

# CLACKAMAS COUNTY

# COMMUNITY DEVELOPMENT

## 2025 ACTION PLAN



Clackamas County  
Housing and Community Development Division  
Public Services Building  
2051 Kaen Road – Suite 245  
Oregon City, Oregon  
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[www.clackamas.us/communitydevelopment/](http://www.clackamas.us/communitydevelopment/)

**MARCH 2025 DRAFT**

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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 remaining allocated COVID-19 Community Development Block Grants on 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 continues to face increase housing costs, extreme weather conditions and increasing complexity of chronic homelessness. The increased complexity of homelessness requires fully integrated, addictions treatment, behavioral health and housing services. 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 along with 2 neighboring counties 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.

The County has approved plans for these affordable housing projects:

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

Mercy Greenbrae Apartments: Marylhurst Commons is located on the former Marylhurst University campus in Lake Oswego. It will consist of 100 one- to three-bedrooms units, including 40 units of Permanent Supportive Housing (PSH) serving families who have experienced houselessness or are at risk of becoming houseless.

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.

Slow moving or delayed CDBG projects are cancelled allowing funds to be reallocated to projects that are on track to be completed as scheduled in order to maintain a HUD CDBG timeliness of grant expenditures requirement.

**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 public engagement process for this 2025 Action Plan included newspaper advertisements, email distribution of meeting notices, and online public meetings on October 23, 2024 and November 19, 2024. We released the Notice of Funding Opportunity on November 13, 2024 with applications due by December 20, 2024. The Draft Action Plan was posted on our website for public review and comment on March 19, 2025, 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 will close on April 28, 2025. All comments will be accepted and will be included in this plan as Appendix A.

A public hearing will be held with the Board of County Commissioners on April 10, 2025, to report on program performance and to accept any public testimony. The Action Plan is tentatively scheduled to be reviewed approved by the Board for submittal to HUD on May 8, 2025 in a public hearing. The final Board approval date depends on when HUD provided the annual allocation amounts for Clackamas County.

## **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 online on October 23, 2024 and November 19, 2024 to gather public comments on housing and community development needs. Meeting attendees asked questions and program staff provided answers to any questions regarding the funding application process.

Comments were regarding the application process and what types of projects and services are eligible for CDBG funding including existing affordable housing projects that need building improvements. Questions were also asked about the use of donated materials, sweat equity and volunteer time as a potential source of matching funds.

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

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

## **7. Summary**

Clackamas County has implemented 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	
CDBG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
HOPWA Administrator		
HOME Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
ESG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
HOPWA-C Administrator	CLACKAMAS COUNTY	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:

Korene Mather, HCD Manager: 503-655-8591 or at [korenemat@clackamas.us](mailto:korenemat@clackamas.us)

Mark Sirois, HCD Manager: 503-655-8591 or at [marksir@clackamas.us](mailto:marksir@clackamas.us)

Steve Kelly, Project Coordinator: [stevekel@clackamas.us](mailto:stevekel@clackamas.us)

Amy Council, Project Coordinator: [acouncil@clackamas.us](mailto: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.

Local tax Metro Bond revenues for Supportive Housing Services (SHS) has greatly expanded the funds and services for affordable housing and homeless services in urban areas. SHS funds have 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](http://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 were listed in the 2023 Oregon Housing and Community Services (OHCS) Statewide Estimates published in January 2024 by Portland State University. Clackamas County had 178 unsheltered people and 232 sheltered people for a total of 410 homeless people.

**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 Housing Services Providers 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	<b>Agency/Group/Organization</b>	Housing Authority of Clackamas County
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority is staffed by Clackamas County employees. The Housing Authority Director reports to the H3S Department Director and coordinates housing activities and homeless services with the entire department including the Housing and 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. The a
2	<b>Agency/Group/Organization</b>	NORTHWEST HOUSING ALTERNATIVES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	CLACKAMAS WOMEN'S SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Clackamas Womens Services is an active participant in the homeless Continuum of care as well as a Coordinated Housing Access agency provider. The agency is one of a few victim services providers in our county.

4	<b>Agency/Group/Organization</b>	Northwest Family Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Northwest Family Services provides culturally specific homeless services in Clackamas County and contributes to the Continuum of Care homeless planning efforts.

5	<b>Agency/Group/Organization</b>	CLACKAMAS COUNTY
	<b>Agency/Group/Organization Type</b>	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 - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy



	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></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><b>Agency/Group/Organization</b></p>	<p>CENTRAL CITY CONCERN</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services-Persons with Disabilities  Services-homeless  Business Leaders  Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>This agency provides permanent housing services and housing through the homeless Continuum of Care.</p>

7	<b>Agency/Group/Organization</b>	CASCADE AIDS PROJECT
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency is the only provider in the metro Portland Area that provides services to persons with AIDS.
8	<b>Agency/Group/Organization</b>	LEGAL AID SERVICES OF OREGON
	<b>Agency/Group/Organization Type</b>	Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	LIFEWORKS NORTHWEST
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides outreach and health services to homeless youth. This agency is part of the homeless Continuum of Care.
11	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 <a href="http://www.portlandoregon.gov/phb/fairhousing">www.portlandoregon.gov/phb/fairhousing</a> .
12	<b>Agency/Group/Organization</b>	URBAN LEAGUE
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders Civic Leaders

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 affordable permanent supportive housing development
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.
Public Housing Plan	Housing Authority of Clackamas County	The PHA housing improvements and housing development efforts are included in the annual Action Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each 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.

In 2023, the county launched its first ever coordinated outreach system, reinvigorated its coordinated entry system to become more responsive and efficient, and launched or expanded 20 service contracts spanning the entire continuum of services from outreach to permanent supportive housing. This is still just the beginning, the county’s housing services system will continue to see significant growth in the third year of the SHS Measure in FY 2023-2024 with new investments into new pilot programs, capital infrastructure, rental assistance, and system development.

SHS funded programs generated remarkable outcomes from this year that translate to lives saved and stabilized:

1. 665 people experiencing homelessness were placed in permanent housing, accompanied by the services they need to remain housed and to thrive
2. 643 people had evictions prevented
3. 676 people received rent assistance

4. 788 people were served through emergency and transitional shelter, such as the Veterans Village
5. Spending increased by 440% over FY 2021-2022

**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**

An online and in person public meeting was held to answer any questions about grant applications and eligible activities.

An online and in person public hearing was held by the Board of County Commissioners on April 11th, 2024.

The results of the public participation process has confirmed program goals as properly aligned with community priorities for more homeless services, more affordable housing units and more services for vulnerable populations.

**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	Newspaper Ad	Non-targeted/broad community	See February 21, 2024 notes			



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community  Interest parties email list	February 21, 2024 Public Meeting. 9 persons attended this online meeting. 6 nonprofit organizations were represented	Most comments were questions on how to apply for funds and how to blend employment training and addiction services with grant funding for projects.	All comments were accepted and included in this plan in Attachment A	
3	Newspaper Ad	Non-targeted/broad community	See April 11, 2024 notes	Participants were thankful for past funding and requested continued program operation.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community  Interested parties email list	April 11, 2024 Public Hearing with the Board of County Commissioners during a weekly Thursday business meeting	3 letters of support for the CDBG Program were read. The letters are included in the public comments Attachment A for this plan	All comments were accepted and included in this plan in Attachment A	
5	Public Meeting	Non-targeted/broad community	A regularly scheduled Board business meeting in the form of a public hearing.	No comments	All comments accepted	<a href="https://www.clackamas.us/meetings/bcc/business">https://www.clackamas.us/meetings/bcc/business</a>

**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. 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, 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	2,000,000.00	100,000.00	0.00	2,100,000.00	2,000,000.00	For the remaining year of Con Plan, we anticipate approximately \$2 million of CDBG funds per year
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,000,000.00	50,000.00	0.00	1,050,000.00	1,000,000.00	For the remaining year of Con Plan, we anticipate approximately \$1 million of HOME funds per year

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	200,000.00	0.00	0.00	200,000.00	200,000.00	For the remaining year of Con Plan, we anticipate approximately \$200,000 of ESG funds per year

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 \$150,000 of program income per year from the Housing Rehabilitation program loan repayments. For the FY2024 CDBG Program income was been \$137,504 as of March 3, 2025.

The Continuum of Care application process will renew over \$5,000,000 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, 2024, the county received and expended \$41,568 of Home Program Income. In the FY24 program year to date, the HOME Program has received \$1,862,5630 of program income.

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 100% using local and state homeless prevention funds (EHA) and local Metro 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 24 housing pods for homeless individuals adjacent to an existing transitional housing facility.

The County public housing authority is redeveloping 200 units of public housing units on 2 properties to over 700 units of affordable housing in Milwaukie, Oregon and Oregon City, Oregon.

**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: Any program income received will be re-allocated to multi-family housing projects that are under construction.

## 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	HOME: \$971,867.00	Rental units constructed: 10 Household Housing Unit
2	Housing Rehabilitation	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$1,196,830.00 HOME: \$.00 ESG: \$.00	Homeowner Housing Rehabilitated: 80 Household Housing Unit
3	Public Services	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$322,300.00 ESG: \$193,672.00	Public service activities other than Low/Moderate Income Housing Benefit: 470 Persons Assisted
4	Public Facilities	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$758,157.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1030 Persons Assisted
5	AFH 1 Increase and preserve affordable housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	CDBG: \$.00	Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	AFH 2 Expand Fair Housing Outreach Education	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$.00	Other: 1 Other
7	AFH 3 Review Policies to Increase Racial Equity	2022	2026		Countywide	Non-housing Community Development	CDBG: \$.00	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	AP35 Project #6 HOME Funds for multifamily housing project TBD \$829,680 AP35 Project #4 HOME Administration \$92,187 Anticipated \$50,000 of program income For a total of \$971,867 in HOME funds.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	AP35 Project #1 is \$796,830 for Housing Rehabilitation. 50 households AP35 Project #2 is for \$300,000 for Critical Repair Grants. 20 households \$100,000 of program income  For a total of \$1,196,830

3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Clackamas County Employment Investment Program: \$65,000. 20ppl served Clackamas County Housing Rights and Resources: \$145,000. 400 ppl served CWS Hope and Healing Childrens Services: \$30,000. 30 ppl served Micro Enterprise Revitalization Program 2024: \$82,300. 20 ppl served Emergency Solutions Grant services and admin \$193,672 AP35 Project #7 for a total of #515,972
4	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	AP35 Project #9: \$221,000 for Barlow HeadStart building and property improvements. 500 ppl served AP35 Project #10: \$50,000 for Sandy Community Action Center ADA Bathroom. 500 ppl served AP35 Project #3: \$435,457 for CDBG Grant Administration AP35# Optional Emergency Assistance: \$51,700  A total of \$706,457
5	<b>Goal Name</b>	AFH 1 Increase and preserve affordable housing
	<b>Goal Description</b>	AFH Goal with no funding
6	<b>Goal Name</b>	AFH 2 Expand Fair Housing Outreach Education
	<b>Goal Description</b>	AFH Goal with no funding. Reported in Goal 3 Public Services. Housing Rights and Resources \$150,000
7	<b>Goal Name</b>	AFH 3 Review Policies to Increase Racial Equity
	<b>Goal Description</b>	Fair Housing AFH Goal with no funding

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

These projects were awarded in February 2025 after a competitive application process conducted in November and December of 2024.

HUD allocations for the CDBG, HOME and ESG programs were unknown as of 3/5/2025.

CDBG (non-Public Services) – \$1,380,000

CDBG (Public Services) – \$220,000

CDBG Housing total \$1,130,000: Housing Rehabilitation Program: \$500,000, Critical Home Repairs program: \$200,000, Program Income: \$100,000

Affordable housing improvements \$330,000

HOME Program – \$921,687 + \$50,000 of program income for a total of \$971,687.

ESG Program – \$14,525 for grant admin and \$179,146 for a total of \$193,672

### Projects

#	Project Name
1	FY25-26 Critical Home Repair Program
2	FY25-26 Housing Rehabilitation Program
3	HACC Arbor Terrace Affordable Housing Rehabilitation
4	Charleston Apartments Rehabilitation
5	FY25-26 Canby Adult Center Food Security
6	FY25-26 Gladstone Senior Center ADA Access
7	FY25-26 Employment Investments Program
8	FY25-26 Housing Rights and Resources
9	FY25-26 Boost In-home Childcare
10	FY25-26 CDBG Grant Administration
11	FY25-26 HOME Grant Administration
12	FY25-26 Multifamily housing project TBD
13	FY25-26 ESG Grant Administration and HMIS

**Table 7 - Project Information**

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

These projects and activities were awarded in February 2025 after a competitive application process conducted in November and December of 2024.

Twelve (12) projects were funded from a total of 26 Community Development Block Grant proposals. Projects and public services were either fully or partially funded.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	FY25-26 Critical Home Repair Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$200,000.00
	<b>Description</b>	Provides critical home repairs to residents living in Clackamas County in manufactured homes in mobile parks that meet income driven based services.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low income households
	<b>Location Description</b>	Countywide, mostly in manufactured home parks
	<b>Planned Activities</b>	Grants for critical repairs to mobile homes in MFH parks for homeowners with incomes up to 50% of Area Median Income (AMI).
2	<b>Project Name</b>	FY25-26 Housing Rehabilitation Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$500,000.00
	<b>Description</b>	The Housing Rehabilitation Program is an ongoing program through Clackamas County that offers deferred-payment loans and grants to low-income owner-occupants for county citizens.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 households will get assistance
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to low income households throughout Clackamas County.
	<b>Project Name</b>	HACC Arbor Terrace Affordable Housing Rehabilitation

3	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$180,000.00
	<b>Description</b>	Molalla affordable housing property improvements at 127 N. Cole Ave in Molalla.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low income migrant farm worker households will benefit by these improvements.
	<b>Location Description</b>	Molalla affordable housing property improvements at 127 N. Cole Ave in Molalla, Oregon
	<b>Planned Activities</b>	Rehabilitation of a 25-unit affordable housing apartment complex including building improvements and, driveway, sidewalk and drainage improvements.
4	<b>Project Name</b>	Charleston Apartments Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$150,000.00
	<b>Description</b>	Updates to improve health and safety of 52 units of affordable housing for very low income households in Wilsonville.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	52 low income households. Updates to improve health and safety of 52 units of housing for very low income households in Wilsonville.
	<b>Location Description</b>	Updates to improve health and safety of 52 units of housing for very low income households in Wilsonville, Oregon.
	<b>Planned Activities</b>	External improvements to these affordable apartments to improve health, safety and energy efficiency.
5	<b>Project Name</b>	FY25-26 Canby Adult Center Food Security
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities

	<b>Needs Addressed</b>	Homeless Assistance Non-housing Community Development
	<b>Funding</b>	CDBG: \$300,000.00
	<b>Description</b>	Improvements to a commercial kitchen facility to maximize services to persons experiencing food insecurity including elderly and homeless. Center serves as a warming and cooling site.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 elderly households per year.
	<b>Location Description</b>	1520 N. Holly Street, Canby, Oregon 97013
	<b>Planned Activities</b>	Improvements to a commercial kitchen facility to maximize services to persons experiencing food insecurity including elderly and homeless. Center serves as a warming and cooling site.
<b>6</b>	<b>Project Name</b>	FY25-26 Gladstone Senior Center ADA Access
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$50,000.00
	<b>Description</b>	Improvements to the senior center to improve ADA Access. The center is also a heating and cooling shelter site.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4550 low income elder households will benefit.
	<b>Location Description</b>	Senior Center at 1050 Portland Ave in Gladstone, Oregon 97027
<b>Planned Activities</b>	Improvements to the senior center to improve ADA Access to the building and bathrooms. The center is also a heating and cooling shelter site.	
<b>7</b>	<b>Project Name</b>	FY25-26 Employment Investments Program
	<b>Target Area</b>	Countywide



	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$55,000.00
	<b>Description</b>	The Clackamas County Employment Investment Program (CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low income individuals will benefit from these employment training and job placement services.
	<b>Location Description</b>	2051 Kaen Road, Oregon City, Oregon 97045
	<b>Planned Activities</b>	The Clackamas County Employment Investment Program (CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency.
8	<b>Project Name</b>	FY25-26 Housing Rights and Resources
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services AFH 2 Expand Fair Housing Outreach Education
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$125,000.00
	<b>Description</b>	Housing Rights & Resources is a partnership between Clackamas County Social Services, Legal Aid & Fair Housing Council to promote fair housing & furthers housing opportunity for all.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500
	<b>Location Description</b>	County Offices, Social Services Division at 2051 Kaen Road, Oregon City, Oregon 97045

	<b>Planned Activities</b>	Public Services: Housing Rights & Resources is a partnership between Clackamas County Social Services, Legal Aid & Fair Housing Council to promote fair housing & furthers housing opportunity for all.
<b>9</b>	<b>Project Name</b>	FY25-26 Boost In-home Childcare
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	Technical Assistance to qualified in-home childcare businesses within the Wilsonville city limits.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 low income households
	<b>Location Description</b>	City of Wilsonville, Oregon
	<b>Planned Activities</b>	Technical Assistance to qualified in-home childcare businesses within the Wilsonville city limits.
<b>10</b>	<b>Project Name</b>	FY25-26 CDBG Grant Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$400,000.00
	<b>Description</b>	CDBG grant administration, planning, monitoring and reporting.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	County offices at 2051 Kaen Road, Oregon City, Oregon 97045
	<b>Planned Activities</b>	CDBG grant administration, planning, monitoring and reporting.
	<b>Project Name</b>	FY25-26 HOME Grant Administration

11	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$100,000.00
	<b>Description</b>	HOME Grant Administration, monitoring and reporting
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	County offices at 2051 Kaen Road, Oregon City, Oregon 97045
	<b>Planned Activities</b>	HOME Grant Administration, monitoring and reporting
	12	<b>Project Name</b>
<b>Target Area</b>		Countywide
<b>Goals Supported</b>		Affordable Housing
<b>Needs Addressed</b>		Affordable Housing
<b>Funding</b>		HOME: \$900,000.00
<b>Description</b>		HOME funded multifamily housing project TBD
<b>Target Date</b>		6/30/2030
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		5 HOME housing units
<b>Location Description</b>		location to be determined
<b>Planned Activities</b>		Loan for construction of multifamily housing units
13	<b>Project Name</b>	FY25-26 ESG Grant Administration and HMIS
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	ESG: \$190,000.00
	<b>Description</b>	Emergency Solution Grant administration, monitoring and reporting. HMIS staffing
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable - grant administration and HMIS data collection
	<b>Location Description</b>	County offices at 2051 Kaen Road, Oregon City, Oregon 97045
	<b>Planned Activities</b>	Emergency Solution Grant administration, monitoring and reporting.  HMIS Data collection

## **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 2023 median annual income for the Portland-Metro MSA (6/15/23), which includes Clackamas County, is \$112,800 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$56,400 per year or \$4700 per month for a family of 4. For a single person the median income per year is \$79,000. A low income adult person would have an income of less than \$39,500 per year or less than \$3292 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
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**

Homelessness reduced but still a high demand for affordable housing 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 (SHS) 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.

In recent years HOME funds have been loaned to re-develop 2 public housing properties redeveloping 200 PHA units to over 500 units of affordable housing in Milwaukie and Oregon City.

# 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 70 households per year. HOME funds will assist 10 households per year through building new units and/or preserving existing units.

Specific Projects in 2024:

- Housing Rehabilitation Program and Critical Repair Grants
- 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	5
Non-Homeless	70
Special-Needs	5
Total	80

**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	10
Rehab of Existing Units	70
Acquisition of Existing Units	0
Total	80

**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.

**Innovation and vision propel Clackamas County toward more affordable housing and homeownership opportunities**

News article Dated 1/26/2024:

The plan expands support for a recovery-oriented system of care

Oregon City, OR – The Board of the Housing Authority of Clackamas County moved to create 750 new affordable homes and 445 new housing vouchers in Clackamas County, an unprecedented step toward meeting housing affordability needs for county residents. In an update to the board on January 24, the Housing Authority of Clackamas County (HACC) outlined long-term and innovative strategies to address affordable housing needs and the county's recovery-oriented system of care goals.

A recovery-oriented system of care is a coordinated network of community-based services and supports that offers many pathways to recovery from mental health and substance use conditions.

With the oldest public housing in Oregon and among the oldest in the nation, HACC developed recommendations to provide safe, well-maintained and financially sustainable housing opportunities, as well as continue to increase the number of affordable homes in Clackamas County, under U.S. Department of Housing & Urban Development (HUD) guidelines.

The recommendations focused on Hillside Park, Clackamas Heights, Oregon City View Manor, and HACC's 145 single family homes to help the county increase affordable housing and expand its infrastructure to support a recovery-oriented system of care.

Redevelopment of Hillside Park Phase I is already underway, as is planning for Hillside Park Phase II. Clackamas Heights (Park Place) will also be redeveloped, paid for through investments from sales proceeds of single family homes (\$20M) and the Metro Affordable Housing Bond (\$15M). In the Hillside Park redevelopment, 100 existing homes built early in the 1900s are being replaced with 500 homes, common areas and parks. At Clackamas Heights, 100 homes will be replaced with 250 homes.



## **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 (HCDD) within the Health, Housing and Human Services (H3S) Department.

The Housing Authority of Clackamas County (HACC) administers the voter-approved Metro Affordable Housing bond program for Clackamas County and is leveraging these funds to increase affordable housing production within the metro-eligible region of Clackamas County. For the 2020-2025 planning timeframe, HACC Housing Development will exceed Clackamas County's goal of supporting the development of 1500 units of affordable housing by approximately 300 units.

HACC is also utilizing Metro Affordable Housing Bond funds to reposition and re-develop HACC's aging Public Housing portfolio 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 June of 2022 and added 48 units of permanent supportive housing to the inventory in Clackamas County. The second bond funded project opened in the fall of 2022, adding 100 units of affordable housing, including 25 units reserved for those exiting homelessness or at risk of becoming homeless including youth exiting the foster care system. In 2023 and 2024, three bond-funded projects opened totaling 413 new affordable units.

HACC successfully relocated residents from the first phase of Hillside Park, and broke ground on the redevelopment in the summer of 2024. The Phase 1 redevelopment of Hillside Park will add 275 new units of affordable housing to the former public housing site. Currently in the pre-development stage, Hillside Park Phase 2 is expected to add an additional 225 new affordable units—creating a total of 500 new affordable units at Hillside Park where 100 obsolete public housing units once stood. . HACC is currently assisting residents of the Clackamas Heights and scattered site public housing communities with relocation in preparation for the Park Place redevelopment and the disposition of its scattered site portfolio. HACC anticipates breaking ground on the Clackamas Heights redevelopment in late 2025. HACC continues to determine the best way to utilize HACC's diverse scattered site portfolio to increase affordable homeownership opportunities and work with local partners to provide additional units of supportive housing and transitional housing to Clackamas County's Continuum of Care.

HACC continues to expand available vouchers through additional HUD awards, the locally funded Regional Long Term Rent Assistance (RLRA) program and the state funded Long Term Rental Assistance (LTRA) program. In addition, HACC is expanding its resident services program to include voucher participants needing additional support for housing stabilization.

HACC became a Moving to Work (MTW) agency as part of the Asset Building Cohort and will be expanding their credit building program to select project-based voucher properties and adding an

additional homeownership savings program for 25 families.

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

- Provide resident service coordination and case management services.
- Provide opportunities for residents to engage in asset building, including a brand new homeownership program and expansion of the rent reporting for credit building program and other strategies for achieving greater financial stability.
- Provide Peer Support Services to vulnerable residents with challenges around mental health and addiction.
- 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 participating in HACC programs.
- Manage community gardens in the Oregon City and Milwaukie neighborhoods
- Encourage resident participation and leadership within the community.
- Operate a community garden and nutrition education program at two of our Public Housing properties.
- Manage two monthly Free Food Markets in partnership 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**

Through the Moving to Work (MTW) Asset Building Cohort program, HACC will continue to expand their credit building program and homeownership savings program. HACC enrolled 25 families into the homeownership program, which includes a savings account to be used towards the purchase of a home at the end of the twenty-four-month period. HACC targeted households making \$40,000 or more per year, families enrolled in the FSS program, scattered site families, and residents participating in the ROSS and/or IDA programs.

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, Children, Family and Community Connections 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 continues to work with its 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 body with up to 11-members 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.

To date, utilizing just 84 % of its total Metro Housing Bond allocation, the Housing Authority has surpassed its Metro Affordable Housing Bond goals and has approximately 1520 units completed, under construction or in pre-development. The Housing Authority will continue to add additional projects to the pipeline and fully obligate the remaining Bond funds within the next few years.

Metro-area voters passed the Supportive Housing Services (SHS) measure in 2020, funding a continuum of housing services to address homelessness at scale. Clackamas County's Local Implementation Plan (LIP) details the SHS program goals and commitments, and Annual Work Plans are submitted to Metro each year outlining detailed annual goals. The continuum of services funded through SHS includes eviction prevention, outreach, emergency and transitional shelter, housing navigation and placement, rapid rehousing, permanent supportive housing, and rental assistance for individuals and families in our community experiencing or at risk of homelessness. SHS funds, first made available in 2021, represent a historic investment in these services and are proving effective: in five years, the rate of homelessness in Clackamas County has decreased by 65%.

The Housing Authority serves as the Regional Long-term Rental Assistance (RLRA) administrator for the county and through its funding, will continue to expand resident services programming for Public Housing and the Housing Choice Voucher program. The Housing Authority in collaboration with the County is working to ensure those needing additional support for housing stabilization and eviction prevention get the support they need regardless of the type of voucher they have, state, federal or RLRA.

## **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.

Since implementation in 2021, the Supportive Housing Services (SHS) Measure has placed more than 2,000 people into housing and prevented evictions for more than 3,000 people in Clackamas County. Last fiscal year (July 1, 2023 – June 30, 2024), SHS programs placed 775 people (412 households) in permanent supportive housing, 472 people (196 households) in rapid rehousing, and prevented evictions for 2,679 people (1,228 households). The county surpassed all its quantitative housing goals under its SHS Annual Work Plan.

### **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: \$268,182 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 fund 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 FY 23-24 HCDD contracted with six 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 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 supported with CoC, state, local, and foundation funds. Approximately 1000 Households will receive homeless housing and support services from July 1, 2024 to June 30, 2025. 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. The Veterans Village transitional shelter community offers 24 beds to support veterans experiencing homelessness, providing them with a safe and stable environment on their path to housing.

### **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**

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 has substantially increased beds and services for people experiencing homelessness. Since implementation in 2021, Clackamas County has placed 930 households into new permanent supportive housing. 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 providers.

Families with children: Clackamas County has housing projects to allow for an easier transition to independence with 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 provides 124 beds for Youth Households, including over 60 beds in Transitional Housing-Rapid Rehousing (TH-RRH) joint component programs funded through CoC and YHDP. The YHDP initiative expanded youth-specific diversion efforts and CHA access to serve more youth and reduce the time they experience homelessness, with local tax measure funding (Metro Supportive Housing Services) increasing youth housing services over the last couple of years. 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.**

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in the County. DHS refers youth to CHA for access to all CoC programs for a Life Skills/Transition Readiness Assessment.

Results: 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 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). 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 an 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.

2024-2025 procurements through SHS funds include RRH services, two of which are population-specific for individuals who have behavioral health needs, are over 65, or have intellectual or developmental disabilities. 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, along with ZDO Section 1105 – Subdivisions, Partitions, Replats, Middle Housing Land Divisions, Condominium Plats, and Vacations of Recorded Plats: ZDO 1105

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 2025-2026 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 FY2025 potential special needs housing projects include: The Housing Rehabilitation Program, Critical Home Repairs Project, the Hillside Park Redevelopment Project and the Clackamas Heights/Park Place Redevelopment Project and other projects funded with HOME and local tax bond funds that are yet to be determined. The Hillside Park and the Park Place projects are funded with prior year HOME funds.

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

Clackamas County HCD will address obstacles to meeting underserved needs in FY2025 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. 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 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 multiple 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. More than 30 non-HUD funded homeless housing programs also elected to join the coordinated system.

SSD has also conducted outreach to local leaders to broaden the understanding of poverty and to increase support for those above the poverty line but below ALICE standard. Recent presentations include the cities of Milwaukie, Molalla and Oregon City councils.

SSDs activities include:

- Operation of the State of Oregon Housing and Community Services Rent Assistance Program. - Administration of State Homeless Assistance Program (SHAP) funds to provide shelter services to county residents experiencing houselessness.
- 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) that provides funding for the Oregon Food Bank network operating in Clackamas County.
- 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 multiple sites. , providing a shelter and motel-based emergency shelter. 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.
- Operate the Utility Support Program so that lower income household can redirect income to other

household needs.

- Work with Housing Authority of Clackamas County to support clients in building assets to aid in moving out of poverty through the Individual Development Account Program (IDA). Clients participate in a matching program to save money toward goals including education and home ownership.
- Provide Resource Navigation services that include short term case management, comprehensive service referral and support for individuals and families seeking housing assistance through the Coordinated Housing Access Line. This service provides early intervention to reduce homeless and provide stabilization for vulnerable households.

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

The County Health, Housing and Human Services Department (H3S) has 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. 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.

### **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 year, using Metro SHS funding has provided hotel vouchers and homeless rapid re-housing assistance to prevent homeless persons from getting exposed to the CORONAVIRUS.

In 2025, 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	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>10,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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

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

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2025-2026. 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 2024-25 program year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The County HCDD does not anticipate funding a Tenant Based Rental Assistance (TBRA) with HOME funds in the 2024-25 program year.

The HCDD does provide long-term rental assistance with local bond funds (SHS).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The County HCDD does not anticipate funding a Tenant Based Rental Assistance (TBRA) with HOME funds in the 2025-26 program year.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The County HCDD does not anticipate funding any projects with preferences or limitations other than income qualifications in the 2025-26 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 to discuss using ESG funds for HMIS. 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. Since ESG funding is usually under \$200,000 per year and the CoC annual renewal amount is now over \$5 million per year, CoC members agreed to use all ESG funds for HMIS data collection and reporting.

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 FY2025-26, 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. The remaining 7.5% of ESG funds (\$14,551) will be for grant administration, reporting, and staffing expenses.

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 2025 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 2025 Action Plan at the April Board of County Commissioners' public hearing.

No additional discussion



