be expended with 2 years of grant approval. On average these funds have been expended within 14 months.

If, in the opinion of the Community Development Director, reasonable progress is not being made on any CDBG, HOME or ESG funded project the Director notifies the project sponsor in writing. This notification sets forth the activities which have been delayed and the desired schedule for their completion, giving a reasonable time for the sponsor to act. The Director may terminate the project if the project sponsor fails to respond or fails to demonstrate a commitment to implement the project.

Are any activities or types of activities falling behind schedule? Are grant disbursement timely? Do actual expenditures differ substantially from letter of credit disbursements?

As a general rule it takes approximately 18 months to complete a Public Works project, 24 months to complete a Public Facilities project, and 36 months to complete an Acquisition/Public Facility Rehabilitation project. In many cases the proposed completion date in the Action Plan did not take into consideration this rule and under-estimated the amount of time necessary to complete a project. By this standard, Clackamas County has completed the majority of its CDBG projects in a timely manner. There are however, some projects that experienced exceptional problems which slowed their progress.

The reasons for these delays are varied. In general if a project is not proceeding due to delays on the part of the sponsor the project is cancelled and the funds reprogrammed.

With reductions in federal appropriations we have begun funding projects over multiple years. This has allowed us to continue to use CDBG funds in larger infrastructure and public works projects. The result is that funds remain unexpended longer and could potentially slow a project down by 1 year. However, during this reporting there were no slow moving projects.

I. Jobs Estimates

HUD's Office of Policy Development and Research (PD&R) has developed a methodology for estimating the number of jobs created based on the dollars expended on activities under the Community Development Block Grant and HOME programs. Using IMPLAN, an accepted data analysis tool, PD&R created a multiplier of Full Time Equivalent (FTE) jobs for different industry categories.

The FTE multipliers are:

1. Direct jobs, or staff employed by recipients of HUD funds,
2. Indirect jobs supported through the inter-industry purchases of intermediate supplies and services needed, and
3. Induced jobs, reflecting the spending by employees who earn income from businesses affected by the direct and indirect effects.

For example, direct jobs are contractors and subcontractors paid directly with HUD funds (including any matching or leveraged funds), indirect jobs are at building supply companies who provide supplies to the contractors or subcontractors, and induced jobs are at the grocery stores where contractor, subcontractor, and supplier employees spend their salaries.

Based on the expenditure of CDBG, HOME, and ESG funds (including all matching and leveraged funds included in the projects) Clackamas County estimates that 124.57 jobs were created or retained during the 2012-2013 program year. A break out is below:

<i>Industry</i>	<i>Direct Jobs</i>	<i>Indirect Jobs</i>	<i>Induced Jobs</i>
Community food, housing, and other relief services	0.52	0.08	0.16
Construction of new nonresidential commercial and health care structures	0.94	0.69	0.94
Construction of new residential permanent site SF and MF structures	1.47	1.10	1.30
Construction of other new nonresidential structures	10.12	6.72	9.70
Maintenance and repair construction of residential structures	28.51	9.11	17.53
Management, scientific, and technical consulting services	9.20	11.76	9.20
Non-housing Individual/Family Services	3.75	0.59	1.16
TOTAL ESTIMATED JOBS CREATED/RETAINED	54.51	30.05	40.01

IV. PROGRAM NARRATIVES

A. Community Development Block Grant Program

The purpose of the Community Development Block Grant (CDBG) program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Clackamas County uses CDBG funds to:

- Revitalize distressed neighborhoods;
- Expand and improve community services and facilities;
- Expand and conserve the housing stock;
- Expand employment opportunities for low and moderate income persons; and
- Eliminate conditions detrimental to the community's health and welfare.

A review of the past year's performance demonstrated that the County has implemented and completed various projects throughout the County which have met those objectives.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

The assessment of how well the County used of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities is outlined in this CAPER in the Executive Summary and in Section II. Five-Year Plan Assessment of Progress. Detailed information about CDBG-funded projects and activities is included under each of the Con-Plan's specific goals and objectives.

Those sections also provide an evaluation of the progress made toward meeting goals for providing affordable housing using CDBG funds, and identify the number and types of households served.

2. Changes in Program Objectives / Amendments to the Consolidated Plan

This section describes the nature of and reasons for any changes in program objectives and how the County would change its program as a result of its experiences. During the program year the amendments listed below to the Consolidated Plan were executed.

Substantial Amendments to the Consolidated Plan were advertised as a public notice in the two Clackamas County papers of record: The Clackamas Review and the Lake Oswego Review. The notice included a contact number to request additional information and to submit comments on the proposed amendment. The comment period was open for 30 days from the date of publication. No comments were received.

- A. CWS Domestic and Sexual Violence One-Stop Advocacy Center— This public facility project is for new construction or acquisition/remodel of a 12,000 to 16,000 square foot building for a Domestic and Sexual Violence Advocacy Center in the Oregon City area. The facility would provide a single location for multi-disciplinary coordinated assistance to domestic violence victims and their families. This project was included in the Consolidated Plan as a 2014 activity. The Plan will be amended to move the activity into the 2012 fiscal year by moving \$100,000 of CDBG funds for the Annie Ross House Redevelopment project from 2012 to 2014.
- B. Annie Ross House Redevelopment (2012/0006) - This project is part of the re-development of the Northwest Housing Alternatives Milwaukie campus. Currently the site consists of two office buildings, a homeless shelter, nine rental units, six transitional housing units, two Bridges to Housing units and one market-rate rental unit. This is a multi-year activity. This amendment will transfer \$100,000 of CDBG funds currently allocated in the 2012 fiscal year into the 2012 FY.

This movement will allow for the development of the CWS Domestic and Sexual Violence One-Stop Advocacy Center in the 2012 program year.

- C. Casa Hogar - This project would fund the construction or acquisition/remodel of a new emergency shelter for Latina survivors of domestic violence in Clackamas County. The emergency shelter would be designed to house up to 5 families at a time. \$60,000 of CDBG funds will be reprogrammed from the Contingency Fund. This is a new project
- D. SE Canby Sidewalk Improvement Project (2012/0021) - Construction of approximately 1,200 LF of sidewalks and curbs on sections of SE 4th Avenue, SE 5th Avenue and S. Manzanita Ct. The project will also include the construction 5 ADA ramps. The original CDBG budget of \$75,000 will be amended to \$98,000. Funds will be reprogrammed from the Contingency Fund.
- E. Kellogg Ave Sidewalk Improvement Project (2012/0018) - This project will construct approximately 1,764 lineal feet of new concrete sidewalks and curbs along Kellogg Avenue between McLoughlin Boulevard and Oatfield Road in Oak Grove. The project will include 400 feet of storm drains to enclose open ditches. The original CDBG budget of \$125,000 will be amended to \$160,000. Funds will be reprogrammed from the Contingency Fund.
- F. Easton Ridge Apartment Remodel - Easton Ridge is an affordable housing project owned and operated by the Housing Authority of Clackamas County. It consists of 264 units in 11 three-story buildings made up of 159 one-bedroom one-bath units, 48 two-bedroom two-bath units and 57 two-bedroom one-bath units. It is located at 9009 SE Causey Avenue, Happy Valley, 97086. The proposed renovations will correct exterior envelope failure due to poor site drainage and moisture penetration. The proposed scope of work includes: replacing and upgrading the residential building envelope; improving interior ventilation; addressing poor site drainage; and upgrades to the kitchens and baths of the units. \$660,000 of HOME funds will be reprogrammed from Program Income and the Contingency Fund. This is a new activity and will have no impact on any HOME funded project currently obligated or underway.
- G. Sandy Workforce Housing (2011/24) – HOME funds in the amount of \$200,000 will be reprogrammed from Multi-Family Rental Housing project (2012/0012) into the Sandy Workforce Housing activity. This project will provide 56 units of newly constructed affordable rental housing for families and singles in the City of Sandy. Units will be a mix of one-, two-, three- and four-bedroom units. The Sandy Workforce Housing activity was originally funded with \$600,000 of HOME funds. The additional funds are needed to offset the loss of equity from the drop in the federal tax credit rate and to cover increased construction costs. The total HOME funds for the project will be \$800,000.
- H. Tenant Based Rental Assistance Program – TBRA (2011/0023) – The County proposes to cancel the 2011 project and reprogram the funds into a new 2012 TBRA program. The funds will continue to be used to assist individual households who are homeless or at risk of becoming homeless. The assistance may be used for rent, utility costs, security deposits, and/or utility deposits. The maximum assistance is 24 months. The budget for the new 2012 project will be \$100,000.
- I. 2012 HOME Administration (2012/0009) –The 2012 Action Plan budgeted \$74,316 for the administration of the HOME Program. This amendment proposes to increase this budget from program income received during the 2012-2013 program year. The amount to be reprogrammed will be limited to 10% of the total amount of program income received. The estimated increase in the HOME Administration budget will be \$55,000. The new HOME Administration budget will be \$129,316.
- J. Avalon House – Resident Manager – Avalon House is a 6 bedroom facility that provides permanent, drug free housing for homeless women and/or women with children, who are involved with the Clackamas County Treatment Courts, a system of three courts – Drug Court,

Family Court and Mental Health Court. CDBG funds will be used to fund the Resident Manager position for up to 12 months. The Resident Manger provides residential supervision, support and informal case management to the residents. \$36,000 of CDBG funds will be reprogrammed from the Contingency Fund. This is a new activity.

- K. Sandy Workforce Housing (CD Float) – Northwest Housing Alternatives (NHA) proposes to use CDBG Float funds to acquire property for the development of the Sandy Family Housing Apartments. The project will provide 56 units of newly constructed affordable rental housing for families and singles in the City of Sandy. The large site will allow ample space for outdoor facilities such as a playground, community building, and individual storage. Units will be a mix of two-, three- and four-bedroom units with balconies or patios. The total request is for \$620,000.

CD Float funds will be provided as allowed in 24 CFR Part 570.301 and under the following conditions: (1) Funds will be provided as a loan with a 1% simple interest rate and a term of no longer than 2.5 years; (2) All repaid Float funds will be identified as CDBG Program Income; (3) A lien will be placed on the property purchased by NHA and will act as collateral for the loan; and (4) In the event of a default Float funds will be repaid in full from a combination of Community Development Local Funds (non-federal, local governmental funds) and by a reduction in the funds budgeted for the NHA Annie Ross House Redevelopment project. Use of CD Float funds will not affect any project currently included in the 3-Year Funding Recommendations.

- L. Bell Road Ped/ Bike Improvements (2012/0008) - 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). Due to delays this project is being moved from Program Year (PY) 2012 to PY 2013. It is now scheduled to begin in February of 2014. The CDBG budget for this project will remain at \$200,000.
- M. River Road Head Start Kitchen - This public facility improvements project would renovate the River Road Head Start Kitchen in Milwaukie by expanding food storage and adding a walk-in freezer. The project would expand the kitchen by 345 square feet and relocate a hand washing area, a dishwashing area, a food pantry and the restroom. This PY 2013 project is ready to proceed. With the delay and subsequent moving of the Bell Road Ped/Bike Improvements to PY 2013 the County is proposing to move this project to PY 2012. The CDBG budget for this project will remain at \$150,000

3. Assessment of Efforts in Carrying Out Planned Actions

The assessment of how well the County pursued all resources indicated in the Consolidated Plan is outlined in this CAPER in Section I, Executive Summary and in Section II, Five-Year Plan Assessment of Progress. Detailed information about projects and activities under each of the Con-Plan's specific goals and objectives includes information on the sources of funding for each project.

Certification of Consistency with the Consolidated Plan:

Twelve requests for Certification of Consistency with the Consolidated Plan were received during the 2012-2013 program year (listed below). Each request was evaluated and a "Certification of Consistency with the Consolidated Plan" was issued. The county pursued all resources and did not hinder consolidated plan implementation. No requests for certification were denied. Copies are available at the Community Development Division offices.

- Central City Concern – Chez Ami Apartments
- Clackamas County Social Services – HOPE Leasing
- Clackamas County Social Services – Jackson Transitional Housing
- Clackamas County Social Services – Ready to Rent Program

- Clackamas County Community Development – HMIS I, HMIS II and HMIS III.
- The Inn Home for Boys – Springwater Project
- The Inn Home for Boys – Avalon Project
- Clackamas Women’s Services – Transitional Program
- Clackamas Women’s Services – Permanent Supporting Housing Program
- Housing Authority of Clackamas County – ROSS Family SUCCESS Program
- Housing Authority of Clackamas County – Jannsen Road Transitional Housing Program
- Housing Authority of Clackamas County – Shelter Plus Care

4. Use of CDBG Funds for National Objectives

CDBG funds were used exclusively for activities benefiting low/mod persons, for slum/ blight activities, or to meet urgent community needs.

Clackamas County complied with the certification to expend no less than 70% of its CDBG funding during the specified period by expending 100% of its funds on activities that benefited low/mod person.

National Objectives

A project must meet a National Objective in order to qualify for CDBG funds. Unless otherwise specified, projects are required to document how the expenditure of federal funds will benefit low- and moderate-income persons. For Area Benefit activities the project services areas are limited to low- and moderate income Block Groups as defined by HUD and the U.S. Census Bureau.

Planning and Administration activities are exempt from National Objective documentation. Those activities are shown in the table in Section II Five-Year Plan Assessment of Progress.

The activities in the tables below qualify as **Limited Clientele** activities. The table notes how compliance with the National Objective is documented.

#	Project Name	National Objective Documentation
1228	2012 Housing Rights and Resources Program	These activities use a self-certification process to determine income. Over 70% of those requesting assistance were determined to be low and moderate income.
1229	2012 Rent Well	
1130	Clackamas Womens Services - Public Services	
1230	Wilsonville Senior Center Kitchen Renovation	Demographic and income records are maintained for all clients. Upon completion of the activities these records will be reviewed by County staff to ensure compliance with the National Objective.
1238	Sunnyside Health and Wellnes Center Expansion	
1239	The Terrace at Mt. Scott	
1152	Parrott Creek Ranch Rehabilitation - Phase II	
1303	Avalon House Supportive Services	
926	Bridges to Housing - Child Care Assistance	
1226	2012 Home Base	
1231	2012 Annie Ross House Redevelopment	
1064	River Road Head Start Center Addition	The facility must document each student’s qualification for participation in the Head Start program.

Presumed Benefit is a sub-category of *Limited Clientele*. Activities benefit clientele who are generally presumed to be low- and moderate-income persons. The following qualify as **Presumed Benefit** activities:

1219	ATE Flooring Rehabilitation	Disabled Adults
1096	Evergreen House Annex Construction	Victims of Domestic Violence
1280	Family Justice Center	
1284	Casa Hogar	
1151	2011 Clackamas Womens Services - Public Services	
1130	Clackamas Womens Services - Public Services	
1100	Sandy Senior Center Parking Lot Improvements	Seniors
1241	Wilsonville Community Sharing Facility Expansion	
1235	Estacada Community Center Kitchen Improvements	

The following qualify as *Low Mod Housing* activities – None this program year

Projects that benefit Low-Mod Areas (LMA projects) are shown in Section II. Five-Year Assessment of Progress under goals C1 and C2. These are primarily infrastructure projects.

5. Anti-displacement and Relocation -- for activities that involve acquisition, rehabilitation or demolition of occupied real property:

No displacement/relocations occurred as a result of CDBG funded activities in the reporting period.

6. Low/Mod Job Activities --

None

7. Program income received

Loans & Receivables, Reconciliation of Funds

A.	PROGRAM INCOME	
1.	Amount of program income reported that was returned to each individual <u>revolving</u> fund:	\$0
2.	Amount repaid on each <u>float-funded</u> activity:	N/A
3.	All other loan repayments broken down by the categories of housing rehabilitation, economic development, or other:	\$391,792
	Single Unit Housing Rehabilitation	\$391,792
	Reversion of Assets Repayment	\$0
	Capital Improvement Loan Repayment	\$0
B.	PRIOR PERIOD ADJUSTMENTS:	
1.	Total Return of Grant Funds	\$0
C.	LOANS AND OTHER RECEIVABLES	
1.	Float-funded activities outstanding as of the end of the reporting period:	\$0
2.	Total number of loans outstanding and principal balance owed as of the end of the reporting period:	
	Single unit housing rehabilitation revolving fund:	
	Loans outstanding-	9
	Principal balance-	\$50,243
	Single unit housing rehabilitation deferred payment:	
	Loans outstanding-	213
	Principal balance-	\$3,678,345
	Rental Rehabilitation Loans – Deferred and Installment	
	Loans outstanding-	36
	Principal balance-	\$1,554,234
3.	Amount of income received from the sale of property by parcel acquired or improved with CDBG funds:	\$0
4.	Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period:	0
5.	Lump sum draw down agreement	0

D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR

UNEXPENDED BALANCE SHOWN ON GPR: \$840,359

RECONCILIATION:

ADD:

LOC balance(s)	\$1,792,994
Cash on Hand:	
Grantee Program Account	\$0
Subrecipient Program Accounts	\$0
Revolving Fund cash balances	\$0
Section 108 Cash Balances	\$0

SUBTRACT:

Grantee CDBG Program Liabilities	\$237,637
Subrecipient CDBG Program Liabilities	

TOTAL RECONCILING BALANCE: \$1,555,357

UNRECONCILED BALANCE \$0

E. CALCULATION OF BALANCE OF UNPROGRAMMED FUNDS

Amount of funds available during the reporting period- \$3,209,326

Add: Income expected but not yet realized- \$0

SUBTOTAL \$2,913,290

Less: Total budgeted amount \$2,893,220

UNPROGRAMMED BALANCE \$296,036

8. Prior period adjustments –

Where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

None.

- a. Activity name and number as shown in IDIS.
- b. Program year(s) in which the expenditure(s) for the disallowed activity was reported.
- c. Amount returned to line-of-credit or program account.
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

9. Loans and other receivables

- a. Principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

None.

- b. Total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

258 loans

\$5,305,928 outstanding balance

- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Loan Group	# of Loans	Interest Rate	Term	Outstanding Balance
1-Rental Rehab – CDBG	5	0%	DPL	\$572,902
3 - CDBG Rental Housing - Acquisition	2	3%	DPL	\$475,000.00
U - HACC Loan CDBG	10	0%	DPL	\$124,681.18
C – CHIP – CGBD	9	3% Amortized	20 years	\$50,243
D - DPL CDBG	211	0% or 3% Simple	DPL	\$3,678,345
T – NHS – CDBG	2	0% or 3% Amortized	DPL	\$23,106
R - Rental Rehab (old) – CDBG	19	0%	DPL	\$381,651
	258			\$5,305,928

The Deferred Payment Loans (DPL) as well as the other loans are due upon sale, transfer of title, change of use or refinance. No loans were forgiven.

- d. Total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

None.

- e. A list of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

None.

10. Lump sum agreements

None.

- a. Name of the financial institution.
- b. Date the funds were deposited.
- c. Date the use of funds commenced.
- d. Percentage of funds disbursed within 180 days of deposit in the institution.

11. Neighborhood Revitalization Strategies –

- a) The Sewer Hook-up Grant Program is not part of a HUD-approved neighborhood revitalization strategy; however, it is being operated within a county urban renewal district. The project is helping low- and moderate-income homeowners cover the cost of decommissioning septic systems and connecting to the new sewer system in the area.
- b) The table of activities in the “Five-Year Plan Assessment of Progress” Section of this CAPER includes activities funded with Neighborhood Stabilization Program funds. The purpose of the NSP was to stabilize neighborhoods by redeveloping foreclosed properties that might otherwise become blighted. Funds were targeted to census tracts that is that had the highest need based on the number of high-cost and highly leveraged loans, falling home values and high unemployment rate.

Citizen Comments:

A number of citizen comments were received during the 2012-2013 Action Plan public participation process. These comments were included in the Action Plan and have also been included in this CAPER. There were no criticisms of the program. The majority of the comments dealt with support for funded projects and continued and increased support for the development of affordable housing.

Housing Rehabilitation

Single Family Residential Rehabilitation: The Housing Rehabilitation Program provides deferred payment loans to low-income homeowners for needed and critical repairs and grants for access to persons with physical disabilities. The program charges simple interest on the outstanding principal of the loan. Interest rates reflect market conditions and community needs. In the reporting period, the program offered:

- Home Access grants of up to \$5,000;
- Handicap Accessibility loans of up to \$15,000;
- Single Purpose loans of up to \$15,000;
- Exterior Repair loans of up to \$25,000; and
- Complete Repair loans of up to \$40,000

The interest rate was three percent (3%) per annum in the reporting period. Currently the program has a waiting list. The complete repair loan requires that an “energy audit” be done and the scope of work include energy efficiencies.

The Home Access Grants (HAG) covers the cost of removing barriers and improving access and safety in housing occupied by low-income persons with physical disabilities. Renters are eligible, depending on the availability of local funds.

The accomplishments of the Housing Rehab Program are reported under “Affordable Housing” in Section III of this CAPER.

B. HOME Program

The HOME Investment Partnership Program (HOME Program) was created under Title II of the National Affordable Housing Act of 1990. The main purposes of the program are:

- To strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production of affordable housing;
- To expand the supply of decent and affordable housing, particularly rental housing, for very low-income and low-income Americans;
- To strengthen the abilities of state and local governments to design and implement strategies for achieving an adequate supply of decent, affordable housing.

1. Relationship of HOME Funds to Goals & Objectives

The County's HOME funds, and any Program Income received, are used on projects that address the most pressing housing needs for low-income persons and families identified in the County's Consolidated Plan. The County demonstrated its commitment to implement the goals and strategies of the Consolidated Plan and participated in the development of affordable housing projects by supporting applications from other agencies, groups and organizations that further these goals.

HOME funds were distributed to implement projects identified in current and previous Action Plans, as amended and were distributed among the following Consolidated Plan goals:

- ***H-1: Increase and improve housing that is affordable to renters***
 - Rental housing for low-income individuals and families, including persons with disabilities and the elderly
- ***H-2: Stabilize existing homeownership and provide opportunities for new homeowners***
 - Affordable homebuyer housing for low-income homebuyers
 - Direct assistance to low-income homebuyers
- ***HS-1 Stabilize the lives of families and individuals who are in crisis and***
 - Tenant Based Rental Assistance (This activity also supports goal of H-3: Reduce homelessness and meet the housing needs of special needs populations. The activity appears in the table in Section II only once, under the primary goal, to avoid duplication.)
- ***P&A – Planning and administration***
 - Operating funds to strengthen the capacity of the County's three CHDO's:
 - Northwest Housing Alternatives;
 - Clackamas Community Land Trust (now Proud Ground); and
 - Caritas Community Housing Corporation.

The amount of HOME funds committed and expended in the reporting period is shown in this CAPER in the table in Section I under "Summary of Resources and Distribution of Funds". Details about open and completed activities can be found in Section II: Five-Year Assessment of Progress.

2. The HOME Match Report

Form HUD-40107-A is included in Vol.2.

3. HOME MBE/WBE Report

Part III of HUD form 40107 reports contracts and subcontracts with Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs). It is included in Vol.2.

4. Assessments

Results of On-site Inspections of Rental Housing:

Clackamas County conducts on-site inspections of its HOME-funded multi-family rental housing projects in accordance with 24 CFR 92.504(d) and provides timely information to project owners about relevant issues such as changes in the HOME rent and income amounts. The monitoring schedule during the reporting year was based on the then current HOME rule that required projects to be monitored annually, every two years or every three years, depending on the total number of units in the project.

The requirements for onsite monitoring are followed to determine that compliance with HOME property and affordability standards are maintained.

To maximize the efficiency of the monitoring process, Clackamas County continues to participate in a regional Streamlining Compliance Initiative (SCI) to establish a coordinated, streamlined approach to monitoring among the various funders. The process incorporates web-based databases and uniform property inspections. The goal is for the monitoring process to be more efficient for lenders and owners and less disruptive to the tenants.

The SCI work group has refined a physical inspection standard that incorporated the Uniform Physical Conditions Standards (UPCS) used by the federal tax credit program and the property standards of the HOME Program. Both of the County's Rehab Advisors were trained and certified in the enhanced UPCS/HQS methodology.

The SCI monitoring protocol steps:

1. Send a letter to the owner to obtain information and confirm a date for the monitoring visit;
2. Conduct physical inspections to determine compliance with HOME property standards;
3. Interview property management staff;
4. Review tenant and project files;
5. Send follow-up letter to notify owners of any deficiencies; and
6. Conduct follow-up visits if needed to verify that deficiencies have been corrected.

The following table shows on-site inspections conducted in 2012-13 program year and identifies areas where there were findings.

PROJECT	DATE	AREAS THAT HAD FINDINGS*		
		Site and/or Building Exterior	Common Areas and/or Building Systems	HOME Units
Fenton Rondel Court	08/08/12	Yes	None	Yes
Sandy Vista - Phase I & II	11/05/12	Yes	None	Yes
Hope Village / Cascade House	06/26/13			
Hope Village / The Meadows	06/26/13	Yes	None	Yes
Rain Garden	03/18/13	Yes	Yes	Yes
Whispering Pines Sr. Village	08/23/12	None	None	None
Casa Verde	07/11/12	Yes	No	Yes
Chez Ami	08/28/12	Yes	Yes	Yes
B2H - Willard Duplex	04/12/12	None	None	None
Windfield Village	03/12/13	None	None	None

Avalon	05/01/12	Yes	None	None
Jackson Place	05/16/13	Yes	Yes	Yes
Wiedemann Park	08/21/12	Yes	Yes	Yes
Cedar Park Gardens	11/05/12	Yes	Yes	Yes
Charleston	07/27/12	Yes	Yes	Yes
Seneca Terrace	10/25/12	Yes	None	Yes
Creekside Woods	07/25/12	Yes	Yes	Yes

Findings and trends:

- **Site and Building Exteriors:** The inspection protocols developed by the Streamlining Compliance Initiative are helping owners identify problem areas, such as building envelope issues, before they cause further damage. Many findings have to do with vegetation and soil buildup on exterior siding
- **Common Areas and Building Systems:** This category includes boilers, central heating and other building-wide systems. It also includes lobbies, hallways and laundry areas.
- **Units:** Most of the items noted are very small such as a missing sink stopper or missing light bulb. Many tenants store items in a manner that raise safety concerns, e.g. blocking egress or placing chairs to close to a heat source.
- **Files:** If a lease contains any of the terms prohibited in 24 CFR Part 92, the tenants in the HOME unit must sign a HOME Addendum every time the tenant signs a new lease. We are requiring the owners to download the HOME Lease Compliance form on OHCS' website.

Homebuyer Monitoring: In January 2013, CDD sent monitoring letters to 89 homeowners who had received loans to assist with down payment and closing costs and were still within the affordability period. All homeowners signed and returned the confirmation that they still reside in the home. The 89 letters included all sources of funding, CDBG, HOME, NSP, NCRA.

TBRA Monitoring: Northwest Housing Alternatives acts as a subrecipient for the TRBA Program. On September 4, 2013, Community Development staff reviewed the client files and the overall program operations of the Tenant Based Rental Assistance Program for the 2012-13 program year. CD staff reviewed the Subrecipient Agreement, the TBRA Program Guidelines, the list of documents being used, the referral procedures, the tenant selection criteria, the income limits being used, the rent standard being used and three client files. Based on the review, staff concluded that the program is being operated according to the agreement and the guidelines.

b. Results of Assessment of Affirmative Marketing Actions

The County has established an Affirmative Marketing Policy for HOME-assisted units to comply with the requirements at 24 CFR Part 92.351 and to further its commitment to non-discrimination and equal opportunity in housing. The policy is part of every HOME Agreement for multifamily rental housing projects. The policy outlines the affirmative marketing procedures and practices to be used by the County and project owners to inform and solicit applications from persons in the housing market who are not likely to apply for such housing without special outreach.

The policy requires that the Equal Housing Opportunity logo be displayed on HOME program related documents and publications to inform the public, owners, and potential tenants about fair housing laws. Owners of rental units are encouraged to advertise vacant units in www.housingconnections.org, newspapers of general circulation, radio, television, brochures or flyers and to utilize the Housing Authority, fair housing groups, housing counseling agencies and the County's Social Service information and referral department to publicize unit vacancies or otherwise provide information to potential tenants. The policy requires that owners maintain file records containing all marketing efforts, which are made available for inspection.

The County assesses the success of its Affirmative Marketing Policy annually in two ways:

1. By analyzing the results of new projects that were completed in the program year.

Prior to committing HOME funds for a housing project, the County reviews the proposed Affirmative Marketing Plan. When the project is completed, the project owner completes the tenant information on the Form HUD-40097. The race and household characteristics of the tenants are compared to the County's general population by using data from the US Census 2006 American Community Survey for Clackamas County. Such comparisons take into account projects that are targeted to specific groups such as disabled persons or farmworkers.

2. By reviewing the ongoing Affirmative Marketing efforts of project owners during the on-site inspections. During the on-site inspections:
 - County staff interview project staff to determine compliance with County policy;
 - Visually assess whether Fair Housing marketing posters are prominently displayed; and
 - Review the project's marketing file to assess whether the advertising and other forms or outreach are following the County's plan and the project own plan.

During reporting period, no projects were found to be out of compliance with the Affirmative Marketing Policy.

c. Results of Outreach to Minority & Women-Owned Business (MBE/WBE)

In accordance with Executive Orders 11625, 12432 and 12138, the County has developed a policy to encourage the use of Minority- and Women-owned Business Enterprises (MBE/WBE) in HOME-funded projects. The policy outlines steps the County takes to ensure, to the maximum extent possible, that small MBE/WBE's are used whenever possible and economically feasible.

The majority of the County's HOME-funded multi-family rental projects are owned by non-profit organizations that are strongly committed to serving minorities and using MBE/WBE contractors.

All HOME Agreements include the County's MBE/WBE policy. Project owners certify that they will:

1. Include, to the maximum extent feasible, the use of MBE/WBE in providing supplies, professional and construction services; and
2. Maintain statistical data and identify jobs which have been bid by MBE/WBE.

The County assesses the success of its MBE/WBE Policy annually by analyzing the results of the projects that were completed in the program year. The project owner completes the HOME Program Annual Performance Report Form HUD-40107 (Part III) which quantifies the number and dollar value of all contractors and subcontractor who worked on the project. Form HUD-40107 is included in Vol. 2.

C. Emergency Solutions Grant (ESG)

1. Assessment of Relationship of ESG Funds to Goals & Objectives

Clackamas County demonstrated its commitment to implement the goals and strategies of the Consolidated Plan by using its Emergency Solutions Grant (ESG) program to provide funds for homeless programs and services.

The Clackamas County ESG program funds the Homeless Management Information System (HMIS) for ESG reporting and three (3) agencies that provide ESG Emergency Shelter Operations Services.

The three agencies funded for Emergency Shelter operations and services provide three 3 types of emergency shelter services: The Inn operates a youth emergency shelter, Clackamas Women's Services operates an emergency shelter for survivors of domestic violence (DV), dating violence, or stalking and Northwest Housing Alternatives operates the Annie Ross House Emergency shelter for families.

Per the CPD Notice CPD 13-06 dated August 22, 2013 ESG information has been entered into an IDIS report which is attached. Client data has been entered into the CoC Homeless Management Information System (HMIS) and will be reported to HUD

2. Monitoring

As part of the ESG Agency Grant Agreement certifications, the County has worked with the three shelters to incorporate into their plan provisions for the participation of homeless persons in the policy-making functions within the shelters, and for homeless individuals and families to be involved in providing work or services to the facility.

