

CLACKAMAS COUNTY

COMMUNITY DEVELOPMENT

2023 ACTION PLAN



Clackamas County
Housing and Community Development Division
Public Services Building
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www.clackamas.us/communitydevelopment/

MAY 2023

Annual Action Plan
2023

1

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Executive Summary

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

1. Introduction

Clackamas County Housing and Community Development (HCD) is a division within the larger Clackamas County Health, Housing and Human Services Department (H3S) that includes the Behavioral Health, Public Health, Health Centers, Social Services, the (public) Housing Authority and the Children, Families and Community Connections divisions. Clackamas County is mostly a rural county geographically with a large area of national forest land, but since most of the population lives in urbanized areas, the county is considered an "Urban County" by HUD.

The newly re-organized H3S Housing and Community Development Division, now includes: the Housing Authority of Clackamas County, a Supportive Housing Services unit that coordinates homeless services and housing, and the Community Preservation Unit that coordinates Weatherization Services, Housing Rehabilitation Program, CDBG funded projects and services as well as HOME funded affordable housing projects. HCD is still working on expending the allocated COVID-19 Community Development Block Grants on a community health clinic and an expanded homeless services center.

2. Summarize the objectives and outcomes identified in the Plan

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

Clackamas County was facing a homeless and affordable housing crisis before the COVID-19 pandemic. The nationwide economic downturn, labor shortages and supply chain disruptions have dramatically increased the complexity of the current housing crisis as well as increased the number of people who are not able to secure safe, decent housing.

In response to the ongoing housing crisis, Clackamas County has approved a locally funded Metro Housing Bond Implementation Plan for projects and services. Federal funds including Housing Choice Vouchers, HOME and CDBG funds have also supported the development of these affordable housing projects.

Five (5) affordable housing projects have been approved and funded for construction:

- Fuller Station apartments – 100 units - completed
- Webster Road/Tukwila Village – 48 units of permanent support housing and services for formerly homeless persons - completed
- Good Shepard Village – 142 units

- Hillside Master Plan – redevelopment of 16 acres of public housing to create 500 units
- Maple Apartments/Las Flores – 171 units of multi-family housing

The Health, Housing and Human Services Department, Housing and Community Development Division has identified the following Priorities and Goals for the next five years:

Strategic Plan Priorities

1. Affordable Housing
2. Homelessness
3. Non-housing Community Development

Strategic Plan Goals and Objectives (over 5 years)

1. Affordable Housing – 300 units built
2. Housing Rehabilitation – 150 Households assisted
3. Public Services – 1500 persons served
4. Homeless assistance – 500 persons served
5. Public Facilities – 5,000 Persons benefit
6. Community Infrastructure – 5,000 persons benefit

3. Evaluation of past performance

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

The Clackamas County Housing and Community Development Division (HCD) has been a major partner and funder of many affordable housing projects, most of the senior centers and many neighborhood improvement projects throughout the county over the last 20 years. The impact of projects and services supported with grant funds is often limited by the federal grant regulations and the actual annual funding levels although communities and non-profit partners do bring private resources to leverage the federal funds.

Over the past two years, HCD has been awarded CARES Act CDBG and ESG COVID 19 funds which are mostly expended at this point however, due to the immediate nature of these COVID 19 funds and staffing shortages, the regular CDBG, HOME and ESG funded projects have not been expended as efficiently and effectively within the bounds of federal regulations. Slow moving projects are cancelled allowing funds to be reallocated to projects that are on track to be completed as scheduled. The Division reorganization has also impacted the approval and completion of some projects and services resulting in a negative Timeliness spending report from HUD.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Clackamas County Housing and Community Development Division (HCD) maintains a Citizen Participation list of persons interested in programs and services funded by federal grants. Public meeting notices are posted in community newspapers and notices of funding availability are distributed throughout the county through newspapers, social media and email lists.

The Continuum of Care homeless services providers and public housing residents are engaged in annual public meetings to discuss programs, projects and services.

The general public is also invited and engaged through solicitation of feedback through community online surveys and public meetings.

The 2023 Action public participation process included newspaper advertisements, email distribution of meeting notices, a public meeting on February 22, 2023. The Draft Action Plan was posted on our website for public review and comment on March 14, 2023, advertised in local newspapers and an email notice was sent to a list of persons interested in our community development program. The review and comment period closed on April 17, 2023. All comments were accepted and are included in this plan as Appendix A.

A public hearing was held with the Board of County Commissioners on April 12, 2023, to report on program performance and to accept any public testimony. The Action Plan is scheduled to be approved by the Board for submittal to HUD on May 4, 2023 in a public hearing.

5. Summary of public comments

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

A Public meeting was held on February 22, 2023 and April 13, 2023 to gather public comments on housing and community development needs.

Comments were generally in favor of proposed projects and requested additional affordable housing options throughout the county. Public comments included inquiries into the timeline for next funding cycle, proposed projects and services and the CDBG, HOME and ESG application process. On April 13, the executive director of North Willamette Valley Habit for Humanity testified in favor of the plan. The Molalla Seniors submitted testimony requesting support for their capital campaign to build a new senior center activity building in Molalla.

The draft 2023 Action Plan was be posted for review and comment from March 14, 2023 to April 17, 2023. The final plan will be approved by the board on May 4, 2023.

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

All public comments were accepted and included in this plan as an Attachment A.

7. Summary

Clackamas County is currently conducting an extensive department restructuring and budget alignment process. The Clackamas County Housing and Community Development Division (HCD) is also in the process of re-structuring the Housing Authority, locally funded Supportive Housing Services, Weatherization Program Services and the Community Development Program into one Division with a financial team and a completely new leadership structure. The re-structuring will also include a renewed community engagement process to guide project funding policies for affordable housing, homeless services and community development projects.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	CLACKAMAS COUNTY	H3S Housing and Community Development Division
CDBG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
HOPWA Administrator	City of Portland	Portland Housing Bureau
HOME Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
ESG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

Clackamas County Housing and Community Development is a division within the larger Clackamas County Health, Housing and Human Services Department that includes the Behavioral Health, Public Health, Health Centers, Social Services, the (public) Housing Authority, Community Solutions (workforce programs) and Children Youth and Families divisions.

Clackamas County receives no HOPWA funds. Services for persons with AIDS are provided by the Cascade AIDS Project (CAP) in the nearby City of Portland, Oregon.

Consolidated Plan Public Contact Information

Office location: Housing and Community Development Division in the Public Services Building 2051 Kaen Road – Suite 245 Oregon City, Oregon (503) 655-8591

Housing and Community Development Website: <http://www.clackamas.us/communitydevelopment/>

Clackamas County Housing and Community Development website includes maps of low/mod income areas, funding policies, meeting notices, meeting schedules, Consolidated Plans, annual Action Plans, information on HOME repairs grants and loans, and other programs.

Staff Contacts:

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Amy Council, Project Coordinator: acouncil@clackamas.us

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

1. Introduction

Clackamas County is an urban and rural county within the Portland/Vancouver metropolitan statistical area. Clackamas County is currently reaching out to non-profit agencies that provide services to vulnerable and underrepresented populations to expand agency capacity to provide more services in the county, particularly in rural areas. Clackamas County provides local, state and federal funding to non-profit housing developers to build, purchase and maintain assisted housing and services throughout the county. The County Health, Housing and Human Services Department currently provides the bulk of the social services, assisted housing services and public housing to low-income residents in the county.

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

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

New local tax Metro Bond revenues has greatly expanded the funds and services for affordable housing and homeless services in urban areas and has also provided capacity building support to non-profit service providers. HCD now has a new Supportive Housing Services (SHS) unit to coordinate all homeless services and housing assistance funded with local tax bond funds, Continuum of Care funds and Emergency Solutions Grant funds.

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

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

HCD consults directly with local governments (15 cities and towns in Clackamas County) regarding public facilities and infrastructure projects. Adjacent governments including City of Portland, Multnomah County and Washington County are contacted regularly regarding public meetings however due to scheduling conflicts staff from these governments rarely attend our public meetings.

Currently HCD has business and civic leaders engaged in the community and housing development needs assessment through their activities on non-profit boards, planning councils and commissions. Some non-profit agencies are considered civic organizations. HCD will continue to reach out to community groups that include civic and business leaders in the community.

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

H3S Housing and Community Development Division (HCD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same HCD provides CDBG, ESG and CoC funds to support homeless services and for the Homeless Point in Time (PIT) count of homeless persons. This year the count was conducted with trained volunteers to complete surveys with homeless persons in numerous locations throughout the county.

Clackamas County is collaborating with Multnomah and Washington Counties in an ambitious and needed effort to create a PSH Plan for the tri-county region. The Corporation for Supportive Housing (CSH – www.csh.org) is leading the process with consultants from Context for Action, who are leading the community engagement processes in Washington and Clackamas County. Clackamas County CoC, CSH and Context for Action will convene key stakeholders from Clackamas County to participate in an ad-hoc Technical Advisory Group (TAG) to review key data, identify key levers, and provide context expertise on the region.

The results of the 2023 Point in Time Count are not yet available.

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

The HCD staff coordinate the Continuum of Care monthly meetings and the CoC governing board activities. The CoC policies and ESG program policies were developed with both CoC and ESG homeless services providers. The CoC reviewed and adopted the current CoC and ESG policies in February 2019.

HCD personnel also provide the HMIS training and support for CoC and ESG providers. The monthly CoC activities and quarterly performance reports are coordinated by the same Community Development Division staff that coordinates the ESG funding applications and awards process. The FY 2022-2024 ESG funding recommendations were presented to the CoC Steering Committee and to the CoC Homeless Council (CoC) for discussion and review on March 10, 2022. CoC providers, the local public housing agency and all the agencies in the Continuum of Care are engaged in addressing the needs of homeless persons.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Clackamas County
	Agency/Group/Organization Type	Housing PHA Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority is staffed by Clackamas County employees. The Housing Authority Director reports to the H3S Department Director and coordinates housing activities with the entire department including the Housing Community Development Division. The anticipated outcomes are coordinated efforts to preserve, maintain and build affordable housing units for low income residents as well as coordinated social services, primary health care, mental health services, fair housing events and employment training.
2	Agency/Group/Organization	NORTHWEST HOUSING ALTERNATIVES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Housing Alternatives (NHA) is one of a few non-profit housing developers in Clackamas County. NHA staff are active on the Continuum of Care homeless council as a provider of homeless housing services and homeless prevention services with ESG funding, local government funding and private foundation funding.
3	Agency/Group/Organization	Clackamas Women's Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas Womens Services is an active participant in the homeless Continuum of care as well as an HESG services provider. The agency is one of a few victim services providers in our county.

4	Agency/Group/Organization	Northwest Family Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Family Services provides culturally specific homeless services in Clackamas County and contributes to the Continuum of Care homeless planning efforts.
5	Agency/Group/Organization	CLACKAMAS COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Agency - Emergency Management Other government - Local

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Clackamas County brings together numerous services to low-income, elderly, disabled and homeless people including housing, job training, health services, mental health crisis center and senior center services and meals on wheels to the elderly. The Clackamas County Health, Housing and Human Services (H3S) Department includes; a public housing authority, a community development division, a public health division, a social services division, a behavioral health division and a primary care division. H3S is often a convener of agencies to apply for funding, build facilities and provide services to vulnerable populations. In some cases the county provides the services, and in other cases non-profit agencies provide the housing or services. Consultation with the County Public Health Division on lead-based paint hazards is guided by State of Oregon Health Authority (OHA). If there is a complex case or child whose blood lead levels are not improving, an inspection of the home environment can be done, this is requested from OHA. OHA also provides the follow up on adult/occupational high lead level reports.</p>
6	<p>Agency/Group/Organization</p>	<p>CENTRAL CITY CONCERN</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Persons with Disabilities Services-homeless Business and Civic Leaders</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides services and housing through the homeless Continuum of Care.
7	Agency/Group/Organization	CASCADE AIDS PROJECT
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is the only provider in the metro Portland Area that provides services to persons with AIDS.
8	Agency/Group/Organization	LEGAL AID SERVICES OF OREGON
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Services of Oregon (LASO) is a partner of our Housing Rights and Resources program and included in all fair housing planning efforts LASO is a regional and statewide legal aid organization that is a partner with Clackamas County to provide training to housing agencies, tenants, landlords and the general public. LASO also provides eviction prevention services.
9	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This State of Oregon TANF agency is located in our county and actively participates in the homeless Continuum of Care planning, meetings and governance.
10	Agency/Group/Organization	LIFEWORCS NORTHWEST
	Agency/Group/Organization Type	Services-homeless Services-Employment Business Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides outreach and health services to homeless youth. This agency is part of the homeless Continuum of Care.
11	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Services-homeless Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas County staff participate in the Fair Housing Advocacy Committee (FHAC) that sponsored by Multnomah County, Gresham, and the City of Portland to advocate for policies, strategies, and resources to affirmatively further fair housing throughout Multnomah County. FHAC meetings are open to the public and public testimony is invited. For more information, visit www.portlandoregon.gov/phb/fairhousing .

12	Agency/Group/Organization	URBAN LEAGUE
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Urban League of Portland has been invited to participate in homeless planning efforts in Clackamas County. The Urban League DCL Organizing Project is a capacity building project in the African American community, to maximize our community power to impact city, county and state institutions and elected bodies. The focus of the program has been to increase advocacy and civic engagement by organizing individuals, developing leaders, strengthening partnerships among African American and other communities of color.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Clackamas County, Oregon	Homeless Services, programs and housing
Affordable Housing Bond Measures	Metro Council	Metro Council governs the local homeless bond revenues to fund affordable housing and homeless services in the Portland Metro area that includes Clackamas County.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Public Housing Plan	Housing Authority of Clackamas County	The PHA housing improvements and housing development efforts are included in the annual Action Plan
Tri-county Affordable Housing Strategy	Corporation for Supportive Housing	The City of Portland/Multnomah County Joint Office on Homeless Services received a grant from Metro to create a Permanent Supportive Housing (PSH) Plan for the tri-county region. The Corporation for Supportive Housing (CSH www.csh.org) will lead the process with a team of consultants. Using data driven strategies, CSH intends to engage in a multi-jurisdictional effort to determine approximately how much PSH is needed to greatly reduce chronic homelessness. In addition to the data, the project team will assemble a multi-jurisdictional steering committee to support affordable housing development efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Housing Authority of Clackamas County has developed a Local Implementation Plan to provide services to homeless and low-income households throughout the county with the Metro Bond Supportive Housing Services (SHS) funds.

Continuum of Care annual plans reduce homelessness by providing services to move homeless persons into permanent housing and in many cases with supportive services to reduce the re-occurrence of homelessness.

AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation process for this Action plan began in October 2021 with a community needs assessment, small group meetings with stakeholders, an online survey, public meetings and public hearings. Legal Notice Advertisements for each public meeting were placed in all county newspapers and sent by email to all interested persons. The public meetings are held every year and for the 2023 Action Plan were held on February 22, 2023. The public hearing with the Board of County Commissioners was held on April 13, 2023. 2 people with North Willamette Habitat for Humanity spoke in favor of the plan. One person spoke on behalf of the Molalla Seniors requesting funding for a new senior center activity building in Molalla.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	On February 22 a Public Meeting online was attended by 5 members of the public and 2 HCD staff. Attendees were interested in the current projects funded, average project funding amounts and the application process.	Comments were in the form of questions about program funding, eligible projects and the grant application process.	All comments have been accepted to date and are included as attachment A of this plan	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Clackamas County Housing and Community Development Division works closely with the Housing Authority of Clackamas County, the County Behavioral Health Program, the homeless services Continuum of Care, non-profit agencies and the local County Social Service agencies to secure and administer many sources of funding for services, programs and rent assistance to benefit low-income residents of Clackamas County. This past year and the coming year will include expending remaining COVID CARES ACT funds for homeless services and facilities throughout the county.

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

HOME Project-Related Soft Costs

When HOME funds are allocated to an affordable housing project (as opposed to TBRA or CHDO operating), Clackamas County will have the option of charging reasonable and necessary staff and overhead support to the project as project-related soft costs. These may include:

- Processing of applications for HOME funds
- Appraisals required by HOME regulations
- Preparation of work write-ups, specifications, and cost estimates or review of these items if an owner has had them independently prepared
- Project underwriting
- Construction inspections and oversight
- Project documentation preparation
- Costs associated with a project-specific environmental review
- Relocation and associated costs

- Costs to provide information services such as affirmative marketing and fair housing information to prospective tenants
- Staff and overhead costs related any of the above actions

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,203,585	200,000	0	2,403,585	6,000,000	The FY 2023 program year is the 2nd year of the 5-year Consolidated Plan. This expected available amount is based on the assumption that funding remain consistent
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,088,143	50,000	0	1,138,143	3,000,000	The FY 2023 program year is the 2nd year of the 5-year Consolidated Plan. This expected available amount is based on the assumption that funding remain consistent

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	193,644	0	0	193,644	600,000	The FY 2023 program year is the 2nd year of the 5-year Consolidated Plan. This expected available amount is based on the assumption that funding remain consistent

Table 5 - Expected Resources – Priority Table

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

CDBG Program: Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors. Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources will total at least \$500,000. CDBG anticipates approximately \$200,000 of program income per year from the Housing Rehabilitation program loan repayments. For FY 2021 however, CDBG program income was a total of \$715,231 due to the low interest rate on home mortgages which allowed households to refinance and payoff the housing rehab loans. The FY2022 CDBG Program income has been \$10,459 as of March 10, 2023.

The Continuum of Care application process will renew over \$4,000,000 of funding annually for homeless services, programs and rent assistance for homeless individuals and families. A recent Youth Homeless Demonstration Project award for 3 projects was combined with the annual CoC annual application.

HOME Program Income

HOME Program Income (PI) is generated from the repayment of HOME loans that the county has made to affordable housing projects. As provided for in the 2016 HOME Interim Rule, Clackamas County will retain HOME PI that is received during the program year, and allocate it to a specific project or projects in the subsequent program year. For the program year ending June 30, 2021, the county received and expended \$75,000 of HOME PI on the Fuller Station project. In the FY22 program year to date, the HOME Program has received \$110,646 of program income due to a loan payoff and has expended \$99,582 on the Fuller Road project.

HOME Match Funds: The HOME match requirement of 25% will be met either by eligible contributions, computing the value of annual property tax exemptions, or by drawing down the required match amounts from the county's excess HOME match reserve of approximately \$1.3 million

ESG funds will be matched using private donations, local and state homeless prevention funds (EHA) and possibly local tax revenue bond funds for homeless services.

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

The County is developing county owned land as a transitional housing facility of housing pods for homeless individuals adjacent to an existing transitional housing facility.

The County has recently acquired a hotel with state Turnkey funds and local tax bond funds. The hotel will be used as a transitional housing facility with services and 100 housing units once the purchase has been completed, required repairs have been completed and a services provider has been selected and awarded a contract.

Discussion

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

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

HOME Program Income

For the program year ending June 30, 2023, the county anticipates that it will retain approximately \$50,000 of HOME PI, and will allocate the PI to a HOME multi-family housing project in the upcoming program year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	CDBG: \$550,000 HOME: \$1,138,143	Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
2	Housing Rehabilitation	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$734,285	Homeowner Housing Rehabilitated: 40 Household Housing Unit
3	Homeless Assistance	2022	2026	Homeless	Countywide	Homeless Assistance	ESG: \$193,644	Other: 1 Other
4	Public Services	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$322,300	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$633,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
6	Community Infrastructure	2022	2026	Non-Housing Community Development		Non-housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
7	AFH 1 Increase and preserve affordable housing	2022	2026	Affordable Housing	Countywide	Affordable Housing		Other: 1 Other
8	AFH 2 Expand Fair Housing Outreach Education	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development		Other: 1 Other
9	AFH 3 Review Policies to Increase Racial Equity	2022	2026		Countywide	Non-housing Community Development	CDBG: \$1	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Affordable Housing projects will be completed in partnership with non-profit and private housing developers.

2	Goal Name	Housing Rehabilitation
	Goal Description	Housing Rehabilitation and Weatherization services for home owners and renters will be provided by the Housing Rehabilitation program and in partnership with non-profit housing developers. CDBG Housing total \$855,367: Housing Rehabilitation Program: \$543,285, Critical Home Repairs program: \$150,000, Program Income: \$200,000
3	Goal Name	Homeless Assistance
	Goal Description	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels.
4	Goal Name	Public Services
	Goal Description	Public Services will be provided in partnership with social services agencies, mental health organizations, employment training agencies and non-profit organizations.
5	Goal Name	Public Facilities
	Goal Description	Public Facilities will be built or improved in partnership with non-profit agencies and cities.
6	Goal Name	Community Infrastructure
	Goal Description	Community infrastructure improvements including pedestrian and ADA sidewalk street improvements, water lines, sewer lines and other improvements in low-income neighborhoods

7	Goal Name	AFH 1 Increase and preserve affordable housing
	Goal Description	<p>1. A: Leverage local, state and federal funding and resources to increase the number of affordable and permanent supportive housing units including accessible units in high opportunity areas throughout Clackamas County. In addition reposition and redevelop underutilized and outdated public housing properties to increase affordable housing units and ensure that those units will last for years to come.</p> <p>1. B: Maximize the number of households receiving long term and short term rental assistance from local, state and federal programs.</p> <p>1. C: Evaluate zoning changes & incentives for building affordable housing including rezoning of vacant commercial properties into mixed-use buildings or using eminent domain or other methods to buy vacant properties to be used for housing programs.</p>
8	Goal Name	AFH 2 Expand Fair Housing Outreach Education
	Goal Description	<p>Expand fair housing outreach, education, and enforcement by using these Strategies:</p> <p>2.A: Increase fair housing education for staff, landlords & community partners.</p> <p>2.B: Review payment standards by area to be sure choices are not limited and to study Fair Market Rent to be accurate with market conditions.</p> <p>2.C: Work in collaboration with partners to enforce fair housing law.</p> <p>2.D: Continue operating the Housing Rights and Resources line, which is a partnership between Clackamas County Social Services, Clackamas County Community Development, Legal Aid Services of Oregon, and Fair Housing Council of Oregon to provide information about fair housing law to landlords and tenants in Clackamas County.</p>

9	Goal Name	AFH 3 Review Policies to Increase Racial Equity
	Goal Description	<p>Review internal policies and practices with a trauma-informed, accessibility, and racial equity lens to increase fair housing for all protected classes by using these Strategies:</p> <p>3.A: Ensure all housing forms including forms and letters sent by HACC to residents and voucher recipients are trauma-informed, racially equitable and accessible.</p> <p>3.B: Minimize barrier and ensure equal or better access to housing programs and monitor housing stability outcomes for Black, Indigenous and People of Color and all protected classes.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

These projects were awarded in February 2022 after a competitive application process conducted in November and December of 2021.

HUD allocations for the CDBG, HOME and ESG programs were announced February 27, 2023. The contingency plan for decreased or increased funding is no longer required.

CDBG (non-Public Services) – \$727,700

CDBG (Public Services) – \$322,300

CDBG Housing total \$893,285: Housing Rehabilitation Program: \$543,285, Critical Home Repairs program: \$150,000, Program Income: \$200,000

HOME Program – \$1,088,143

ESG Program – \$193,644

Projects

#	Project Name
1	2023-24 Housing Rehabilitation
2	2023-24 CDBG Grant Administration
3	2023-24 HOME Program
4	2023-24 Emergency Solutions Grant
5	2023-24 CDBG Public Facilities and Infrastructure
6	2023-24 CDBG Public Services
7	2022-26 Fair Housing Efforts

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	2023-24 Housing Rehabilitation
	Target Area	Countywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$734,285
	Description	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to qualifying low-income households throughout Clackamas County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 low income households will receive grants and loans for housing rehabilitation.
	Location Description	County-wide
	Planned Activities	40 households will receive grants and loans for housing rehabilitation. 10 Households will receive Critical Repair grants Housing Rehabilitation Program: \$543,285 Critical Home Repairs program: \$150,000 Program Income: \$200,000 Total \$893,285
2	Project Name	2023-24 CDBG Grant Administration
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$450,000
	Description	CDBG grant administration, planning, monitoring and reporting.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide

	Planned Activities	CDBG grant administration, planning, monitoring and reporting. \$450,000
3	Project Name	2023-24 HOME Program
	Target Area	Countywide
	Goals Supported	Affordable Housing Homeless Assistance
	Needs Addressed	Affordable Housing Homeless Assistance
	Funding	HOME: \$1,138,143
	Description	HOME Grant Administration, Community Housing Development Organization (CHDO) support and Multifamily Housing projects.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 Households
	Location Description	Countywide
	Planned Activities	HOME Multifamily project to be determined: \$953,329 HOME CHDO: \$26,000 <u>HOME Administration: \$108,814</u> <u>Expected Program Income: \$50,000</u> Total of \$1,138,143
4	Project Name	2023-24 Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$193,644
	Description	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	NA - HMIS and planning
	Location Description	Countywide
	Planned Activities	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels. \$14,523 - ESG Administration <u>\$179,121- Homeless Management Information System</u> \$193,644 Total
5	Project Name	2023-24 CDBG Public Facilities and Infrastructure
	Target Area	Countywide
	Goals Supported	Public Facilities Community Infrastructure
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$188,000
	Description	Public Facility and Infrastructure Projects throughout the county.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1000 persons
	Location Description	County-wide
	Planned Activities	\$88,000 CSC Freezer \$100,000 Estacada Senior Center siding \$188,000 Total
6	Project Name	2023-24 CDBG Public Services
	Target Area	Countywide

	Goals Supported	Public Services
	Needs Addressed	
	Funding	CDBG: \$322,300
	Description	Public Services throughout offered the county
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2000 low to moderate income households/people will benefit from these services
	Location Description	Countywide
	Planned Activities	Public Services throughout offered the county Public Services Projects: \$60,000 for Employment Investments Program \$150,000 for Housing Rights and Resources Program \$30,000 for Children's Program for Survivors of Domestic Violence <u>\$82,300 for MESO Microenterprise Revitalization Program</u> <u>A total of \$322,300</u>
7	Project Name	2022-26 Fair Housing Efforts
	Target Area	Countywide
	Goals Supported	AFH 1 Increase and preserve affordable housing AFH 2 Expand Fair Housing Outreach Education AFH 3 Review Policies to Increase Racial Equity
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$1
	Description	Efforts to address fair housing issues identified in the Assessment of Fair Housing plan
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	Efforts to address fair housing issues identified in the Assessment of Fair Housing plan

AP-50 Geographic Distribution – 91.220(f)

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

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

The 2022 median annual income for the Portland-Metro MSA (6/15/22), which includes Clackamas County, is \$106,500 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$53,250 per year or \$4,437 per month for a family of 4. For a single person the median income per year is \$74,550. A low income adult person would have an income of less than \$37,300 per year or less than \$3,108 per month.

Eight percent (8.0 %) of Clackamas County residents were living below the official poverty level in Clackamas County based on the 2021 American Community Survey July 1, 2021 results. Female householders with children had the highest rates of poverty, and nearly half of female householders with children under the age of five were found to be living below poverty. Overall, 8.82% of all females live in poverty and 7.17% of males live in poverty.

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

Geographic Distribution

Target Area	Percentage of Funds
Countywide	90

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

COVID Pandemic and the resulting economic losses has rapidly increased levels of homelessness in the Portland Metropolitan area including Clackamas County. In 2023, the State of Oregon has declared a homelessness housing emergency and has allocated funding for these efforts. Local initiatives to fund affordable housing and homeless services will provide services and rent assistance. The Housing and

Community Development Division will coordinate efforts with local Supportive Housing Services funds, the Continuum of Care, HOME funds, state funding and Emergency Solutions Grant funds to increase efficiency and effectiveness of housing services and affordable housing projects.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clackamas County Housing and Community Development Division has 2 projects and 2 grants that support affordable housing. The Housing Rehabilitation project will be funded with CDBG funds to assist at least 30 households per year. HOME funds will assist 5 households per year through building new units and/or preserving existing units.

Specific Projects in 2023:

- Housing Rehabilitation Program
- HOME Multifamily housing - (Projects TBD)

Vulnerable population numbers are increasing rapidly in Clackamas County. The projects and services listed in this plan will very likely be adjusted to meet this increased demand for services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	5
Total	35

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	35

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

Discussion

Affordable housing preservation and new unit development continues to be a priority for the county and the state.

In 2018, regional voters approved a \$652.8 million Metro Affordable Housing Bond for the creation of 3,900 affordable housing units within the urban growth boundary. The bond allows our region the opportunity to invest in the development of new housing resources for some of our most vulnerable and

historically marginalized residents.

Recognizing the need and opportunity throughout the region, bond revenue is distributed based on assessed value of each of the three counties within the Metro district. This means that approximately 45% of homes created through the bond will be in Multnomah County, 34% in Washington County, and 21% in Clackamas County.

The HCD Housing Authority of Clackamas County (HACC) will be the developer/owner of approximately 450 units of bond-financed housing and will use approximately \$63.9 MM or 55% of the total bond resources. The remaining balance, \$52.3MM or 45%, is available for projects sponsored by non-profit or for-profit developers throughout the eligible Metro boundary within the county.

Projects for the coming year include:

Hillside Park Redevelopment Master Plan - 500 total units including 100 replacement units.

Maple Lane Apartments/Las Flores – 171 units (funded with local bond funds and PHA Housing Choice Vouchers)

HOME funded projects – To Be Determined (TBD)

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Clackamas County (HACC) is a part of the county's Housing and Community Development Division within the Health, Housing and Human Services (H3S) Department.

The Housing Authority of Clackamas County (HACC) is the recipient of \$116.2 Million dollars for the development and acquisition of newly affordable housing units within the urban growth boundary of Clackamas County. This allocation is part of a larger regional allocation of bond resources through the Metro Regional Affordable Housing Bond approved by voters in the tri-county area (Clackamas, Multnomah, Washington) in 2018. The timeline for expenditure of the bond resources into applicable units is over seven (7) years.

HACC is working to reposition and re-develop their public housing units and support the development of new affordable housing projects throughout the bond-eligible portion of Clackamas County. The first bond funded affordable housing project opened in the October of 2022 and added 48 units of permanent supportive housing to the inventory in Clackamas County. The second bond funded project opened in early 2023 adding 99 units of affordable housing, including 25 units reserved for those who are homeless or at risk of homelessness including youth exiting the foster care system. Many more units are in the HACC development pipeline and when complete will exceed the County's production goals under the Metro Regional Affordable Housing Bond program and Clackamas County's Performance Clackamas goal of helping develop 1500 units of affordable housing between 2020- 2025.

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

- Provide resident service coordination.
- Provide case management services
- Provide opportunities for residents to engage in asset building and other strategies for achieving greater financial stability
- Provide Peer Support Services to vulnerable residents with challenges around mental health
Coordinate with local Workforce organizations to connect residents with employment and training opportunities
- Coordinate with CTEC Youth Services to provide unengaged teens with mentoring, employment and education opportunities.
- Provide eviction prevention services to residents living in HACC owned properties.
- Manage community gardens in the Oregon City and Milwaukie neighborhoods, encourage resident participation and leadership.
- Operate a community garden and nutrition education program at two of our Public Housing

properties.

- Manage two monthly Free Food Markets in coordination with the Oregon Food Bank
- Maintain and manage community computers available for resident use
- Promote resident engagement and leadership through the HACC Resident Advisory Board
- Promote available community resources and opportunities available to residents through a quarterly newsletter

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

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

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

HACC offers a range of economic empowerment strategies to assist public housing residents to become economically self-sufficient.

Under the HUD Resident Opportunity for Self-Sufficiency Grant (ROSS), HACC has a full-time Service Coordinator available to coordinate supportive services and other activities designed to help PHA residents attain economic and housing self-sufficiency.

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

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

program. By providing access to the IDA Program, Clackamas County encourages public housing residents to participate in homeownership.

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

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

The Housing Authority of Clackamas County (HACC) is not designated as a troubled PHA.

Discussion

The Housing Authority of Clackamas County (HACC) is the recipient of \$116.2 Million dollars for the development and acquisition of newly affordable housing units with the urban growth boundary of Clackamas County. This allocation is part of a larger regional allocation of bond resources through the Metro Regional Affordable Housing Bond approved by voters in the tri-county area (Clackamas, Multnomah, Washington) in 2018. The timeline for expenditure of the bond resources into applicable units is over seven (7) years.

Clackamas County has formed a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The Housing Advisory Board (HAB) is currently a staff-led 11-member body that convenes once each month to discuss topics and issues pertaining to the development, preservation, and promotion of affordable housing of all types in Clackamas County. The HAB will continue to assist HACC in review and selection of eligible bond projects through various solicitations for their use over the seven-year period.

In May of 2020, a Metro-sponsored Tax Measure passed to provide unprecedented funding for homeless services, to meet the rising need in the Metro Region. The Supporting Housing Services (SHS) program goals are detailed in the **Clackamas County Local Implementation Plan (LIP)**. Achieving the LIP goals has been a high priority for Clackamas County. The program is based on providing supportive services paired with rental assistance. The Housing Authority serves as the Regional Long-term Rental Assistance (RLRA) administrator for the county and the County contracts with local providers to provide other service components.

The major service components of Clackamas County's SHS program include:

- **Supportive Housing Services/Case Management:** Helps vulnerable residents successfully

transition into permanent housing with ongoing supportive services (or “wraparound” services).

- **Regional Long-Term Rent Assistance:** Provides flexible and continued rent subsidy that will significantly expand access to housing for households with extremely and very low incomes across the region.
- **Short Term Rent Assistance:** Rental assistance and supportive services that can be used to prevent a household from becoming homeless.
- **Eviction Prevention:** Helping those at risk of being evicted. Includes supplying such resources as back-rent, unpaid utility bills, etc.
- **Housing Placement/Navigation:** Efforts to help residents find rental units. Can range from paying back-rent, application fees, rental opportunities. Aimed at getting people housed and connected to rent assistance.
- **Emergency Shelter/Transitional Housing:** Immediate safety off of the streets for people experiencing homelessness, fleeing domestic violence, and transitioning out of institutional settings.
- **Outreach:** Connecting directly with people experiencing homelessness to help them access housing assistance and other resources.

The number of families supported in the SHS program is rapidly expanding and the SHS program is already serving more than 200 households with RLRA vouchers in just the first twelve months of full implementation. In addition, funds are being used to match with federal vouchers to further increase the availability of permanent supportive housing in Clackamas County.

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

Introduction

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

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

Central City Concern (CCC), a Portland-based non-profit organization, runs several Alcohol and Drug free properties in Clackamas County. Chez Ami is a 40-unit property, mostly serving single people without children in the household. It is a Continuum of Care Permanent Supportive Housing project. This program serves the most highly vulnerable homeless population with wrap-around case management support and assistance in connecting residents with A&D recovery services. Town Center Courtyards, another CCC property, has 60 units, serving families with children. Although this property is not strictly reserved for families experiencing homelessness, families often “graduate” homeless housing programs into this property.

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

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

Households with children: Clackamas County (CC) Coordinated Housing Assistance (CHA), our CE program, conducts outreach to families w/children. Orgs throughout CC are trained to help families access CHA. Outreach is provided by agencies such as State Department of Human Services, WIC, and rural service-provider meetings. CHA fliers are provided throughout CC. All homelessness prevention/diversion services are incorporated into CHA. The CoC includes Prevention, Diversion, ES,

RRH and PSH for families w/children.

Survivors of domestic violence: Programs for DV survivors are integrated into CHA. Survivors are assessed by the CHA DV door, including rural outreach. Survivors access all CHA programs using a confidential code-name to access mainstream housing programs. The CoC includes prevention, diversion, ES, RRH, and PSH projects for DV survivors and their families. One DV ES transitioned to non-congregate sheltering, while another remained open at mostly full capacity, with increased cleaning and masking measures. The community has responded, using local state and federal relief funds to increase non-congregate shelter capacity for survivors through hotel/motel vouchers and rapidly rehouse survivors and their families.

Unaccompanied youth: \$250,000 annually in YHDP funding has been invested toward a diversion project, intended to assess the needs of unaccompanied youth and young adults (YYA) experiencing homelessness or housing instability. Both agencies providing these services (Northwest Family Services and Ant Farm Youth Services) are trusted among both YYA-serving agencies and YYA experiencing homelessness and housing instability. The partnership reaches urban and rural parts of the County, utilizes Youth Peer Support Specialists, provides diversion services, conducts Coordinated Entry Assessments, and connects YYA to permanent housing options, as needed. The CoC also includes prevention and TH for unaccompanied youth. YHDP and CoC also funds two Joint Component TH-RRH projects, which works closely with the diversion project.

Unsheltered/persons who sleep in places not meant for habitation: Two service centers provide hot meals, clothing, medical services, and severe weather shelter. CHA screeners conduct weekly outreach at both locations. CHA system coordinates with staff at these two sites, and the Outreach Connections subcommittee to the CoC, to screen unsheltered populations, and to locate them when a slot becomes available in a housing program. This has been extra challenging work during the pandemic, but the community continues assessing those who are highly vulnerable and sleeping outside. At one service center site, staff were trained to conduct CE with participants as they utilize services. CC has plans to expand this model. In FY22/23 HCDD contracted with several Street Outreach providers to connect people to housing services through CHA and meet other urgent needs. Additionally, weekly case conferencing meetings are attended by street outreach programs to identify people on the by-name list for housing and other services.

Homelessness among veterans: Veterans are screened through CHA for all CHA programs. A veteran outreach worker conducts CHA assessments throughout the community. The VA, VSO, SSVF staff, VASH staff, veteran outreach worker, and many other veteran-specific providers, meet regularly to work a veteran by-name list. CC is part of an SSVF grant and coordinates with a nonprofit provider for outreach, homeless placement and homeless prevention. CC has over 80 VASH slots. SSVF and VASH are incorporated in the CHA system.

CC has seen a steady drop in veteran homelessness with a new 24-unit Veteran-specific PSH, and the success of several other Vet-specific PH programs. CC is working toward functional zero for veteran

homelessness. CC operates prevention, diversion, emergency housing, RRH and PSH for homeless veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

The activities to address emergency shelter needs within the County will be funded through the local funded Supportive Housing Services (SHS) program. The FY 2023 ESG allocation of approximately \$193,644 will be supplemented by matching funds at least equal to its amount. Homeless persons will also be receiving Shelter and Rapid Re-housing services funded by ESG COVID funds.

Activities to address Emergency Shelter needs within CC are funded through ESG, and supported with CoC, state, local, and foundation funds. Approximately 1000 Households will receive homeless housing and support services from July 1, 2022 to June 30, 2023. CC's now providing a hotel shelter as a base to get more people into services and housing. The County is also exploring using federal and state funding to purchase and or operate a larger non-congregate emergency shelter and/or transitional shelter. CoC and YHDP funds provide 30 beds of TH for youth.

ESG-CV funds were used to fund non-congregate shelter to mostly single adults who were at high risk for complications if they contracted COVID-19. Those non-congregate shelter beds are connected to RRH and PH housing options, expanding overall ES capacity and moving those most in need quickly into permanent housing. These funds will be expended by June 30, 2023.

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

Due to the COVID pandemic and the resulting economic impacts on our county, the number of homeless persons has increased dramatically. The county's new Supportive Housing Services (SHS) program will be directing funds and new services to all homeless persons including chronically homeless.

These services, programs and policies are continually being re-evaluated:

Chronically homeless individuals and families: The SHS program services will increase beds and services for homeless persons. Clackamas County has over 645 PSH beds, increasing steadily year over year. Outreach teams work to identify and complete CHA assessments with CH households to shorten length of time homeless. CC implements move-on strategies to assist CH households in graduating out of PSH, accessing affordable housing, and reducing returns to homelessness. Move-on strategies include creating Housing Choice Voucher preferences for PHS graduates and partnerships with affordable

housing projects to allow for an easier transition to independence.

Families with children: Clackamas County has 696 beds for homeless families with children. System-wide prevention and diversion programs are operated to ensure housing programs are reserved for those most in need. Diversion programs help serve more homeless families than traditional housing programs, reducing the length of time families experience homelessness. ES, TH, RRH, Joint Component TH/RRH and PSH programs include wrap-around case management to help families make the transition to permanent housing. Coordination between affordable housing developers and the CoC is growing to connect homeless families with affordable housing units, allowing for an easier transition off wrap-around assistance. Prevention/diversion programs prevent families from becoming homeless in the first place and from returning to homelessness.

Veterans and their families: Clackamas County has 249 beds for Veteran Households. Vet-specific housing programs, including prevention/diversion, ES, RRH and PSH, include wrap-around case management to help veteran households make the transition to permanent housing. The VA, VSO, SSVF staff, VASH staff, veteran outreach worker, and many other veteran-specific providers meet regularly to work a veteran by-name list. This work is essential to identifying homeless veterans and placing them in housing programs that meet their needs, shortening the length of time they spend homeless. Prevention/diversion programs prevent veteran families from becoming homeless in the first place and from returning to homelessness.

Unaccompanied Youth: Clackamas County has 124 beds for Youth Households. YHDP funding nearly doubled the existing youth housing inventory and expanded youth-specific diversion and CHA access to serve more youth and reduce the length of time they spend homeless. Youth-specific housing programs, including prevention/diversion, TH, and Joint Component TH/RRH, include wrap-around case management and access to a youth-specific employment specialist to help youth households make the transition to permanent housing. Prevention/diversion programs prevent youth households from becoming homeless in the first place and from returning to homelessness.

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

These Discharge policies are continually being re-evaluated:

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy

in which the County actively participates. DHS refers youth in need to CHA for access to all CoC programs for a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills, housing subsidies, college tuition, and health insurance and 2. Preparation of an individualized Comprehensive Transition Plan which must be approved by a Family Court Judge every 6 months until the youth is successfully transitioned to independent living. Monthly coordination meetings take place with HCDD and ODHS to increase coordination. Additionally, ODHS participates in weekly case conferencing.

Foster youth can access Chafee rental subsidies, CoC programs, and new FYI vouchers to secure housing. YHDP planning is coordinated with DHS to ensure services meet the needs of youth transitioning from foster care who are homeless or at-risk. They can secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system receive services including options such as adult foster care and supported housing based on unique client needs. These options are designed to ensure that youth exiting foster care are not discharged to homelessness.

Health Care: Discharge planning for low-income and disabled people has historically resided with the State Medicaid program. With the Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program, discharge planning is shifting to local control. All Medicaid providers are joined in Coordinated Care Organizations (CCOs) covering specific geographic areas. The CCOs integrate physical, mental and dental health services. The ACA Medicaid expansion has been structured to align the financial incentives with clinical outcomes/housing status of patients. Hospital systems and health care providers have begun to better coordinate with CoC on resource sharing and homeless services provision. Healthcare representative(s) attend weekly case conferencing meetings.

Mental Health (MH): The Discharge Policy for persons being discharged from a MH facility is ensured by CC Behavioral Health (CCBH). As part of Health Share, the area's Medicaid CCO, CCBH has both financial and clinical incentives to ensure that no residents are discharged from a psychiatric hospital without housing and services. In addition, Oregon is under a U. S. DOJ 4 year plan to provide better community outcomes for people with mental illness. Specific mandates are subcontracted by the State to CCBH. The local Discharge Policy, monitored and enforced by the State, requires adults leaving a psychiatric hospital be housed consistent with their level of care needs and wants. MH representative(s) attend weekly case conferencing meetings.

Corrections: The effort to structure community re-entry for inmates is a mandate by the Clackamas County Sheriff's Office (CCSO). The Transition Center is an all-in-one location providing services to people leaving jail or prison. Transition Center services include assistance in: housing, employment, mentors, mental health, benefits enrollment, education, and parenting and addiction treatment services. Because community safety is its priority, CCSO promotes post-discharge services with housing to reduce recidivism. Likewise, the Clackamas County Behavioral Health (CCBH) is a provider in the local Medicaid program, Health Share. Corrections representative(s) attend weekly case conferencing

meetings.

2022/2023 procurements through SHS funds include RRH services, one youth specific. This will support homeless and at-risk residents secure permanent housing.

Discussion

Our Jurisdiction receives no HOPWA funding.

Our jurisdiction works with Cascade Aids Project (CAP) a service agency which provides housing and services for persons that are HIV positive in our three-county area that is referred to as the Portland Metro Area.

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

Introduction:

The majority of resident feedback during Assessment of Fair Housing community meetings was that most people liked where they lived, however, many people including persons with disabilities felt that it was very difficult to find another affordable unit should they want to move. Current state law provides a mechanism to ensure that a certain percentage of new development is reserved for low-income tenants (known as “inclusionary housing” or “inclusionary zoning”). Clackamas will be evaluating the feasibility and the various options for implementing inclusionary zoning within the county.

Clackamas County has formed a County Administrator and Department Directors Housing Task Force with the following values:

Preventing and treating homelessness, expanding access to affordable housing, and maximizing service impacts is critical in our efforts to alleviate poverty and ensure the safety, health, and security of our residents. Clackamas County has identified the following values that should be reflected in any housing-related program.

To ensure equitable housing solutions and end disparities in housing access, the programs of Clackamas County and its service providers should...

- Institute organizational equity plans that center racial equity and incorporate culturally-responsive practices into service delivery models
- Ensure fair housing practices
- Prioritize the use of culturally-specific organizations with competencies to provide services to historically marginalized communities such as Communities of Color, LGBTQ2SIA+, youth, people with disabilities, immigrants and refugees
- Ensure all culturally responsive service delivery is respectful and inclusive of all participants and backgrounds
- Continuously monitor the demographics of service delivery recipients and address any evidence of differential access
- Ensure that staff and volunteers have the knowledge and experience to effect an increase in equity and decrease housing disparities
- Increase affordable housing in areas with existing underserved diverse populations throughout Clackamas County

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

In Clackamas County, many of the existing patterns of sprawl, decentralization and homogenous housing developments resulted from commuter demand for housing. Homogeneity, whether exclusively single

family or multifamily, can result in limited housing choice suitable to needs and incomes of County residents. Undefined or subjective design standards can also make it difficult to meet affordable housing needs within built-out communities.

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

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

Clackamas County Planning and Zoning conducted community meetings and public meetings in 2021 and 2022 to amend the County’s zoning ordinance to incorporate Middle Housing, which included zoning codes for housing cottage clusters. Those amendments were implemented in ZDO Section 845 – Triplexes, Quadplexes, Townhouses, and Cottage Clusters ZDO 845 (clackamas.us) , along with ZDO Section 1105 – Subdivisions, Partitions, Replats, Middle Housing Land Divisions, Condominium Plats, and Vacations of Recorded Plats: ZDO 1105 (clackamas.us)

Households with extremely low incomes, especially those needing support services, find very few options. The Clackamas County 2022-2026 Comprehensive Plan, recognizes the goal of providing a variety of housing types and densities to meet the needs of County residents.

Discussion:

No additional information.

AP-85 Other Actions – 91.220(k)

Introduction:

Clackamas County Housing and Community Development Division (HCD) proposed the following actions in program year 2023-2024 that address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership.

HCD continues to request proposals from housing development organizations for the development and preservation of multi-family affordable rental housing projects that serve lower income households. Funding available to support these activities included: HOME funds, Housing Choice Vouchers and Public Housing Replacement Funds. HCD now has a Housing Development Team to allocate local affordable housing tax bond funds to support production of affordable multi-family and service enriched housing units.

In FY2023 potential special needs housing projects include: The Housing Rehabilitation Program, Critical Home Repairs Project and other projects funded with HOME and local tax bond funds that are yet to be determined.

Actions planned to address obstacles to meeting underserved needs

Clackamas County HCD will address obstacles to meeting underserved needs in FY2023 through these activities:

1. Leverage available program funds by requiring sponsor contributions (match funds).
2. Seek additional funding from public and private sources to finance program activities.
3. Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
4. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
5. Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
6. Increase capacity to assist Homeless Families with Children - Housing Authority Metro Supportive Housing Services program funds.
7. Maintain program policies to create a 15 percent set-aside in all new affordable housing developments specifically to assist the targeted special needs populations.

Actions planned to foster and maintain affordable housing

HOME funds will be used primarily to develop affordable housing units for rental by low-income

individuals and families.

HOME funds may also be used to assist Community Housing Development Organizations (CHDOs) with grants for operating costs allowed by 24 CFR 92.208.

HCD ensures that HOME-assisted rental housing remains affordable by monitoring projects during the period of affordability for compliance with the HOME regulations at 24 CFR Part 92.

HCD staff will continue to monitor affordable housing projects during affordability periods as well as extended affordability periods according to each HOME Loan agreement.

Actions planned to reduce lead-based paint hazards

Clackamas County HCD contracts with a professional firm to provide lead based paint (LBP) hazard evaluation services at no cost to the owners and renters participating in its housing rehabilitation program. Identified LBP hazards are addressed in a manner consistent with procedures approved by HUD, the State Health Division and the Department of Environmental Quality. HCD does not anticipate using HOME funds for its housing rehabilitation program in the next year. Any HOME-funded project will be new construction and will not involve lead-paint hazards.

Actions planned to reduce the number of poverty-level families

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

SSDs activities include:

- Participation in and staffing of the Continuum of Care in Clackamas County as well as the Continuum of Care Steering Committee (Governing Board).
- Coordination and maintenance of liaison relationships with McKinney Vento funded homeless liaisons that support the educational success of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.
- Participation as one of the four lead agencies on the regional steering committee for the Rent Well tenant education program.
- Maintain the Housing Rights and Resources Program which responds to the general public regarding emergency housing, fair housing and housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.
- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential discrimination and/or fair

housing violations.

Actions planned to develop institutional structure

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

SSD and HCD worked together with Continuum of Care partners to develop and implement a county wide Coordinated Housing Access system. This system provides centralized access, eligibility screening and prioritization, using HUD guidelines, to all HUD funded homeless services and housing programs within the County. There are more than 30 non-HUD funded homeless housing programs that have agreed to join the new coordinated system to help collect and provide system-wide data on homelessness needs.

SSDs activities include:

- Operation of the State of Oregon Housing and Community Services Low Income Rental Housing Fund (LIRHF). LIRHF provides time-limited rental payment assistance to case-managed clients of SSD.
- Administration of State Homeless Assistance Program (SHAP) funds sub-granted to NW Housing Alternatives family shelter and Clackamas Women's Services domestic violence shelter.
- Initial screening and intake for families wanting to enter two interfaith hospitality shelter networks (Aurora and LOTSM).
- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters and warming centers to provide night of shelter to homeless persons.
- Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters and a variety of long term housing programs for people transitioning from homelessness to housing.
- Operation of a locally funded Bridges to Housing program that provides high needs homeless families a longer term housing subsidy and intensive, comprehensive case management that focus on permanent housing stability and increasing income.
- Operation of the Rent Well tenant education program, providing year-round, ongoing tenant education in Spanish and English as well as case management to help homeless families with barriers to housing placement locate and access permanent housing units.
- Operation of the Housing Stabilization Program, a partnership with the State Department of Human Services, for families who are homeless or at imminent risk of homelessness needing short term rental assistance and supportive services in order to stabilize.
- Severe Weather Warming Centers at three sites, providing a total of 99 low barrier shelter beds for homeless persons on cold winter nights. These sites provide important linkages for the community efforts to identify and re-house chronically homeless persons.
- Operate a 12 person Homelessness Prevention team, coordinating closely with the Justice (Eviction) Court and Resolution (Mediation) Services to ensure that as many vulnerable households as possible

have the opportunity to apply for eviction prevention rent assistance.

Planned implementation of an on line portal (by April 2023) to aid in efficient application to and processing of homelessness prevention rent assistance applications.

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

The County Health, Housing and Human Services Department (H3S) continues working on re-structuring several housing related programs into the new HCD division that includes Public Housing, locally funded Supportive Housing Services, Weatherization, Housing Rehabilitation, Housing Development and Community Development programs.

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

H3S, HCD (including the public housing authority) will coordinate on the following action items:

1. Coordinate with the County's Community Health and Social Services Divisions to maximize utilization of resources available to meet the needs of the homeless and persons with mental illness who need housing services.
2. Maintain the SSD partnership with the State of Oregon Department of Human Services to operate the Housing Stabilization Program in the county. Now in its seventh year, the program serves families with children for up to 12 months. SSD provides families intensive case management services with a goal of locating and maintaining safe, stable and affordable housing.
3. Maintain the community partnerships to administer and operate the Homeless Prevention, Rapid Re-Housing Programs and long-term rental assistance programs. Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair.
4. Maintain the SSD partnership with HACC and Mental Health to operate the HUD funded Shelter-Plus-Care Program. Shelter Plus Care provides rent assistance to case managed homeless clients of Social

Services and Mental Health services.

Discussion:

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

For the past 2 years, using COVID funding has provided hotel vouchers and homeless rapid re-housing assistance to prevent homeless persons from getting exposed to the CORONAVIRUS.

In 2023, HCD is funding several affordable housing projects, an employment training program, a fair housing rights and information program, homeless shelter and rapid rehousing services.

Program Specific Requirements

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

Introduction:

Clackamas County continues to transform the homeless services and housing efforts through ongoing discussions with service providers, a tri-county advisory board and a re-organization of several programs into a Housing and Community Development Division. The re-organized division will include the public housing authority, a supportive housing services group, and a community preservation group. The Community Preservation group will manage Community Development Block Grant and HOME Investment Partnerships grant while the supportive housing services group will manage the homeless continuum of care and the Emergency Solutions Grant funds as well as the local tax bond funds for homeless services and affordable housing.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90%

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

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

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2023-2024. Matching funds will typically be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. The anticipated eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services. If actual matching funds fall short of the 25% required by the HOME program, the county has a substantial amount of excess HOME match accrued over past program years that it can apply towards the minimum matching requirements.

HOME Project-Related Soft Costs: When HOME funds are allocated to an affordable housing project (as opposed to TBRA or CHDO operating), Clackamas County will have the option of charging reasonable and necessary staff and overhead support to the project as project-related soft costs.

These may include:

- Processing of applications for HOME funds
- Appraisals required by HOME regulations
- Preparation of work write-ups, specifications, and cost estimates or review of these items if an owner has had them independently prepared
- Project underwriting
- Construction inspections and oversight
- Project documentation preparation
- Costs associated with a project-specific environmental review
- Relocation and associated costs
- Costs to provide information services such as affirmative marketing and fair housing information to prospective tenants
- Staff and overhead costs related any of the above actions

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

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs.

Due to economic impacts and the volatile housing market. This program has been postponed indefinitely.

In accordance with 24 CFR 92.254(a) (4), the period of affordability is five years.

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

During the five-year period of affordability, the County may permit a subsequent low-income purchaser of a CHAP property to assume the existing CHAP loan and HOME recapture obligation entered into by the original buyer when, a) no additional HOME assistance is provided to the subsequent homebuyer, and, b) the subsequent low-income homebuyer meets all of the eligibility requirements of the CHAP. In cases in which the subsequent homebuyer needs (and qualifies for) HOME assistance in excess of the balance of the original CHAP loan, the HOME subsidy to the original homebuyer must be recaptured. A separate CHAP loan shall be provided to the new homebuyer, and a new HOME affordability period shall be established based on that assistance to the buyer. 24 CFR §92.254(a)(5)(ii)

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

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs.

Due to economic impacts and the volatile housing market, this program has been postponed indefinitely.

Clackamas County intends to use the HOME affordable homeownership limits for the area provided by HUD. The County further ensures the long-term affordability of HOME-assisted homebuyer properties by enforcing resale and recapture provisions and by monitoring to verify that the home remains owner-occupied during the period of affordability.

The Clackamas Homeownership Assistance Program (CHAP) continues to be suspended for the 2023-2024 program year, due to current negative economic impacts and the volatile housing market. Clackamas County has used the HOME affordable homeownership limits for the area provided by HUD. Eligible CHAP properties must have a maximum price of 95% of current median purchase price for the area as established by HUD. The purchase price may not exceed the appraised value. The County further ensures long-term affordability of HOME-assisted homebuyer properties by enforcing recapture provisions and by monitoring to verify that the home remains owner-occupied

during the period of affordability.

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

The County does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds in the 2023-24 program year.

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

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

Clackamas County has had several meetings with ESG providers and members of the Continuum of Care (CoC) to develop CoC and ESG policies and performance standards. ESG policies have been developed in consultation with both ESG and CoC providers starting in January 2014 and on an ongoing basis.

HCDD staff consulted with CoC Homeless Council members on March 10, 2022 to discuss using ESG funds for HMIS in 2023-2024. CoC Steering Committee adopted the updated the CoC and ESG policies in December 2022.

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

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

A CoC working group of providers met in 2013 to implement coordinated assessment process. The result was a tool designed and agreed on by all affected programs with the intention of obtaining the most relevant information to make an appropriate referral. The Coordinated Housing Access (CHA) was launched on January 1, 2015 using a telephone call-in system and the HMIS system. CoC agencies and providers are continually reviewing the CHA processes to improve and streamline the intake process.

The CHA system covers the entire geographic region using a “hub” system as much as possible, though large portions of the county are rural and sparsely populated. The system is easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing

information. This number is made available through 2-1-1, the county's website, flyers and referring agencies.

The Coordinated Housing Access (CHA) 2022 Waitlist analysis identified the 1,908 people in 1,331 households that were homeless or imminently homeless. 674 households had a chronically homeless person. 393 households were literally homeless. 264 households were imminently homeless. 225 households had children under 18 years old. 1,054 households were only adults. 83 households were entirely people under the age of 25. Domestic violence had been experienced in 412 households. The CHA waitlist also identified 79 Veteran households.

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

Due to substantial increase in local (Metro Tax Bonds) funding for homeless services, currently most ESG funds are allocated to support all homeless programs and services by funding the HMIS administrator and additional staff.

In FY2023-24, 92.5% of ESG funds (\$179,121) will be allocated to Homeless Management Information System staffing expenses. This allocation is due to several factors including: an overall system re-design in process and the resulting need to re-establish HMIS contracts. The local Housing Authority has hired two full time HMIS staff to provide training and assistance in coordination with existing CoC HMIS staff.

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

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

5. Describe performance standards for evaluating ESG.

ESG providers are evaluated using the CoC national performance measurements standards. Agencies that provide only emergency shelter services are evaluated by examining one measure of success: What percentage of persons leaving shelter are going to permanent housing?

The ESG program has not yet set a minimum percentage for shelters to meet. After another year of collecting data the ESG program staff and the CoC Steering Committee will meet to review the results and set a minimum standard. Since each shelter is population the specific performance can vary greatly.

ESG program staff are working closely with the Continuum of Care for homeless programs to;

coordinate efforts, implement a coordinated assessment process, establish CoC and ESG program policies and to establish performance measures.

For the 2023 Action Plan, HCD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 10, 2022. HCD staff discussed ESG and CoC funding allocations, performance standards, outcomes, policies and procedures as well as the annual consultation process which occurs in March of every year. CoC members were invited to send HCD staff comments anytime by email and/or submit testimony on the funding levels and projects in the 2023 Action Plan at the April Board of County Commissioners' public hearing.

No additional discussion

APPENDIX A: PUBLIC COMMENTS

NOTICE OF PUBLIC MEETING

The Clackamas County Housing and Community Development Division will hold a

PUBLIC MEETING

**An online meeting – see link below:
Wednesday, February 22, 2023
6:00 p.m.**

The purpose of the meeting will be to receive testimony from community members on housing and community development needs for the County's Community Development Program. Attendees can ask questions about the program and learn what types of projects are eligible for funding as well as how and when to apply for upcoming Community Development Block Grant (CDBG).

Please register for this meeting so that we know how many people to expect.
When: Feb 22, 2023 06:00 PM Pacific Time (US and Canada).

Click on this link to register in advance for this meeting:

<https://clackamascounty.zoom.us/meeting/register/tZlqfuyhrD8iHtM5UJT-RBHqCWKGi5XFZezs>

After registering, you will receive a confirmation email containing information about joining the meeting.

Community member comments and views received at the hearing will be considered during the preparation of the County's 2023 Action Plan.

For more information contact Mark Sirois at marksir@clackamas.us or by phone at 503-655-8591.

Reasonable accommodation will be provided for any individual with a disability

Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting may request assistance by contacting the Section 504 Coordinator. Determinations on requests for reasonable accommodation will be made on a case-by-case basis. All requests must be made at least 5 days before the meeting date.

Contact: Mark Sirois, Clackamas County Community Development, 2051 Kaen Road, Suite 245, Oregon City, Oregon 97045. Telephone: (503) 655-8591. E-Mail: marksir@clackamas.us.

PUBLIC HEARING

The Clackamas County Board of County Commissioners will hold a

PUBLIC HEARING

Commissioners are encouraging the public to participate in person or digitally using Zoom in weekly Business Meetings. BCC website:
<https://www.clackamas.us/meetings/bcc/business>

Thursday, April 13, 2023 at 10:00 A.M.

(scheduled date subject to change— please check BCC website for updates)

This hearing will satisfy a U.S. Department of Housing and Urban Development requirement that the public annually be given an opportunity to review the past performance of the County's Community Development programs. The hearing is also to review the Proposed 2023 Community Development Action Plan.

The Proposed 2023 Action Plan consists of projects selected for funding in the July 1, 2023 to June 30, 2024 program year. The Action Plan is the County's annual application for three federal grants that will enable the County to receive \$2,203,585 in Community Development Block Grant (CDBG) funds, \$1,088,143 in Home Investment Partnerships (HOME) funds, and \$193,644 in Emergency Solutions Grant (ESG) funds during the 2023 program year.

The hearing will consist of three parts:

- 1) A review by the Housing and Community Development Manager, Mark Sirois, of the past performance of the County's Community Development programs;
- 2) A review of the Proposed 2023 Community Development Action Plan; and
- 3) An open discussion period during which citizens may testify on the plan or the County's housing and community development needs.

The draft 2023 Action Plan has been posted at this website:

<http://www.clackamas.us/communitydevelopment/maps.html>. For additional information, or to submit comments, contact Mark Sirois at the Clackamas County Housing and Community Development Division, (503) 655-5891, 2051 Kaen Road – Suite 245, Oregon City, Oregon 97045. Comments will be accepted until 5:00 p.m., Monday, April 17, 2023.

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Clackamas County Community Development Public Meeting Summary

6:00p.m. Wednesday, February 22, 2023

Online via Zoom meeting

Oregon City, Oregon

In Attendance:

Jenny Root, Clackamas County Children's Commission Head Start

Dan Haun, North Willamette Valley Habitat for Humanity

Dani Rushing, Clackamas County Children's Commission (ClackCoKids)

Rich Truitt, Board Chair, North Willamette Valley Habitat for Humanity

Steve Nelson, The Canby Center

Korene Mather, Manager, Housing and Community Development Division

Mark Sirois, Manager, Housing and Community Development Division

Mark Sirois, Housing and Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending. Mark explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides to Clackamas County. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss potential future housing and community development projects in the County. Mark invited everyone to attend the additional meetings on April 12 and May 4th (tentative) with the Board of County Commissioners to get approval to submit to HUD.

Mark gave a slide show presentation about the Action Plan which is an annual application for HUD grant funding. In December 2021, project proposals for the 1st 3 years of the 5 year plan were collected. In April 2022, the Board reviewed and approved the project funding recommendations. The Consolidated Planning process develops a 5-year plan that consists of the 5 individual annual plans that are essentially applications to HUD for funding. The new funding cycle will begin again in November December of 2024 for the remaining 2 years of projects and services for funding beginning July 1, 2025.

Mark continued by saying that the anticipated federal funding for CDBG, HOME and ESG in the coming year is still unknown however HUD may announce those allocations in the next few weeks. Although Community Development Block Grant (CDBG) funding for construction projects and services is expected to be at the same level of about \$2 million per year. Funding for homeless services comes from the Emergency Solutions Grant (ESG) funding which is also expected to remain level at about \$190,000 per year. The HOME funding that is used to build affordable housing is expected to be about \$1,000,000 per year. Mark stated that these funding levels generally go up or down about 10% per year. Mark anticipates that the funding will increase this year.

The Housing and Community Development Division (HCD) has received over \$6 million of CDBG and ESG COVID grants. These grants for homeless assistance and 2 community projects including a free health clinic and a homeless services center expansion have mostly been expended or will mostly be expended before July 1, 2023. This year HCD will be applying separately for an additional \$3.6 million of HOME ARP funds to support building affordable housing units.

Mark added that the application process is done online using the ZoomGrants platform that has all the reference materials and certifications required for submitting a proposal.

Also if anyone has any questions after this meeting they can email Mark anytime. Mark then reviewed the list of funding recommendations for the 2022, 2023 and 2024 program years. Mark explained that all proposals were funded and that \$450,000 of CDBG funds had not been allocated to a project yet because there were not enough proposals for the expected 3 years of funding. The list of projects includes several ADA sidewalk improvements in several cities and services throughout the county.

Interested persons on the HCD email list will get a notice by email about any other meetings or potential request for project proposals.

The Board of County Commissioners (BCC) Public Hearing for the Action Plan is scheduled for April 13 this year. The next CDBG plan year will begin July 1, 2023. Mark opened the floor for people to introduce themselves, ask questions, discuss the needs they see in the community and discuss any particular project ideas.

Public Comments:

Dan asked about the HOME Program and monitoring. Mark explained that HOME funding was generally used for gap financing of affordable housing projects with other funding already in place. HOME project monitoring is required by HUD to ensure that those projects remained as affordable housing for at least 20 years and in many cases the HOME loan terms were 40 to 60 years, similar to a mortgage on a home.

Steve asked about what a “sweet spot” is for project proposals. Mark said that we could see the range of funding levels on the Funding Recommendations list was from \$50,000 to \$400,000 however a minimum of 20% of the total project cost is always required as matching funds from grantees. The Community Development Program funding policies requires that grants provide a maximum of 80% of the total project cost so that partner must provide at least 20% funding or investment in the project.

Jenny asked how the County determined project readiness. Mark responded that when CDBG proposals are reviewed for eligibility then funds committed to the project as well as whether those funds are secured or still in an application status.

Mark added that the County and the re-organized Housing and Community Development Division is currently re-tooling and reorganizing which may lead to some changes in the

Community Development Program and the application process as well as when request for proposals are distributed. He noted that some cities and counties request proposals every year. People attending and others who are interested in the application process are on an email list and will be notified if any new requests for project proposals are distributed. Anyone wanted to be on that list can call or email Mark to be added

Mark asked if there were any other questions or comments. Mark thanked everyone for attending and reminded them all to contact him with any questions and that the April 12th date with the Board of County Commissioners is a great opportunity to talk to the board about their projects and funding.

Mark also said that staff are available anytime by phone and email to discuss potential project ideas and to help answer any questions about the CDBG application process.

The public meeting concluded at 6:48 p.m.

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April 13, 2023

To The Clackamas County Board of County Commissioners,

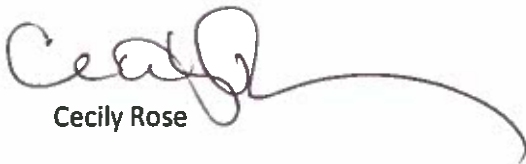
My Name is Cecily Rose, I am a resident of Clackamas County, residing in Colton, Oregon and am honored to be representing the Molalla Adult Community Center and Molalla Area Seniors Inc. today as their Director. We are a Center that serves the rural areas of Clackamas County including Molalla, Mulino, Colton, Beavercreek and the rural areas of Canby inside the Molalla River School District.

Our Center provides vital services to seniors and people with disabilities. Last year our Center provided 27,221 Older American's Act qualified meals, 19,734 of them to the most vulnerable home-bound in our area. We provide life sustaining medical transportation including 7,222 rides last year, case management, reassurance, and we partner with the County to provide additional programming and services to those desperate for aid.

During the pandemic, we lost our building and are in need of funding to build a new Senior Center in our area. We are currently in a shared space location that does not best meet the needs of the Center, the community, or those we serve. Our current location has unfortunately impeded best practices as well as placed barriers to services being inside the walls of a religious organization. While we are grateful for the space, it isn't the most inclusive home for a center whose mission is to serve its entire eligible population.

While we understand tonight's meeting is about the action plan for 2023. We want to share the dire need of funding to build a new Center in Molalla in hopes that you will consider not just ours, but all Senior Center's needs for Community Development Block Grant Funds in the future, as well as the possibility of any funding that may become available either from this round of funding or the next.

Thank you for your time and consideration,



Cecily Rose

Executive Director
Molalla Adult Community Center
122 Grange Ave. Molalla, OR 97038
cecily@foothillsonline.com

**Clackamas County Community Development
Public Hearing Summary**

6:00p.m. Wednesday, April 13, 2023
2051 Kaen Road, BCC Meeting room 4th Floor
Oregon City, Oregon
And Online via Zoom meeting

The Board Chair opened the meeting at 6 p.m. The first order of business was the Public Hearing for the 2023 Community Development 2023 Action Plan. Denise Swanson, Deputy Director of the Health, Housing and Human Services Department introduced Mark Sirois with the Housing and Community Development Division.

Mark Sirois, read a statement about the Community Development Program and the funding that HUD provides to Clackamas County. Mark detailed the public participation process of posting meeting notices and emailing interested parties regard each meeting. Notices also provided a link to the draft plan poste at the County website. The public comment period on the plan began on March 16 and closes on April 17th.

Mark also mentioned that the Community Development Program would be assessing each partner agency for their capacity to publicly bid projects and hold contracts as a way to reduce the number of contracts coming before the Board. Mark responded to several questions from Board members regarding the formula grants and the administrative tasks to get each project completed.

The Board Chair then opened the meeting for public comments.

Public Comments:

Cecily Rose, with the Molalla Seniors submitted written testimony requesting financial support for their capital campaign to build a new senior center in Molalla.

Dan Huan with the North Willamette Valley Habitat for Humanity, Executive Director, testified in support of the plan and in particular the funding for a land purchase by Habitat for Humanity on south Clackamas County. Dan thanked the County for their support to get more affordable housing constructed for sale to low income home buyers.

Patricia Torson, a board member with the Molalla Area Seniors requested support for their capital campaign to build a new senior center in Molalla. The seniors are doing various fund raising events. The Senior Centers provide many services including food preparation, meals on wheels, bus rides to the center, legal aid and abuse prevention.

These services are important and we need our own center for the area to provide these services.

Rich Truitt, North Willamette Valley Habitat for Humanity spoke in favor of the program and funding for the 2023 Habitat project funded with CDBG funds. Rich thanked the County and the program staff for assistance and support.

The Chair closed the public hearing and directed the staff to submit the plan at a future Board meeting for approval.