

CLACKAMAS COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

2020 ACTION PLAN



Clackamas County
Community Development Division
Public Services Building
2051 Kaen Road – Suite 245
Oregon City, Oregon
(503) 655-8591
www.clackamas.us/communitydevelopment/

JULY 2020

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

Annual Action Plan
2020

1

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Executive Summary

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

1. Introduction

Clackamas County 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 and the Children, Families and Community Connections divisions.

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.

Community Development Division staff have used community survey data, public meeting comments, public housing waitlist information, Portland metropolitan area housing information and several reports to select the following goals to accomplish over the next 5 years (2017 to 2021):

1. Community Infrastructure Improvements - 10,000 persons to benefit.
2. Public Facilities Improvements - 7,500 persons to benefit.
3. Public Services - 10,000 persons will benefit.
4. Housing Rehabilitation - 150 households will benefit.
5. Affordable Housing - 260 households will benefit.
6. Homeless Assistance - 1,750 homeless persons will be assisted with shelter and services.

Six (6) Assessment of Fair Housing Goals have been included in the 2017-2021 Consolidated Plan.

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 Community Development Division 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. Clackamas County Community Development Division continues to expend federal funds efficiently and effectively within the bounds of federal regulations. Slow moving projects are cancelled allowing funds to be reallocated to projects that are on track to be completed as scheduled.

Clackamas County coordinates with and provides staff support to the homeless Continuum of Care.

Clackamas County has recently completed an Assessment of Fair Housing and established the following goals for program years 2017 to 2021:

1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing.
2. Increase accessibility to affordable housing for persons with disabilities and single parent familial status households. (households with children under 18 yrs.).
3. Improve access to housing and services for all protected classes.
4. Enforce Fair Housing laws and Increase public understanding of Fair Housing laws.
5. Coordinate Fair Housing Advocacy and Enforcement Efforts among regional partners
6. Ensure that all housing in Clackamas County is healthy and habitable.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Clackamas County Community Development Division 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 community participation process for selecting Clackamas County's fair housing goals included 10 public meetings, three separate surveys during April, May and June of 2016 and consultations with 23 community agencies. A total of 310 people responded to a community survey, a public housing resident survey and a Spanish language survey. Some surveys were mailed to groups and all surveys were available on paper and online.

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 2020 Action public participation process included newspaper advertisements, email distribution of meeting notices, a public meeting on October 30, 2019 and on November 14, 2019. The Draft Action Plan was posted on our website for public review and comment on March 18, advertised in local newspapers and an email notice was sent to a list of persons interested in our community development program. The review and comment period closed on April 20. All comments were accepted and are included in this plan as Appendix A.

On February 26, 2020, a meeting with homeless services providers (Continuum of Care) and a public hearing with the Board of County Commissioners on April 9, 2020. The Action Plan is scheduled to be approved by the Board for submittal to HUD on April 30, 2020 in a public hearing.

5. Summary of public comments

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

Public meetings were held on October 30, 2019, November 14, 2019 and April 9, 2020 to gather public comments on housing and community development needs.

Comments were in favor of proposed projects and requested additional affordable housing options throughout the county. Public comments included inquiries into the timeline for next funding cycle, proposed projects and services and the CDBG, HOME and ESG application process.

The draft 2020 Action Plan will be posted for review and comment from March 18, 2020 to April 20, 2020. Comments submitted by email suggested more homeless services and affordable housing options.

The final plan will be approved by the board on April 30, 2020.

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

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

7. Summary

The public comment period on the 2020 Action Plan was from March 18 to April 20, 2020 and the public hearing was held on April 9, 2020. All comments were in support of homeless services, affordable housing projects and first time home owner programs. All comments were accepted and are included in Appendix A. The Board of County Commissioners are scheduled to review and approve the final plan on April 30, 2020.

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	Community Development Division
HOPWA Administrator	City of Portland	City of Portland
HOME Administrator	CLACKAMAS COUNTY	Community Development Division
ESG Administrator	CLACKAMAS COUNTY	Community Development Division
HOPWA-C Administrator	CLACKAMAS COUNTY	Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

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

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:

Mark Sirois, Community Development Manager: 503-655-8591 or at marksir@clackamas.us

Pamela Anderson, Community Development Manager: 503-655-8591 or at panderson@clackamas.us

Steve Kelly, Project Coordinator: stevekel@clackamas.us

Amy Council, Project Coordinator: acouncil@clackamas.us

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

1. Introduction

Clackamas County is an urban and rural county within the Portland/Vancouver metropolitan statistical area. Clackamas County provides the bulk of the social services, assisted housing services and public housing to low-income residents in the county. Clackamas County provides federal funding to non-profit housing developers to build, purchase and maintain assisted housing throughout 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 Community Development Division (CDD) 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 CDD staff about project ideas and potential state and federal grants that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for state tax credit funding as one of few sources of funds available to develop affordable housing units in the rural parts of Clackamas County.

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

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

CDD 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 CDD 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. CDD will continue to reach out to community groups that include civic and business leaders in the community. CDD is currently nurturing business contacts on the Housing Advisory Board that guides the Housing Authority of Clackamas County and county-wide affordable housing policy.

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 Community Development Division (CDD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same CDD office uses CDBG, ESG and CoC funds to support homeless services and for the Homeless Point in Time (PIT) count of homeless persons. The PIT is conducted with over 150 volunteers coordinated by the Social Services Division.

H3S Community Development Division (CDD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The annual Continuum of Care renewal application funds over \$2,500,000 of services and rent assistance to homeless persons in the county. CoC efforts secure services and support for over 784 persons including 63 chronically homeless persons and 207 persons in veteran households (based on the CoC 2019 Housing Inventory Chart.)

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

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

CDD 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 CDD staff that coordinates the ESG funding applications and awards process. The FY 2020-2021 ESG funding recommendations were presented to the CoC Steering Committee on February 26, 2020. 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, Families and Community Connections, a Workforce Investment Act partner and division of H3S, to conduct employment related training for homeless persons.

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

Table 2 – Agencies, groups, organizations who participated

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

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

4	Agency/Group/Organization	CLACKAMAS COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is part of the homeless Continuum of Care in Clackamas County.
7	Agency/Group/Organization	LEGAL AID SERVICES OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

8	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services - Victims Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This State of Oregon TANF agency is located in our county and actively participates in the homeless Continuum of Care planning, meetings and governance.
9	Agency/Group/Organization	LIFEWORKS NORTHWEST
	Agency/Group/Organization Type	Services-homeless Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Clackamas County, Oregon	Homeless Services, programs and housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
10 Year Plan to Address Homelessness	Clackamas County, Oregon	The Goals of the 10 year Plan are included in both the Action Plan and the Continuum of Care annual goals and objectives.
Assessment of Fair Housing 2017-2021	Clackamas County, Oregon	The Fair Housing goals are part of this annual Action Plan
Public Housing Annual Plan	Housing Authority of Clackamas County	The PHA housing improvements and housing development efforts are included in the annual Action Plan
Affordable Housing Bond Measure	Metro Council	The Metro Council voted unanimously in June 2018 to send an affordable housing funding measure to the November ballot, asking voters whether the average homeowner should pay \$60 per year to help provide housing for 12,000 people. The bond measure passed to provide funding for affordable housing throughout the region including Clackamas County in support of Consolidated Plan Goals, PHA goals and County strategic plan goals.
Tri-County Equitable 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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation process for this Action plan began in 2016 with a community needs assessment, small group meetings with stakeholders, an online survey, public meetings and public hearings. Legal Notice Advertisements for each public meeting were placed in all county newspapers and sent by email to all interested persons. The public meetings for the 2020 Action Plan were held on October 30, 2019 and November 14, 2019. The public hearing with the Board of County Commissioners was held on April 9, 2020.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	All County residents	8 people attended	Interest was expressed for funding of a community center on Mt. Hood, a first-time homebuyer program and additional funding for senior center improvements.	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	All County Residents	8 people attended	Group discussion focused on community projects in Estacada, senior center improvements, affordable housing projects and improvements at existing affordable housing projects.	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	Internet Outreach	Non-targeted/broad community	Emails with meeting information and schedule of public meetings was distributed to a Citizen Participation group and the Continuum of Care list of members.	All comments were accepted	All comments were accepted	https://www.clackamas.us/communitydevelopment/maps.html

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

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

HOME Project-Related Soft Costs

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

- Processing of applications for HOME funds
- Appraisals required by HOME regulations
- Preparation of work write-ups, specifications, and cost estimates or review of these items if an owner has had them independently

prepared

- Project underwriting
- Construction inspections and oversight
- Project documentation preparation
- Costs associated with a project-specific environmental review
- Relocation and associated costs
- Costs to provide information services such as affirmative marketing and fair housing information to prospective tenants
- Staff and overhead costs related any of the above actions

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,258,706	100,000	300,000	2,658,706	2,258,706	The FY 2020 program year is the 4th year of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be level next year. \$300,000 of prior year funds will be carried forward for 2020 projects. Anticipated program income includes \$100,000 from housing rehabilitation loans that are re-paid during the year. Program income will be allocated to other housing rehabilitation loans and grants during the program 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,045,044	0	1,300,000	2,345,044	1,045,044	The FY 2020 program year is the 4th year of the 5-year Consolidated Plan. \$1.3 million of prior year funds will be carried forward to fund multi-family housing projects in program year 2020. 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.

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	187,353	0	0	187,353	187,353	The FY 2020 program year is the 4th year of the 5-year Consolidated Plan. There will be no carry forward funds or program income funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - local	Acquisition Economic Development Multifamily rental rehab Public Improvements	0	0	0	0	11,100,000	Section 108 Loan Guarantee Program: Clackamas County Community Development Division (CDD) has been awarded \$11,100,000 by the Section 108 Loan Guarantee Program administered by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR 570, Subpart M Loan Guarantees. Section 108 Loan Guarantee funds will be used to support affordable housing and community development projects that support low/moderate-income households and deliver positive economic benefits for the County. Funding decisions will be guided by the 5-Year Consolidated Plan and the HUD approved Assessment of Fair Housing (AFH) Plan.

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 \$2,000,000. CDBG anticipates approximately \$50,000 of program income per year from the Housing Rehabilitation program loan repayments and \$25,000 of prior year funds will support annual projects.

The **Continuum of Care application** process will renew at least \$2,700,000 of funding annually for homeless services, programs and rent assistance for homeless individuals and families. In 2018 HUD awarded the Clackamas Continuum a total of \$2,420,021 which includes additional funding due to increased Fair Market Rent (FMR) rates and additional funds for the Housing Our Heros homeless veterans and families housing assistance program.

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, 2020, the county anticipates that it will retain approximately \$32,106 of HOME PI, and will allocate the PI to a HOME multi-family housing project in the upcoming program year.

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

ESG funds will be matched using private donations, local and state homeless prevention funds (EHA).

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

No publically owned land is available for this purpose.

Discussion

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

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

HOME Program Income

For the program year ending June 30, 2020, the county anticipates that it will retain approximately \$32,106 of HOME PI, and will allocate the PI to a HOME multi-family housing project in the upcoming program year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2017	2021	Affordable Housing	Countywide	Affordable Housing	HOME: \$2,000,000	Rental units constructed: 300 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
2	Housing Rehabilitation	2017	2021	Affordable Housing	Countywide	Affordable Housing	CDBG: \$1,000,000	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Public Services	2017	2021	Non-Homeless Special Needs	Countywide	Non-housing Community Development	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Assistance	2017	2021	Homeless	Countywide	Homelessness	ESG: \$600,000	Homeless Person Overnight Shelter: 1750 Persons Assisted
5	Public Facilities Improvements	2017	2021	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
6	Community Infrastructure Improvements	2017	2021	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
7	AFH Goal: Develop new housing units	2017	2021	AFH Goal 1	Countywide	Affordable Housing		Other: 500 Other
8	AFH Goal: Increase accessibility to housing	2017	2021	AFH Goal 2	Countywide	AFH: 1. Lack of affordable, accessible housing in AFH: 6. Housing accessibility modifications		Other: 1 Other
9	AFH Goal: Housing access for protected classes	2017	2021	AFH Goal 3	Countywide	AFH: 1. Lack of affordable, accessible housing in AFH: 2. Availability of affordable units Affordable Housing		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AFH Goal: Fair Housing laws and Increase public	2017	2021	AFH Goal 4	Countywide	AFH: 7. Private discrimination AFH: 8. Lack of public fair housing enforcement AFH: 9. Lack resources for fair housing agencies		Other: 400 Other
11	AFH Goal: Coordinate Fair Housing efforts	2017	2021	AFH Goal 5	Countywide	AFH: 7. Private discrimination AFH: 8. Lack of public fair housing enforcement		Other: 1 Other
12	AFH Goal: Healthy and Habitable Housing	2017	2021	AFH Goal 6	Countywide	AFH: 2. Availability of affordable units		Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

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

2	Goal Name	Housing Rehabilitation
	Goal Description	Housing Rehabilitation for home owners and renters will be provided by the Housing Rehabilitation program and in partnership with non-profit housing developers.
3	Goal Name	Public Services
	Goal Description	Public Services will be provided in partnership with social services agencies, mental health organizations, employment training agencies and non-profit organizations.
4	Goal Name	Homeless Assistance
	Goal Description	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels.
5	Goal Name	Public Facilities Improvements
	Goal Description	Public Facilities will be built or improved in partnership with non-profit agencies and cities.
6	Goal Name	Community Infrastructure Improvements
	Goal Description	Community Infrastructure needs will be resolved in partnership with communities.
7	Goal Name	AFH Goal: Develop new housing units
	Goal Description	AFH Goal 1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing. Metrics, milestones and timeframes: Construct 500 new units of affordable (rent restricted units) housing over the next 5 years in areas of high opportunity.

8	Goal Name	AFH Goal: Increase accessibility to housing
	Goal Description	<p>Metrics, milestones and timeframes:</p> <p>By 2018 begin collecting data on persons with disabilities access to home ownership and rental units in the jurisdiction.</p> <p>Beginning in 2017 promote the availability of any new affordable housing units directly to persons with disabilities and female head of households.</p>
9	Goal Name	AFH Goal: Housing access for protected classes
	Goal Description	<p>Race and National Origin are protected classes. Both the Hispanic population and the LEP population (a subset of the National Origin protected class) is growing in the region and in the jurisdiction. The jurisdiction plans to provide more information about housing programs directly to LEP populations in additional languages including Russian and Chinese.</p> <p>Metrics, milestones and timeframes:</p> <p>By 2018, provide information to housing programs in 2 additional languages for the Housing Rehabilitation program.</p>

10	Goal Name	AFH Goal: Fair Housing laws and Increase public
	Goal Description	<p>Private discrimination in access to housing continues to occur in the jurisdiction and the region. Clackamas County has the Housing Rights and Resources (HRR) Program to increase public awareness about fair housing and to provide tenants and landlords information about their rights and responsibilities in fair housing. When staff determine that a potential housing discrimination has occurred a referral is made to Legal Aid or to Fair Housing Council for further exploration. Between July 1, 2015 and June 30, 2016, more than 2000 people called this program for housing information. More than 800 callers were assisted with rights and responsibilities information. 80 of the callers were calling with a specific discrimination issue which was clarified by HRR staff and as appropriate, callers were referred to Legal Aid Services of Oregon. The HRR program serves a vital function to screen appropriate cases to Legal Aid services. The jurisdiction will explore funding and partnership options to expand these legal services.</p> <p>Metrics, milestones and timeframes:</p> <p>Annually, at least 400 landlords and renters will receive information on fair housing laws and training on rights and responsibilities of tenants and landlords. (2000 people over 5 years).</p> <p>The number of potential discrimination referrals to Legal Aid and Fair Housing Council by Housing Rights and Resources program will be compiled and reported to HUD in CAPER reports.</p>
11	Goal Name	AFH Goal: Coordinate Fair Housing efforts
	Goal Description	<p>Regional partners continue to coordinate efforts to promote and expand fair housing laws and improve housing choice for all protected classes. Regional partners are coordinating efforts with the Fair Housing Council of Oregon to collect discrimination complaint data for examination and dissemination to local jurisdictions. Improved data collection will boost efforts to make the public more aware of the persistent discrimination that occurs in the private rental housing market.</p> <p>Metrics, milestones and timeframes:</p> <p>By 2019 each jurisdiction in the region will have at least one shared goal regarding fair housing.</p>

12	Goal Name	AFH Goal: Healthy and Habitable Housing
	Goal Description	<p>Substandard housing conditions including fire danger, mold, rodents and bedbugs may have a disparate impact on protected classes that are more likely to occupy private low rent housing.</p> <p>Metrics, milestones and timeframes:</p> <p>Jurisdiction/County Adoption of a Residential Rental Maintenance Standard by 2020.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

These projects were awarded in February 2020 after a competitive application process conducted in November and December of 2019.

Projects

#	Project Name
1	ADA Ramp and Sidewalk Improvements 2020
2	Estacada ADA Main Street and NE 6th Street Crossing
3	Willamette Falls Cultural Center ADA Improvements
4	Weatherization Mobile/Manufactured home roofing project
5	2020 Housing Rehabilitation Program
6	Sandy New County Health Clinic
7	Security Enhancements for The Village Emergency Shelter
8	Love INC. Facility For Homeless Services
9	Molalla Adult Center HVAC Upgrades
10	Optional Emergency Assistance 2020
11	Employment Investment Program 2020
12	Housing Rights and Resources 2020
13	Children's Programming for Victims of DV and Child Abuse 2020
14	Annie Ross House Shelter 2020
15	CDBG Grant Administration and Planning 2020
16	Homeless Point in Time Count 2020-22
17	Tenant Based Rental Assistance Program 2020
18	HOME Multifamily Housing Project 2020
19	Community Housing Development Organization (CHDO) 2020
20	HOME Grant Administration 2020
21	Emergency Solutions Grant 2020

Table 7 - Project Information

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

The allocation priorities are based on consultation with community members, cities and non-profit

agencies providing services throughout the county.

AP-38 Project Summary
Project Summary Information

1	Project Name	ADA Ramp and Sidewalk Improvements 2020
	Target Area	
	Goals Supported	Community Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$120,000
	Description	ADA ramp and sidewalk improvements within Canby, Oregon north and south of Hwy. 99E and other areas as needed.
	Target Date	2/21/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 Elderly and disable residents of Canby who use the public streets and sidewalks.
	Location Description	C The City of Canby is a mostly residential rural community.
	Planned Activities	ADA ramp and sidewalk improvements within Canby, Oregon north and south of Hwy. 99E and other areas as needed.
2	Project Name	Estacada ADA Main Street and NE 6th Street Crossing
	Target Area	
	Goals Supported	Community Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$110,000
	Description	Improvement at the intersection of Main & NE 6th Ave in Estacada, Oregon to reduce the crossing distance for pedestrians and improve visibility of pedestrians for drivers. Adding an ADA accessible crosswalk across NE 6th.
	Target Date	2/21/2022
	Estimate the number and type of families that will benefit from the proposed activities	300 residents of Estacada including low income students, elderly and disabled will benefit from these pedestrian improvements
	Location Description	The City of Estacada is a residential rural community.

	Planned Activities	Improvement at the intersection of Main & NE 6th Ave to reduce the crossing distance for pedestrians and improve visibility of pedestrians for drivers. Adding an ADA accessible crosswalk across NE 6th.
3	Project Name	Willamette Falls Cultural Center ADA Improvements
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$75,000
	Description	ADA improvements at the 1936 former West Linn City Hall building to serve as a regional Multi-Cultural Center dedicated to Arts, Heritage and Culture.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	1000s of elderly and disabled persons who attend events at this new center will have better access to the facility.
	Location Description	West Linn, Oregon
	Planned Activities	ADA improvements at the 1936 former West Linn City Hall building to serve as a regional Multi-Cultural Center dedicated to Arts, Heritage and Culture.
4	Project Name	Weatherization Mobile/Manufactured home roofing project
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$75,000
	Description	Roof Replacement for owner occupied mobile/manufactured homes located in parks throughout Clackamas County, Oregon.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 low income households will benefit.
	Location Description	Countywide.

	Planned Activities	Roof Replacement for owner occupied mobile/manufactured homes located in parks throughout Clackamas County.
5	Project Name	2020 Housing Rehabilitation Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing AFH: 6. Housing accessibility modifications
	Funding	CDBG: \$536,606
	Description	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to low income households throughout Clackamas County.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	40 low income families will benefit from housing rehabilitation loans and grants.
	Location Description	Countywide
	Planned Activities	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to low income households throughout Clackamas County.
6	Project Name	Sandy New County Health Clinic
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$350,000
	Description	Funding to complete a new clinic in Sandy that will provide dental, health and counseling services to low and moderate income individuals and families in the greater Sandy, Oregon area.
	Target Date	2/28/2022

	Estimate the number and type of families that will benefit from the proposed activities	2500 persons per year will have access to this health care facility
	Location Description	The area surrounding and the City of Sandy, Oregon
	Planned Activities	Funding to complete a new clinic in Sandy that will provide dental, health and counseling services to low and moderate income individuals and families in the greater Sandy area.
7	Project Name	Security Enhancements for The Village Emergency Shelter
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$17,100
	Description	Clackamas Womens Services homeless shelter Security gate installation and other safety improvements.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	Clackmas Womens Services houses 80 persons per year that will benefit
	Location Description	This is a DV shelter with a confidential location
	Planned Activities	Clackamas Womens Services homeless shelter security gate installation and other safety improvements.
8	Project Name	Love INC. Facility For Homeless Services
	Target Area	
	Goals Supported	Homeless Assistance Public Facilities Improvements
	Needs Addressed	Homelessness
	Funding	CDBG: \$450,000
	Description	Funding to build a centralized hub to increase accessibility and effectiveness of resources and support for an increasing number of low income households in Clackamas County.
	Target Date	2/28/2022

	Estimate the number and type of families that will benefit from the proposed activities	When the facility is completed 400 persons per year will benefit from services
	Location Description	Oregon City, Oregon
	Planned Activities	Funding to build a centralized hub to increase accessibility and effectiveness of resources and support for an increasing number of low income households in Clackamas County.
9	Project Name	Molalla Adult Center HVAC Upgrades
	Target Area	
	Goals Supported	Public Facilities Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$100,000
	Description	Molalla Adult Community Center upgrades will provide regulated temperatures and efficiency to a Center that serves as a registered Warming Center and Cooling Center in Clackamas County.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	500 persons use the Molalla Senior center every year.
	Location Description	The center serves seniors in the rural area surrounding the City of Molalla, Oregon.
	Planned Activities	Upgrades and or replacement of the heating and cooling system at the senior center.
10	Project Name	Optional Emergency Assistance 2020
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Homelessness Non-housing Community Development
	Funding	CDBG: \$20,000

	Description	Emergency assistance to individuals or agencies for emergency assistance due to a fire, landslide, snowstorm, flood or other such emergency.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	30 to 40 households that may experience an emergency situation due to a fire, landslide, snowstorm, flood or other such emergency.
	Location Description	To be determined.
	Planned Activities	Emergency assistance to individuals or agencies for emergency assistance due to a fire, landslide, snowstorm, flood or other such emergency.
11	Project Name	Employment Investment Program 2020
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$50,000
	Description	The Clackamas County Employment Investment Program(CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 low-income disabled individuals will receive job placement and training.
	Location Description	Countywide
	Planned Activities	The Clackamas County Employment Investment Program (CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency. Job training and placement for individuals with disabilities.
12	Project Name	Housing Rights and Resources 2020
	Target Area	
	Goals Supported	Public Services

	Needs Addressed	Affordable Housing Homelessness AFH: 7. Private discrimination AFH: 8. Lack of public fair housing enforcement AFH: 9. Lack resources for fair housing agencies
	Funding	CDBG: \$125,000
	Description	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.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1000 tenants and landlord will access this call-in service for fair housing and affordable housing information.
	Location Description	countywide
	Planned Activities	Information and referral on 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.
13	Project Name	Children's Programming for Victims of DV and Child Abuse 2020
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Non-housing Community Development AFH: 8. Lack of public fair housing enforcement AFH: 9. Lack resources for fair housing agencies
	Funding	CDBG: \$15,000
	Description	Mobile advocacy and safety planning for children and families in rural and marginalized communities.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	20 children will benefits from this expanded services.

	Location Description	countywide
	Planned Activities	Mobile advocacy and safety planning for children and families in rural and marginalized communities.
14	Project Name	Annie Ross House Shelter 2020
	Target Area	
	Goals Supported	Public Services Homeless Assistance
	Needs Addressed	Homelessness
	Funding	CDBG: \$50,000
	Description	Operating funds for expanded services at Northwest Housing Alternatives' Annie Ross House, an emergency shelter for families with children experiencing homelessness.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	80 individuals will be provided with homeless shelter services
	Location Description	North Clackamas area
	Planned Activities	Operating funds for Northwest Housing Alternatives' Annie Ross House, an emergency shelter for families with children experiencing homelessness.
15	Project Name	CDBG Grant Administration and Planning 2020
	Target Area	
	Goals Supported	Community Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$450,000
	Description	CDBG grant administration, planning, contract monitoring and reporting.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	Countywide
	Planned Activities	CDBG grant administration, planning, contract monitoring and reporting.
16	Project Name	Homeless Point in Time Count 2020-22
	Target Area	
	Goals Supported	Homeless Assistance
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	Clackamas County homeless count planning, data collection, reporting and evaluation for 2021 and 2022 homeless counts. Special efforts to reach under-served populations, veterans, unaccompanied youth & rural homeless.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	2000 persons will be counted
	Location Description	Countywide
	Planned Activities	Homeless count planning, data collection, reporting and evaluation for 2021 and 2022 homeless counts. Special efforts to reach underserved populations, veterans, unaccompanied youth & rural homeless.
17	Project Name	Tenant Based Rental Assistance Program 2020
	Target Area	
	Goals Supported	Homeless Assistance
	Needs Addressed	Homelessness
	Funding	HOME: \$100,000
	Description	TBRA Program will assist individual households who are homeless or at risk of becoming homeless. Maximum assistance is 24 months and may be used for rent, utility costs, security deposits, and/or utility deposits.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	15 households will be assisted.
	Location Description	Countywide
	Planned Activities	TBRA Program will assist individual households who are homeless or at risk of becoming homeless. Maximum assistance is 24 months and may be used for rent, utility costs, security deposits, and/or utility deposits.
18	Project Name	HOME Multifamily Housing Project 2020
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$2,114,540
	Description	Multifamily Housing Project to be determined
	Target Date	2/28/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 housing units for low income households some with disabilities
	Location Description	location to be determined in the county
	Planned Activities	Construction of multifamily housing units
19	Project Name	Community Housing Development Organization (CHDO) 2020
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$26,000
	Description	Operating funds for 2 Community Housing Development Organizations (CHDOs)
	Target Date	2/28/2023

	Estimate the number and type of families that will benefit from the proposed activities	20 low income households
	Location Description	countywide
	Planned Activities	Operating funds for 2 Community Housing Development Organizations (CHDOs).
20	Project Name	HOME Grant Administration 2020
	Target Area	
	Goals Supported	Affordable Housing Community Infrastructure Improvements
	Needs Addressed	Non-housing Community Development
	Funding	HOME: \$104,504
	Description	Grant administration, contracts, annual project monitoring and reporting to HUD.
	Target Date	2/28/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	HOME Grant administration, contracts, annual project monitoring and reporting to HUD.
21	Project Name	Emergency Solutions Grant 2020
	Target Area	
	Goals Supported	Homeless Assistance
	Needs Addressed	Homelessness
	Funding	ESG: \$187,353
	Description	Emergency Solutions Grant Program including Administration, Shelter Operations, Rapid Rehousing and Homeless Management Information System (HMIS) reporting and data quality assurance.
	Target Date	2/28/2022

	Estimate the number and type of families that will benefit from the proposed activities	1000 persons will get homelessness, housing assistance and or services
	Location Description	Countywide
	Planned Activities	Emergency Solutions Grant Program including Administration, Shelter Operations, Rapid Rehousing and Homeless Management Information System (HMIS) reporting and data quality assurance.

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 2019 median annual income for the Portland-Metro MSA, which includes Clackamas County, is \$87,900 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$43,950 per year or \$3,665 per month for a family of 4. For a single person the median income per year is \$61,600. A low income adult person would have an income of less than \$30,800 per year or less than \$2,567 per month.

Nine and a half percent (9.5%) of Clackamas County residents are living below the official poverty level in Clackamas County based on the 2005-2009 American Community Survey 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.

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

Geographic Distribution

Target Area	Percentage of Funds
Countywide	95

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No geographic areas in Clackamas County were targeted except to the extent that projects serving an area must be located in a qualified census tract or area with at least 46.84% low- and moderate-income residents. Clackamas County has a 46.84% low-and moderate income exception.

Discussion

The COVID 19 virus public health crisis is now causing large scale economic crisis through unemployment

and lack of economic activity. 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.

Clackamas County Housing and Community Development Division reviewed both race and ethnic information from the 2010 Census Bureau to determine minority ranking. The 22 block groups with the highest minority ranking represent 10 percent of all the block groups in Clackamas County. A total of 37,379 persons were living in these high concentrations of minority areas.

Concentrations of Both high Low to Moderate Income and high Minority

22 block groups are approximately 10% of the total number of block groups in Clackamas County. These nine (9) block groups rank in the top 22 for both minority and LMI, and represent the block groups with the highest concentrations of poverty and minorities.

Five (5) of the high concentration (HC) block groups are located in the North Clackamas Area. One (1) of the HC block groups is in Milwaukie and two (2) of the HC block groups is in Canby. A total of 13, 855 people live in these areas of concentrated minority and poverty.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clackamas County Community Development has 2 goals and 2 grants that support affordable housing. The Housing Rehabilitation Goal will be funded with CDBG funds to assist at least 30 households per year. HOME funds will assist 40 households per year through building new units, preserving existing units, providing Tenant Base Rental Assistance and homebuyer financial assistance.

Specific Projects in 2020:

- Housing Rehabilitation Program
- Tenant Base Rental Assistance
- HOME Multifamily housing - (Projects TBD)

The COVID 19 virus public health crisis is now causing large scale economic crisis through unemployment and lack of economic activity. 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	10
Non-Homeless	85
Special-Needs	5
Total	100

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	40
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	100

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.

The County was recently awarded \$12 million per year for 5 years to develop affordable housing units through a regional affordable housing bond measure. Tax payers voted in favor of creating more affordable housing units for low income households. The Housing Authority of Clackams County has created an office of development to allocate these new affordable housing funds to multifamily housing projects in accordance with the regional government funding requirements including community engagement and outreach to underserved populations.

AP-60 Public Housing – 91.220(h)

Introduction

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

The Housing Authority of Clackamas County (HACC) is the recipient of \$116.2 Million dollars for the development and acquisition of newly affordable housing units 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 the next seven (7) years.

HACC has formed a housing development team to re-develop the public housing units and to develop new housing projects.

The Clackamas County Board of County Commissioners has established an ongoing funds to help address the affordable housing crisis: the Affordable Housing and Services Fund will provide \$1.2 million of general funds annually for housing and services.

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

- Provide resident service coordination.
- Provide case management services
- Provide opportunities for residents to engage in asset building and other strategies for achieving greater financial stability
- Provide Peer Support Services to vulnerable residents with mental health and addiction challenges
- 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 service coordination and support to residents facing eviction or other unstable housing situations.
- Manage community gardens in the Oregon City and Milwaukie neighborhoods, encourage

resident participation and leadership.

-
- Provide opportunities for continuing garden and nutrition education.
-
- Manage the Hillside Free Food Market in coordination with the Oregon Food Bank
- Maintain and manage community computers available for resident use
- Promote resident engagement and leadership through the HACC Resident Advisory Board
- Promote available community resources and opportunities available to residents through a quarterly newsletter.

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

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

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

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

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

Effective Partnership with Regional Workforce Agencies Connecting Residents to Employment and Training Opportunities: HACC collaborates with regional work force agencies including the Clackamas Workforce Partnership, Community Solutions of Clackamas County and WorkSource to connect residents with employment and training opportunities. Through these collaborative partnerships residents get basic soft skills instruction, participate in workshops and get support in job search activities, have opportunities to participate in paid on the job training, 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 and the CHAP, 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 the next seven (7) years.

Clackamas County has formed a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The Housing Advisory Board (HAB) is currently a staff-led 6 member body that convenes once each month to discuss topics and issues pertaining to the development, preservation and promotion of affordable housing of all types in Clackamas County. The HAB will assist HACC in review and selection of eligible bond projects through

various solicitations for their use over the next seven year period.

Another Metro Bond Measure will be on the May 2020 ballot that if passed would provide additional funds for homeless services.

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

Introduction

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

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

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

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

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

Households with dependent children: Clackamas County Coordinated Housing Assistance (CHA), our Coordinated Entry program, ensures comprehensive outreach to families with children. The CHA coordinator, in partnership with our non-profit providers, conduct training with many organizations throughout the County so they understand how to help families access CHA, complete an assessment of their individual needs, and access the system of homeless housing services. Outreach is provided at agencies such as State Department of Human Services, the WIC program, and meetings of service

providers in rural communities. Fliers for CHA are provided and posted throughout the County.

Survivors/Victims of domestic violence: The CoC includes TH, RRH and PSH projects focused on domestic violence survivors and their families. Two providers operate ESG-funded DV emergency shelters including a culturally-specific services for Latina women and a shelter that operates the Family Justice Center. The Family Justice Center involves a wide range of on-site services from over 12 public safety and services agencies, funded by more than 24 public and private entities. DV survivors are able to access all homeless housing programs throughout the CHA system, using a confidential “code-name” system to access non-DV-specific programs.

Unaccompanied youth: Springwater is a CoC TH for youth 16- 21 funded with ESG, local government & private funds. In the FY2018 CoC Application, the Neighborhood Economic Development Corporation was funded to serve youth ages 16-18 with a combination TH/RRH model. This program intends to especially focus on youth aging out of the foster care system. Clackamas County has recently incorporated all homelessness prevention services into our CHA system. New, additional, state funding was added to homelessness prevention, serving many populations, including unaccompanied homeless and at-risk youth. Clackamas County’s CHA system incorporates all homeless housing programs, including those above, serving youth. Outreach is conducted with the Homeless School Liaisons and many other youth services providers. The County is working on creating a text-in or online-form system to provide better access to homeless youth, who are reluctant to talk on the phone.

Persons who routinely sleep on the streets or in other places not meant for human habitation: Clackamas County has a range of services for persons sleeping on the streets or in other places not meant for human habitation. Two major service centers (Clackamas Services Center and Father’s Heart) provide hot meals, clothing, medical services, and severe weather shelter, and are close to where many unsheltered homeless reside. Several smaller agencies also provide basic needs and outreach to homeless on the streets and places not meant for habitation. Clackamas County currently has 95 beds for those who meet the Chronically Homeless definition. Compassion events, similar to Project Homeless Connect, are held throughout the year to provide a “one stop” for basic services, such as food, clothing, medical care, veterans’ services and housing options.

Homelessness among veterans: Housing Authority of Clackamas County has housed 66 families of homeless veterans using VASH vouchers. Another 40 vouchers will be made available in the coming year. Clackamas County operates emergency housing, RRH and PSH specifically for homeless veterans. There are currently 135 beds for homeless Veterans in Clackamas County, and more VASH vouchers are forthcoming. A new, first-of-its-kind veteran-specific tiny house village just opened, housing 15 veterans. A new veteran-specific 24-unit affordable housing property, with services, is under construction.

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 Emergency Solutions Grants (ESG) program. 1000 Households will receive HESG program services from

July 1, 2020 to June 30, 2021. The FY 2020 ESG allocation will be supplemented by matching funds at least equal to its amount.

Primary emphasis will continue to be on payment of emergency shelter operations expenses including utilities, maintenance, insurance, and staff salary costs. The purpose of emphasizing payment of operations expenses is to provide some predictability and stability to the operation of the shelters by assuring that their most basic expenses are met. This assures the continued operation of the facilities in times of scarce and fluctuating resources, and it compliments specific fundraising efforts for special projects.

Northwest Housing Alternatives' Annie Ross House and Clackamas Women's Services' Evergreen House, provide emergency shelter to homeless families with children and survivors of domestic violence, respectively. Case management at each program improves vocational and coping skills to make the transition from homelessness to independent living. Continuum of Care funds Also provide 49 beds of transitional housing for homeless households, including families, singles, and youth.

Clackamas County's Coordinated Housing Access system provides a one-stop option for homeless individuals and families to be assessed and matched with all homeless programs in the County for which they are eligible.

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

Chronically homeless individuals and families: In 2014, The Continuum of Care increased the number of beds for chronically homeless persons in Clackamas County. The CoC did this by leveraging Housing Authority Housing Choice Vouchers, converting Permanent Supportive Housing (PSH) beds to chronically homeless beds, reaching out to PSH providers to prioritize beds for chronically homeless persons and using Medicaid to provide enhanced services for chronically homeless persons in PSH beds.

Families with children: The CoC increased capacity and worked on outreach goals to end homelessness among households with dependent children. The HomeBase program utilized multiple funding sources to expand and become the largest RRH and homelessness prevention program in the County. Through the reallocated Rent Well RRH project, the CoC will be able to stabilize housing for 15 families from the streets/emergency shelter. The locally-funded Bridges to Housing (B2H) Program stabilizes housing for high-need homeless families and assisted 136 persons last year. Outreach plan includes referrals from

different geographic parts of the county. An outreach strategy adopted by the HPC educates landlords on housing choice vouchers.

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

Veterans and their families: Housing Authority of Clackamas County has housed 66 homeless veterans using VASH vouchers. The Veterans Services Office coordinates with Social Services to conduct veteran outreach with free medical screenings, warm clothing, information on compensation and other veterans' benefits, employment, housing, counseling and other services. Clackamas County is part of an SSVF grant and provides office space for a nonprofit provider of outreach, homeless placement and homeless prevention for veteran families. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs.

Unaccompanied youth: Springwater Transitional Housing for youth 18-23 is funded with CoC, ESG, local government, and private funds. Case management, vocational education services, physical and mental health support, supervision and shelter are provided to youth.

HomeSafe Transitional Housing for pregnant and parenting youth 16 – 21 is funded with CoC, local and state grants. Youth have access to rent assistance in scattered apts., case management, referral and linkages to mainstream services.

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

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

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

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in which the County actively participates. DHS refers willing children to a Continuum of Care provider for

a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills training, 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 child is successfully transitioned to independent living.

Youth can access Chafee rental subsidies to help them secure an apartment. 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 continue to receive an array of services including options such as adult foster care and supported housing that are based on unique client needs. Each option is designed to ensure that youth exiting the foster care system are not routinely discharged into homelessness.

Health Care: The discharge planning for low-income and disabled people has historically resided with the State through the Medicaid program. With the advent of the Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program, 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. This has begun to persuade hospital systems and health care providers to plan and act outside their silo, to begin discussions with CoCs about effective liaison and resource sharing.

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

Corrections: The purposeful effort to structure successful community re-entry for inmates is a local mandate spearheaded by the Clackamas County Sheriff's Office (CCSO) which participates on the CoC governing board. Because community safety is its #1 priority, CCSO promotes post-discharge services with housing to reduce recidivism. Likewise, the Clackamas County Behavioral Health (CCBH) is a provider in the local Medicaid program, Health Share. CCBH understands that successful re-entry will

reduce incidence and cost of ER visits and hospitalization.

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 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 the next seven (7) years.

In 2019 the Affordable Housing and Homelessness Policy Task Force was an advisory body appointed to research, recommend and support new policies and strategies on increasing housing affordability and alleviating homelessness in Clackamas County. The Task Force gathered information and made specific near-term recommendations on regulatory changes and mechanisms that would foster the maintenance and development of affordable housing for all income levels, including those who are homeless.

The Task Force was comprised of representatives from the public, private and non-profit sectors, with business and development expertise, knowledge of providing affordable housing, and lived experience with housing affordability. Members were selected and recruited by Clackamas County.

Overarching Principles Identified:

1. Recognizing the historic and current housing disparities, the Task Force created its own Equity Lens with a goal to turn intentions into actions and strive to right historical wrongs in our society
2. The Task Force also encourages housing placement and retention funding be delivered via culturally specific providers in Clackamas County to further ensure more equitable outcomes.

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

2019 Task Force Final Report and Priority Recommendations The final report consists of 19

recommendations divided into five categories:

1. Shelter off the streets and services for the currently unsheltered
2. Planning, zoning and development
3. Housing services for those experiencing homelessness or at-risk of being homeless
4. Tenant protections
5. Funding

The Task Force realized that the County does not have all the resources required to implement the full set of recommendations and understood that they may need to be implemented in phases. In their final meeting, on November 20th, the Task Force, with help from County staff, worked together to identify which recommendations were of the highest priority to the Task Force.

Priority Recommendations:

1. Adopt a Construction Excise Tax of 1% on residential and commercial construction to fund housing affordability and services. o A Construction Excise Tax (CET) provides one of the few ways to address housing affordability and homelessness without impacting current services or requiring additional borrowing. The Task Force recommends that the County adopt a CET of 1% on residential construction and of 1% on commercial construction. Based on historic trends, together these fees should yield around \$2 million per year.
2. Identify and create additional capacity for Shelter off the Streets (SOS) and mobile programs for those that remain unsheltered.
3. Create flexible short-term funding aligned with case management services to address both housing retention and housing placement services
4. Prioritize wrap-around case management services and priority access to affordable housing for people with disabilities experiencing long term chronic homelessness.
5. (Planning and Zoning) Include housing affordability packages in upcoming annual planning work

programs to include consideration of the elements listed in the attached final report.

Discussion:

The COVID 19 virus public health crisis is now causing large scale economic crisis through unemployment and lack of economic activity. Vulnerable population numbers are increasing rapidly in Clackamas County. The housing projects and services listed in this plan will very likely be adjusted to meet this increased demand for services.

AP-85 Other Actions – 91.220(k)

Introduction:

Clackamas County Community Development Division (CDD) proposed the following actions in program year 2020 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. CDD 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.

In FY2020 potential special needs housing projects include: Multiple multi-family housing projects with locations yet to be determined.

Actions planned to address obstacles to meeting underserved needs

Clackamas County CDD will address obstacles to meeting underserved needs in FY2020 through these activities:

1. Leverage available program funds by requiring sponsor contributions.
2. Seek additional funding from public and private sources to finance program activities.
3. Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
4. Investigate the development and implementation of an inspection program to enforce habitability standards in multi-family housing projects.
5. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
6. Promote and assist the development of affordable housing which will be available to very low, low-,

and moderate-income individuals and families.

7. Increase capacity to assist Homeless Families with Children.

8. Maintain a set of program policies to create a 15 percent set-aside in all new affordable housing developments specifically to assist the targeted special need populations.

9. Promote the use of Section 8 Project Based Vouchers into the development of any new affordable housing project.

Actions planned to foster and maintain affordable housing

HOME funds will be used primarily to develop affordable housing units for rental by low-income individuals and families. HOME funds will also be used to assist Community Housing Development Organizations (CHDOs) with grants for operating costs allowed by 24 CFR 92.208. CDD 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. CDD also participates in a statewide effort to monitor affordable housing projects through Streamline Compliance Monitoring sponsored by the state Oregon Housing and Community Services (OHCS).

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

For FY2020 HOME funded multifamily housing projects have yet to be determined. A few proposals are under consideration.

Actions planned to reduce lead-based paint hazards

Clackamas County contracts with a professional firm to provide lead hazard evaluation services at no cost to the owners and buyers participating in its housing rehabilitation and homebuyer programs. Any hazards discovered are addressed in a manner consistent with procedures approved by HUD, the State Health Division and the Department of Environmental Quality. However, the County does not anticipate

using HOME funds for its housing rehabilitation and homebuyer programs in the next year. The HOME-funded projects under consideration will be new construction and will not involve lead-paint hazards.

Actions planned to reduce the number of poverty-level families

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

- Participation in and staffing of the Continuum of Care in Clackamas County as well as the Continuum of Care Steering Committee (Governing Board) and the Homeless Policy Council.
- Coordination and maintenance of liaison relationships with McKinney Vento funded homeless liaisons that support the educational success of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.
- Contracting with a community based organization for a Homeless Student Success Project that enhances the capacity of the homeless liaison at the highest poverty school district in Clackamas County.
- Participation as one of the four lead agencies on the regional steering committee for the Rent Well tenant education program.
- Participation in the operations of the Janssen Transitional Housing Project (JTHP). SSD currently provides case management for the families living at Janssen. This HUD funded project, sponsored by the Housing Authority of Clackamas County, has been in operation for more than 20 years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, flexible assistance to support residents increasing their income and housing stability, and other supportive services for homeless families with children.
- Maintain the Housing Rights and Resources Program which responds to the general public regarding emergency housing, housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.
- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential discrimination and/or fair

housing violations.

Actions planned to develop institutional structure

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

SSD and CDD 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. Three non-HUD funded homeless housing programs also elected to join the new coordinated system. SSDs activities include:

1. Operation of the State of Oregon Housing and Community Services Low Income Rental Housing Fund (LIRHF). LIRHF provides time-limited rental payment assistance to case-managed clients of SSD.
2. Administration of State Homeless Assistance Program (SHAP) funds sub-granted to the Annie Ross House family shelter and Clackamas Women's Services domestic violence shelter.
3. Initial screening and intake for families wanting to enter the Annie Ross House shelter and two interfaith hospitality shelter networks (SON and LOTSM).
4. Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide night of shelter to homeless persons.
5. Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters. EHA funds are also used to support shelter bed nights at Clackamas Womens Service's, Annie Ross House, and the Inn Home emergency shelters.
6. 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.

7. 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.

8. Operation of the Jackson Transitional program for adults who are homeless.

9. Operation of the HSP program for families who are homeless or at imminent risk of homelessness needing short term rental assistance and supportive services in order to stabilize.

10. Severe Weather Warming Centers at three sites, providing a total of 99 low barrier shelter beds for homeless persons on cold winter nights. These sites provide important linkages for the community efforts to identify and re-house chronically homeless persons.

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

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

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

3. Maintain the partnership with SSD, Clackamas Women's Services, and Northwest Housing Alternatives to administer and operate the Homeless Prevention and Rapid Re-Housing Program. The program includes 3 elements: Rent Subsidy Program designed to provide short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. A Rapid Re-Housing Program designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters

or on the streets for at least seven days. Counseling and Housing Stabilization Services including case management, outreach, housing search and placement, legal services, and Credit Repair.

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

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

Discussion:

Clackamas County Community Development Division (CDD) works in conjunction with the Housing Authority of Clackamas County, 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.

In 2020 CDD 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:

The COVID 19 virus public health crisis is now causing large scale economic crisis through unemployment and lack of economic activity. 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. The County has been notified that the CAREs Act will provide an allocation of CDBG CV and ESG CV funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	1
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(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is		78
Annual Action Plan		
2020		

as follows:

The County does not anticipate offering any other forms of investment of HOME funds beyond those described in 24 CFR 92.205(b) in the 2020 program year.

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2020-2021. Matching funds will be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. We anticipate that eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services.

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 downpayment and reasonable closing costs. In accordance with 24 CFR

92.254(a)(4), the period of affordability is five years. This program has been postponed indefinitely.

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)*

More information is available at <http://www.clackamas.us/communitydevelopment/chap.html>.

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:

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. More information is available at <http://www.clackamas.us/communitydevelopment/chap.html>.

The Clackamas Homeownership Assistance Program (CHAP) is suspended for the 2019 -2020 program year, due to lack of activity and staffing changes. Clackamas County uses 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. More information is available at <https://www.clackamas.us/communitydevelopment/homebuyers>.

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 2020 program year.

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

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

Clackamas County has had several meetings with ESG providers and members of the CoC to develop CoC and ESG policies and performance standards. ESG policies have been developed in consultation with both ESG and CoC providers starting in January 2014 and on an ongoing basis. CDD staff consulted with CoC Steering Committee members on February 26, 2020 to discuss using ESG funds for Rapid Rehousing in 2020-2021.

CDD staff consulted with CoC Homeless Council members on February 26, 2020 to discuss using ESG funds for Rapid Rehousing in 2020-2021. CoC Steering Committee adopted the updated the CoC and ESG policies in December 2019.

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

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

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

The CHA system covers the entire geographic region using a “hub” system as much as possible, though large portions of the county are rural and sparsely populated. The system is easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing information. This number is made available through 2-1-1, the county’s website, flyers and referring agencies.

In 2017 calendar year (January 1, 2017 to December 31, 2017), the Coordinated Housing Access line staff processed a total of 5,447 calls for assistance.

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

Currently ESG funds are allocated to 2 nonprofit providers and the County as the HMIS administrator. The process for making sub-awards was to advertise the availability of ESG shelter funding as part of a 2019 Shelter Notice of Funding Availability with the Social Services Division to include state shelter funding. 2 shelters were awarded ESG shelter operations funding for the 2020-2021 and 2021-2022 program years.

A Rapid Rehousing and Homeless prevention program will also be funded in FY2020. At this time a provider has not been selected. The contracts will be renewed annually at level funding. ESG and CoC providers are engaged in homeless services planning and ESG allocations. In FY2020 we anticipate that the ESG funding level will be decreased by 5% each year, the HMIS project will be decreased or increased based on the anticipated funding levels.

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 two 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 measures 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.

The COVID 19 virus public health crisis is now causing large scale economic crisis through unemployment and lack of economic activity. 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. The County has been notified that the CAREs Act will provide an allocation of CDBG CV and ESG CV funds.

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 2020 Action Plan, CDD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on February 26, 2020. CDD 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 submit testimony on the funding levels and projects in the 2020 Action Plan at the April 9th public hearing.

Attachments

Citizen Participation Comments

NOTICE OF PUBLIC MEETING

The Clackamas County Community Development Division will hold a

PUBLIC MEETING

Clackamas County Development Services Building
150 Beaver Creek Road, DSB Room 115
Oregon City, Oregon
Wednesday, October 30, 2019
6:00 p.m.

The purpose of the meeting will be to receive testimony from citizens on housing and community development needs for the County's Housing and Community Development Program. Attendees can ask questions about the program and learn what types of projects are eligible for funding as well as how to apply for these grants.

Citizen's views received at the hearing will be considered during the preparation of the County's 2020 Action Plan.

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

Reasonable accommodation will be provided for any individual with a disability

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

Contact: Kevin Ko, Clackamas County Community Development, 2051 Kaen Road, Suite 245, Oregon City, Oregon 97045. Telephone: (503) 655-8591. E-Mail: kko@co.clackamas.or.us.

Clackamas County Community Development
Public Meeting Summary

6:00p.m. Wednesday, October 30, 2019
2015 Kaen Road DSB Room 115
Oregon City, Oregon

In Attendance:

Valerie Renteria, Estacada Senior Community Center
Jan Gilliland, Estacada Senior Community Center
Carrie Young, resident - testimony attached
Alan Boesel, Proud Ground Board Member – testimony attached
Jackie Keogh, Proud Ground
Diane Linn, Prod Ground, Executive Director – testimony attached
Lloyd Musser, Mt. Hood Museum
Diane Lotking, Mt Hood Museum
Mark Sirois, Project Manager, Community Development Program

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending and asked that everyone sign-in. Mark distributed the Funding Recommendations list and the Public Meeting Schedule. Mark explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss potential future housing and community development projects in the County.

Mark continued by saying that the anticipated federal funding in the coming year is still unknown. Although Community Development Block Grant (CDBG) funding for construction projects and services is expected to be at the same level of about \$2 million per year. Funding for homeless services comes from the Emergency Solutions Grant (ESG) funding which is also expected to remain level at about \$180,000 per year. The HOME funding that is used to build affordable housing is expected to be about \$950,000 per year. This year the applications for project proposals will be available starting November 1st. Anyone who wants a copy of the questions can email Mark. Project applications will be through the online ZoomGrants website again.

Also if anyone has any questions after this meeting they can call or email Mark. There will be an additional meeting on November 14th for people who could not attend today's meeting. After CD staff review proposals in January and February, staff will make recommendations for funding to the Policy Advisory Board made up of city representatives. The funding recommendations will be part of the draft 2020 Action Plan that will be posted in March. Interested persons on the email list will get a notice by email.

The Board of County Commissioners (BCC) Public Hearing for the Action Plan is scheduled for April 9 this year. The next CDBG plan year will begin July 1, 2020. Mark opened the floor for people to introduce themselves and discuss the needs they see in the community and their particular project ideas.

Public Comments:

Jackie Keogh with Proud Ground asked if the County had prioritized first time homebuyer programs for funding. Jackie said that other cities and Counties are investing in this first time homebuyer program because they see the community benefits of the program. Proud Ground maintains ownership of the land and just sells the house to low income homebuyers. The program quickly creates new affordable units through the sale of existing housing units and avoids costly construction costs. Then those units generally can help multiple families get into homeownership to build equity while still being affordable to low-income families. The Proud Ground model assists families with an \$80,000 down payment. Mark responded that the CD program has funded a first time homebuyer program in the past and that the North Clackamas Renewal Area has been funding first time homebuyer loans as well.

Alan Boesel also with Proud Ground said that the first time homebuyer program allows low-income families a change to get into the housing market by reducing the cost of the mortgages. This really benefits families who can then built up their credit and wealth by owning a home and being part of a community. (Testimony attached)

Carrie Young also spoke in favor of the first time homebuyer program. Carrie said that in this new economy homes are now places of business for women and single moms. The first time homebuyer program was a real turning point in her life and helped her get started on her small business.

Diane Lotking with the Mt Hood Museum said that they wanted to know if there was funding for a community center at the Mt. Hood village. The Mt Hood Museum is serving as a community center but they would like to expand the museum to allow for more meeting rooms and programs to use the facility. Mark said that CDBG funding requires that low-income persons as benefited by the project so we would have to determine service areas and who would benefit. Mark asked how the museum had qualified for the past funding of the elevator. Diane said that the elevator allowed for ADA access to the building.

Lloyd Musser asked when the funding could be available and how they should plan their project with multiple sources of funds. Mark said that the CDBG funds would require that the project be built using prevailing wages and that the County CD program would be involve with bidding and monitoring wages if the project was funded. Lloyd asked about funding in 2022. Mark stated that this cycle of applications would be for funds

available after July 1, 2020 and after July 1, 2021. The next funding application cycle will be in Fall 2022.

Valerie with the Estacada Community Center talked about how CDBG funds had helped with their roof project but they did not get enough funding to help with the heat pumps that they had also requested. Mark said that the original construction bids on that project were so high that they had to re-design the project to focus on the roof replacement only. The next bids were more reasonable and the roof replacement project could proceed. The roof was completed and the center has lower energy bills now.

Valerie also said that the Center has a large 12 acre property with a farm house that they would like to somehow develop into affordable housing for seniors. The 2 senior housing apartments in Estacada have very long wait lists. Mark suggested that the Center get more information on what the land is zoned. There are several models to develop the land including land trusts, tenant owner manufactured housing parks, tiny house villages. Jackie with proud Ground offered to help the Center review options as well as reference a Real estate Development company that she would recommend.

Mark asked if there were any other questions or comments. Mark reminded folks that the project funding application cycle will be open online Zoomgrants website beginning November 1st. There also be another public meeting on November 14th to answer any questions about the application process. If anyone would like the questions emailed to them they can call or email Mark. Mark also said that CDD staff are available anytime by phone and email to discuss potential project ideas and to help answer any questions about the CDBG application process.

Mark thanked everyone for attending and reminded folks to look for more meeting notices that he would send by email. The public meeting concluded at 7:00 p.m.



October 16, 2019

Mark Sirosis, MPA
Clackamas County Health, Housing and Human Services Department
Community Development Division
2051 Keen Road #245
Oregon City, OR 97045

RE: Input on Clackamas County's Housing and Community Development Program 2020-2021

In 2012, Proud Ground merged with the Clackamas Community Land Trust to ensure long-term stewardship of the 48 permanently affordable homes in the County. Now as a regional Community Land Trust serving four counties throughout the Port and Metro, Proud Ground is the only affordable housing provider that can ensure permanently affordable homeownership opportunities in Clackamas County. Clackamas County's Housing and Community Development Program would better serve the entire affordable housing continuum if it included homeownership investments and prioritized permanent affordability. With the housing crisis creating aggressive market forces, it is essential that permanently affordable homeownership opportunities are prioritized to not only stabilize working families today, but to ensure that Clackamas County maintains its affordability for years to come for future generations of residents. By investing in permanent affordability, the County's one-time investment in a single home will serve an average of three, income-qualified households within the life of each home.

In the Community Land Trust model, Proud Ground homeowners receive a fair return on their initial investment and agree to maintain that affordability for the next homebuyer. While still building wealth, Proud Ground homeowners help future generations of homebuyers have access to affordable homes, like they did. All 48 of the Clackamas Community Land Trust homes have remained in Proud Ground's portfolio and their original investment has grown as the homes have appreciated in value. Using this model, Proud Ground has resold 23 homes in Clackamas County to households earning at or below 80% AMI. Given the appreciation of Clackamas County's real estate market, the County would have had to invest \$1,515,208 in these homes to keep them affordable. Thanks to the Community Land Trust model, these homes resold to income-qualified households earning an average of 64% AMI without needing any additional investment to maintain their affordability. Of the homeowners who purchased resales, 74% were female-headed households and 43% were households with children.

Resales of existing permanently affordable homes in Clackamas County are the only housing pipeline that Proud Ground has in the County. Proud Ground would like to expand its housing pipeline in Clackamas County to support its waitlist of 122 households who want to purchase a first-time home in Clackamas County. Of those households, 70% are mortgage-ready but given their average household income of 50% AMI, cannot afford to purchase a home on the market. Proud Ground works with households earning lower incomes to help them leverage a traditional mortgage and purchase their first home at an affordable price.

Dreams Start Here.

528B N INTERSTATE AVE., PORTLAND, OREGON 97217, 503.493.0293, www.proudground.org



If affordable homeownership was prioritized and funded, Proud Ground could offer more residents each year affordable homeownership opportunities. Proud Ground would administer multiple low-payment assistance grants to homebuyers purchasing existing and new construction housing using CDBG funds. Community benefits of this program include:

- **Cost effectiveness** – Down-payment assistance grants are the least expensive way to create a new homeownership opportunity when compared to rehab and new construction. The one-time funding stays in the home and serves more households upon resale.
- **Quality homes on a quick timeline** – The fastest way to create a new homeownership opportunity is through a down-payment assistance grant. The program helps homebuyers find a home on the open-market and then lowers the price of the home with a down-payment assistance grant using HUD funding. These homes meet durability, health, safety, and energy efficiency standards to ensure a strong portfolio when the home resells.
- **Successful homeownership** – Proud Ground has never lost a home to foreclosure because of its stewardship model and homeowner support systems in place.
- **Demonstrated ability to spend all allotted resources**– Proud Ground has a long history throughout Greater Portland Metro in spending all allocated funding and over-achieving on its HUD timelines and benchmarks. Proud Ground is currently using CDBG funding in Washington, Clark, and Multnomah County.

Proud Ground encourages the inclusion of homeownership and prioritization of permanent affordability among the continuum of affordable housing solutions that are already included.

Thank you for your consideration.

Sincerely,

Dione Linn, Executive Director
Proud Ground

Dreams Start Here.

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October 30, 2019

Mark Sirois, MPA
Clackamas County Health, Housing and Human Services Department
Community Development Division
2051 Kaen Road #245
Oregon City, OR 97045

RE: Input on Clackamas County's Housing and Community Development Program 2020-2021

My name is Adam Boesel, and I am currently serving on the Board of Directors for Proud Ground as the representative for Clackamas County, and have been a homeowner in West Linn since 2012.

We moved to West Linn for the schools, and because it was where we could afford a 3 bedroom home. Since then, the home we bought has increased in value from \$264K to \$450K, about 70%. We would not currently be able to afford to purchase that home today. I understand the importance of purchasing a home as soon as possible.

I'll briefly give a couple reasons why Proud Ground is a great option for investing the funds you have for Housing and Community Development.

1. By providing an affordable mortgage, the homeowner has a better chance of also being able to afford upkeep on the property. In addition, homeowner occupied units may be more incentivized to maintain their own property.
2. Clackamas county has great public schools, and I know the more diverse our public schools are, the better it is for our kids and the community. Other hardworking people who qualify for a mortgage (good credit, good jobs, etc.) should also have access to those same public schools.
3. Since being invited to join the Board of Directors this past summer, I've attended several Proud Ground events, met many homeowners and most of the staff, and become familiar with the organization financials. As far as I can tell, everything about Proud Ground is operating at a high level. This is an organization that will deliver on its promises.

Thank you,



Adam Boesel

HOME OWNERSHIP



MARK SIROIS, MPA
CLACKAMAS COUNTY HEALTH, HOUSING AND HUMAN SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
RE: THE IMPORTANCE OF HOMEOWNERSHIP FOR INPUT ON CLACKAMAS COUNTY'S HOUSING AND
COMMUNITY DEVELOPMENT PROGRAM 202-2021

10.24.2019

In the summer of 1997, my fiancé and I saved relentlessly. Combined with a gift from my grandfather, we just barely came up with the \$6,500 down payment and closing costs for our brand new \$104k single family residential home. Never had I been more excited for new carpet (priceless), a small back yard of dirt ready to be nurtured and tons of white walls I could paint with color. This home was my baby. I had purpose.

Fast forward to 2003 and I'm now a single woman with assets consisting primarily of half the proceeds from our previous home (yay for the "American savings account"). During this time, financing was "loose" and I had been educated in real estate, so I went for it. I dumped nearly all the funds I had (blood, sweat and tears included) into a 1952 cottage home that needed a little TLC. It didn't matter to me that I was a little overleveraged. What mattered was that I had "security," a home of my own and together, we would grow.

Weekends were spent working on the home. I learned how to fix sprinklers, a leaking toilet, prune fruit trees, and how to install tile and baseboard... I learned about fortitude when the housing market turned, my salary was cut and I was obligated to make house payments on a home that was losing equity faster than the season could change. I learned to "make do," conserve, take care of thy neighbors, and be grateful for a roof over my head. I learned about community, and the unique assets tied to a particular place, which are built over a period of time.

Today, I feel lucky. What propelled me into home ownership is not available. We are not building new construction like we used to. Entry level single family homes are few and far between. Affordability concerns and inventory shortages are widely spoken of. Not everyone has a gifting grandpa.

Often, we hear about the benefits of homeownership with respect to equity appreciation, stability, tax deduction, and access to schools. But what about the soft benefits and life lessons such as character building, trade knowledge, lessons in finance, creative freedom, or conservation and sustainability? How do we measure those contributions to society?

That home I spoke of back in 2003, is now a rental property in my modest portfolio of what I call retirement. Although I can't give it the love and attention the community deserves (landlord decisions need to be made), I make up for it with improvements on the single-family residential property my partner Kevin Dier and I own in Oregon City. Such as, new solar powered skylights that open to let in fresh air, breeding creativity in my home office and reducing the use of electricity in cooling down our upstairs level. Cover crop for our 8x6 garden plot in the front yard to regain soil strength and reduce erosion. Care of lavender plantings to help attract pollinators which are crucial to the production of the dwarf blueberry bushes we planted that provide enough fruit for a season of healthy smoothie breakfasts – fueling us forward in our careers and contributions toward society.

I would not be where I am or be who I am today without my experiences with homeownership. I feel well-rounded and grateful. Therefore, I believe there should be options for everyone to experience homeownership. For that, I stand with and support Proud Ground and their pursuits. I encourage the inclusion of homeownership and prioritization of permanent affordability among the continuum of affordable housing solutions.

Sincerely,

CARRIE M. YOUNG, BA GEOGRAPHY, MINOR: REAL ESTATE AND LAND USE AFFAIRS (DEGREE INSPIRED BY HOMEOWNERSHIP)
SOLE OWNER, SLICE OF A CITY, LLC | PART-TIME SALES ASSOCIATE, COLUMBIA SPORTSWEAR CO.
379 Barker Ave (place of business and residential home)
Oregon City, OR 97045

cc. Kevin Dier, PCC, VP Business Development Johnstone Supply, Inc. | Diane Linn, Executive Director, Proud Ground



sliceofacity.com | mailing address: PO Box 2409 Oregon City, OR 97045



October 16, 2019

Mark Sirosi, MPA
Clackamas County Health, Housing and Human Services Department
Community Development Division
2051 Keen Road #245
Oregon City, OR 97045

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If affordable homeownership was prioritized and funded, Proud Ground could offer more residents each year affordable homeownership opportunities. Proud Ground would administer multiple low-payment assistance grants to homebuyers purchasing existing and new construction housing using CDBG funds. Community benefits of this program include:

- **Cost effectiveness** – Down-payment assistance grants are the least expensive way to create a new homeownership opportunity when compared to rehab and new construction. The one-time funding stays in the home and serves more households upon resale.
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Sincerely,

Dione Linn, Executive Director
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Next Step Strategies, Inc.

An Intentional Community

8909 SE Tolbert St. Clackamas, Or 97015

Dear Clackamas County Board of Commissioners,

We are really excited to learn that we have been chosen for the next round of block grants in 2021 for assistance to buy the property next to our first intentional community.

As you might remember, you helped us with the road in 2018,



and we take really good care of it.

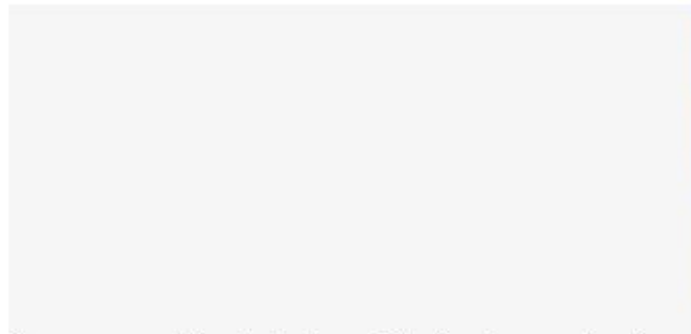
Friends and families helped us get started and the Kuni Foundation gave us a zero interest loan



to finish.

As we anticipate completing our last 4 duplexes

this fall, we will be in perfect position to add additional housing when we acquire adjacent property.



There are many things that make our intentional community unique,



but one thing we are most proud

of is our fiscal responsibility. We waited until we had the money in the bank to start each step of our build so that whatever we completed added the same value to the land as it cost to construct. While that made our whole community take about 3 years to build, we will be

complete with no debt and our non profit will continue to work to build reserves to cover a 10 year replacement cycle.

While we did keep our costs down by doing many of the finishes



and working closely with the energy trust to qualify at the end with LEED certification, we have still been able to build our homes at roughly \$65 a sq ft. Our attention to detail has paid off with electric bills of less than \$25.00 a unit per month.

Once we get our multipurpose building approved and built we will reach out to the board to come take a tour and meet the young men who experience autism who are living successfully in their own homes for the 1st time.

It really has turned out better than I ever could have imagined. We look forward to and really appreciate your continued interest in our little community.

Ann M Wilkinson

PUBLIC HEARING

The Clackamas County Board of County Commissioners will hold a

PUBLIC HEARING

At the Public Services Building

Hearings Room - 4th Floor, Room 409

2051 Kaen Road, Oregon City, Oregon

Thursday, April 9, 2020 at 10:00 A.M.

This hearing will satisfy a U.S. Department of Housing and Urban Development requirement that the public annually be given an opportunity to review the past performance of the County's Community Development programs. The hearing is also to review the Proposed 2020 Community Development Action Plan.

The Proposed 2020 Action Plan consists of projects selected for funding in the July 1, 2020 to June 30, 2021 program year. The Action Plan acts as the County's annual applications under the three grant programs. Action Plan grant application materials will enable the County to receive an estimated \$2,200,000 in Community Development Block Grant (CDBG) funds, an estimate \$1,000,000 in Home Investment Partnerships (HOME) funds, and an estimated \$185,000 in Emergency Solutions Grant (ESG) funds during the 2020 fiscal year.

The hearing will consist of three parts:

- 1) A review by the Community Development Manager, Mark Sirois, of the past performance of the County's Community Development programs;
- 2) A review of the Proposed 2020 Community Development Action Plan; and
- 3) An open discussion period during which citizens may testify on the plan or the County's community development needs.

The draft 2020 Action Plan has been posted at this website:

<http://www.clackamas.us/communitydevelopment/maps.html>. For additional information, or to submit comments, contact Mark Sirois at the Clackamas County Community Development Division, (503) 655-5891, 2051 Kaen Road – Suite 245, Oregon City, Oregon 97045. Comments will be accepted until 5:00 p.m., Monday, April 20, 2020.

Reasonable accommodation will be provided for any individual with a disability

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

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

HOME OWNERSHIP



MARK SIROIS, MPA
CLACKAMAS COUNTY HEALTH, HOUSING AND HUMAN SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
RE: THE IMPORTANCE OF HOMEOWNERSHIP FOR INPUT ON CLACKAMAS COUNTY'S HOUSING AND
COMMUNITY DEVELOPMENT PROGRAM 202-2021

10.24.2019

In the summer of 1997, my fiancé and I saved relentlessly. Combined with a gift from my grandfather, we just barely came up with the \$6,500 down payment and closing costs for our brand new \$104k single family residential home. Never had I been more excited for new carpet (priceless), a small back yard of dirt ready to be nurtured and tons of white walls I could paint with color. This home was my baby. I had purpose.

Fast forward to 2003 and I'm now a single woman with assets consisting primarily of half the proceeds from our previous home (yay for the "American savings account"). During this time, financing was "loose" and I had been educated in real estate, so I went for it. I dumped nearly all the funds I had (blood, sweat and tears included) into a 1952 cottage home that needed a little TLC. It didn't matter to me that I was a little overleveraged. What mattered was that I had "security," a home of my own and together, we would grow.

Weekends were spent working on the home. I learned how to fix sprinklers, a leaking toilet, prune fruit trees, and how to install tile and baseboard... I learned about fortitude when the housing market turned, my salary was cut and I was obligated to make house payments on a home that was losing equity faster than the season could change. I learned to "make do," conserve, take care of thy neighbors, and be grateful for a roof over my head. I learned about community, and the unique assets tied to a particular place, which are built over a period of time.

Today, I feel lucky. What propelled me into home ownership is not available. We are not building new construction like we used to. Entry level single family homes are few and far between. Affordability concerns and inventory shortages are widely spoken of. Not everyone has a gifting grandpa.

Often, we hear about the benefits of homeownership with respect to equity appreciation, stability, tax deduction, and access to schools. But what about the soft benefits and life lessons such as character building, trade knowledge, lessons in finance, creative freedom, or conservation and sustainability? How do we measure those contributions to society?

That home I spoke of back in 2003, is now a rental property in my modest portfolio of what I call retirement. Although I can't give it the love and attention the community deserves (landlord decisions need to be made), I make up for it with improvements on the single-family residential property my partner Kevin Dier and I own in Oregon City. Such as, new solar powered skylights that open to let in fresh air, breeding creativity in my home office and reducing the use of electricity in cooling down our upstairs level. Cover crop for our 8x6 garden plot in the front yard to regain soil strength and reduce erosion. Care of lavender plantings to help attract pollinators which are crucial to the production of the dwarf blueberry bushes we planted that provide enough fruit for a season of healthy smoothie breakfasts – fueling us forward in our careers and contributions toward society.

I would not be where I am or be who I am today without my experiences with homeownership. I feel well-rounded and grateful. Therefore, I believe there should be options for everyone to experience homeownership. For that, I stand with and support Proud Ground and their pursuits. I encourage the inclusion of homeownership and prioritization of permanent affordability among the continuum of affordable housing solutions.

Sincerely,

CARRIE M. YOUNG, BA GEOGRAPHY, MINOR: REAL ESTATE AND LAND USE AFFAIRS (DEGREE INSPIRED BY HOMEOWNERSHIP)
SOLE OWNER, SLICE OF A CITY, LLC | PART-TIME SALES ASSOCIATE, COLUMBIA SPORTSWEAR CO.
379 Barker Ave (place of business and residential home)
Oregon City, OR 97045

cc. Kevin Dier, PCC, VP Business Development Johnstone Supply, Inc. | Diane Linn, Executive Director, Proud Ground



sliceofacity.com | mailing address: PO Box 2409 Oregon City, OR 97045



Next Step Strategies, Inc.

An Intentional Community

8909 SE Tolbert St. Clackamas, Or 97015

Dear Clackamas County Board of Commissioners,

We are really excited to learn that we have been chosen for the next round of block grants in 2021 for assistance to buy the property next to our first intentional community.

As you might remember, you helped us with the road in 2018,



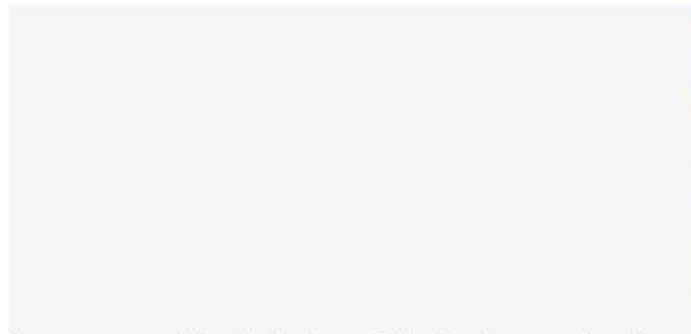
and we take really good care of it.

Friends and families helped us get started and the Kuni Foundation gave us a zero interest loan



to finish.

As we anticipate completing our last 4 duplexes this fall, we will be in perfect position to add additional housing when we acquire adjacent property.



There are many things that make our intentional community unique,



but one thing we are most proud

of is our fiscal responsibility. We waited until we had the money in the bank to start each step of our build so that whatever we completed added the same value to the land as it cost to construct. While that made our whole community take about 3 years to build, we will be

complete with no debt and our non profit will continue to work to build reserves to cover a 10 year replacement cycle.

While we did keep our costs down by doing many of the finishes



and working closely with the energy trust to qualify at the end with LEED certification, we have still been able to build our homes at roughly \$65 a sq ft. Our attention to detail has paid off with electric bills of less than \$25.00 a unit per month.

Once we get our multipurpose building approved and built we will reach out to the board to come take a tour and meet the young men who experience autism who are living successfully in their own homes for the 1st time.

It really has turned out better than I ever could have imagined. We look forward to and really appreciate your continued interest in our little community.

Ann M Wilkinson



2316 SE Willard, Milwaukie, Oregon 97222
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

Hello,

My name is Peter Rosenblatt and I am the Program Manager for Northwest Housing Alternatives' *Homeless Intervention Services* which includes the Annie Ross House Shelter. Thank you for allowing me to speak here today *in favor* of the Funding Recommendations within the 2020 Action Plan put forth by the Clackamas County Community Development Division of the Health, Housing and Human Services Department. This robust and diverse slate of projects & programs will expand and provide some support for the safety net needed by those most vulnerable across the county.

I want to focus my time specifically on how these funds support the Annie Ross House. Reopened in November of 2019, after an 18-month hiatus, the new Annie Ross House Shelter has increased its shelter capacity by 60%. We remain the only Homeless Family Shelter within Clackamas County and our goal is to keep this program aligned with our original vision (now 33 years old) to focus solely on families within or connected to Clackamas County. With an annual operating budget of \$750,000 it is of paramount importance to us that we secure the needed funding to maintain our Clackamas County-centric goal. The funds within this Action Plan, along with other contracted funding from the County, while not yet meeting the full cost of the shelter, does provide a solid foundation from which we can all work together to build upon.

Since reopening on November 3rd, 2019 we have remained at capacity while serving 21 families (including the 8 currently within our shelter program) and a total of 69 family members. Our average length of shelter stay is currently 64-days and our goal is to get this down to 45. In order to achieve a shortened length of stay and serve 60 families per year, it is vital that financial assistance funding such as the TBRA investments within this Action Plan continue to be available and whenever possible increase. Without these resources families would either need to leave Annie Ross House without yet securing safe and stable housing or would remain in the shelter as they vie for limited available financial support thus extending their average length of stay exponentially.

Thank you for your consideration and support of the Annie Ross House Shelter & this funding recommendations package within the 2020 Action Plan.

A handwritten signature in black ink, appearing to read "Peter Rosenblatt", written over a horizontal line.

Peter Rosenblatt
Annie Ross House/Homeless Intervention Services
Program Manager



The Confederated Tribes of the Grand Ronde Community of Oregon
Umpqua Molalla Rogue River Kalapuya Chasta

Tribal Council
Phone (503) 879-2301
Fax (503) 879-5964

1-800-422-0232
9615 Grand Ronde Road
Grand Ronde, OR 97347

April 7, 2020

Clackamas County Board of Commissioners
2051 Kaen Road
Oregon City, Oregon 97045

Re: Letter of Support

Dear Members of the Commission:

The Confederated Tribes of Grand Ronde is pleased to support the funding request of the City of West Linn and Willamette Falls & Landings Heritage Area Coalition (WFLHAC) for CDBG funds to construct ADA improvements to the West Linn Historic City Hall and Cultural Center's renovation. Both the City of West Linn and WFLHAC have consistently demonstrated their ability to work collaboratively with all partners, both public and private, in the Heritage Area that makes up Willamette Falls Heritage Area. This grant application and building capital campaign is no exception. Our Tribe shares their vision for a regional Multi- Cultural Center with an interpretive exhibit gallery, and public meeting and classroom spaces dedicated to Arts, Heritage and Culture. All on the banks of the Willamette River at the falls, a place our Tribal people have occupied since time immemorial.

The promise of a cultural center so close to the falls provides the opportunity for our Tribal community to engage in telling our stories and history and creating our traditional art in a place that represents the home of our ancestors. And, as Heritage Area partners, we will be able to share that timeless story with residents of the area and visitors to this special place. The non-profit arm of this partnership, WFLHAC has done an extraordinary lift in bringing together partners, funders, and volunteers in the Clackamas County community to share the workload, vision and effort to make this a reality. The City has seen the impact of citizen engagement at its best where this effort is concerned. But making the building accessible is a critical need – and that's where this CDBG funding will do the greatest good for the community.

The Multi-Cultural Center is a unique partnership of public, nonprofit and tribal organizations that benefits the general public. That kind of community partnership and civic and community engagement is the template of the work WFLHAC does on a day to day basis. They, like us, know that solutions come from people working together in partnership. This multi-cultural center is one that honors all people, one that a Tribal community like ours can whole heartedly

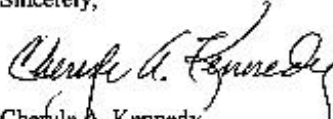
Treaties

*Rogue River 1853 & 1854 ~ Umpqua-Cow Creek 1853 ~ Chasta 1854 ~ Umpqua & Kalapuya 1854
Willamette Valley 1855 ~ Molalla 1855*

support and participate in. It offers the respect and welcome of the guest-host relationship that our ancestors extended to newcomers. It is the inclusive welcome that is so needed in our world and in Clackamas County.

As a Tribal partner we are enthusiastic about the potential of working collaboratively to tell our stories and share our history; which is deeply anchored in this place. WFLHAC and the City of West Linn has our support in seeking CDBG support for this project and our confidence that they will be the best stewards of your wise investment.

Sincerely,



Cheryl A. Kennedy
Tribal Council Chairwoman
The Confederated Tribes of Grand Ronde

Treaties
Rogue River 1853 & 1854 ~ Umpqua-Cow Creek 1853 ~ Chasta 1854 ~ Umpqua & Kalapuya 1854
Willamette Valley 1855 ~ Molalla 1855



April 8, 2020

Board of Commissioners
Clackamas County
2051 Kaen Road
Oregon City, Oregon

RE: City of West Linn/Willamette Falls Heritage Area Coalition CDBG Grant Request

Dear Commissioners,

Clackamas County Tourism & Cultural Affairs supports the City of West Linn's and Willamette Falls & Landings Heritage Area Coalition's application for CDBG funding to assist with ADA improvements necessary for the renovation of West Linn's historic City Hall as a new multicultural center.

The center will offer interpretive exhibition galleries, public meeting and classroom spaces dedicated to arts, heritage and culture, as well as serve as a hub for collaboration among groups working to share the cultural, industrial and historical significance of The Falls and surrounding area. Located on the bluff overlooking Willamette Falls, the building is an ideal point of departure for visitors wishing to explore the greater Willamette Falls & Landings Heritage Area.

Through our development grant program, we provided a \$100,000 award to assist with project design and construction. We contributed an additional \$20,000 towards pre-project, due diligence work, which resulted in a letter of commitment from the City of West Linn and a pledge of \$400,000 in general obligation bond revenues to help with the renovation.

With these commitments in place, the Coalition launched a capital campaign to raise the remaining funds needed for project execution. Their efforts resulted in additional foundation funding and an increase in the City's general obligation bond commitment.

This project is a unique partnership comprised of public, nonprofit and tribal organizations, which will benefit the general public, residents and visitors alike.

Thank you for your consideration.

Sincerely,

Jim Austin
Community Relations Lead
Clackamas County Tourism & Cultural Affairs



Clackamas County Tourism & Cultural Affairs - www.MtHoodTerritory.com - 1830 Blackhawk Rd., Suite 100, West Linn, OR 97068 - 503.855.8490

**WILLAMETTE FALLS HERITAGE
FOUNDATION**

*Preserving and sharing stories of human enterprise
and the power of the great Falls of the Willamette
River*

PO Box 635, West Linn, Oregon



April 7, 2020
Clackamas County Board of Commissioners
2051 Kaen Road
Oregon City, Oregon

Re: Letter of Support – City of West Linn and Willamette Falls & Landings Heritage Area Coalition
Funding Request
CDBG Funds to Construct ADA Improvements for the Historic City Hall/Multi-Cultural Center

Dear Commissioners:

The Willamette Falls Heritage Foundation (Foundation) (aka Friends of the Locks) is pleased to support the request from the City of West Linn and Willamette Falls & Landings Heritage Area Coalition (Coalition) for CDBG funding to construct ADA improvements for the renovation of West Linn's historic city hall to a Multi-Cultural Center (Center).

The renovation represents a tremendous opportunity to greatly benefit multiple organizations as well as the general public. However, the age of the building requires significant improvements to assure accessibility for all and compliance with the Americans with Disability Act (ADA).

The Coalition works collaboratively with all partners, both public and private, in the area that makes up the Willamette Falls and Landings Heritage Area. This capital campaign is no exception. Our Foundation shares the Coalition's vision for the Center to be a regional resource with an interpretive exhibit gallery and public meeting and classroom spaces dedicated to arts, heritage and culture. The historic city hall is ideally situated to achieve this purpose – being adjacent to the iconic Oregon City-West Linn Arch Bridge below the great Falls of the Willamette River and its proximity to the Civil War-era Willamette Falls Navigational Canal and Locks. It is conveniently located on Highway 43 at I-205 Exit 8.

For over 20 years the Foundation has worked to raise awareness of the industrial heritage of the Willamette Falls area through festivals, art exhibits, educational materials, West Linn Paper Mill tours, and advocacy for heritage preservation. The Foundation was an early recipient of a gift from the Coalition to further our efforts in seeking the reopening of the Locks. Two of our board members are officers of the Coalition. We have fully supported the Coalition's efforts to obtain National Heritage Area status which will play a significant role to enhance the Foundation's and other heritage and culture related organizations' diverse heritage-focused missions and goals in the area.

CDBG Funding Request for ADA Improvements
Page 1

The Coalition is leading the effort for the Center to be a unique partnership between public, nonprofit and tribal organizations. This kind of community partnership and civic and community engagement is the template of the work the Coalition does on a day-to-day basis. They, like us, know that successful solutions come from people working together in partnership. The proposed Multi-Cultural Center is that kind of solution, one that is needed in our county.

The Foundation is doubly interested in seeing the historic city hall renovation as the Coalition has reached out to us to allow for some joint office and meeting space in the Center which will allow us to be closer to the structures and heritage we promote. ADA improvements are an essential component of building code requirements that will make the Center accessible to all populations. Due to the building's age, funding is greatly needed to bring it up to appropriate standards. The CDBG funding will greatly help in achieving these requirements.

The City of West Linn and the Coalition has our support in seeking funding for this project and our confidence that they will be the best stewards of your wise investment. We greatly appreciate your consideration of this grant.

Very truly yours,

Nancy Kraushaar, Vice President On behalf of Troy Bowers, President
Willamette Falls Heritage Foundation



April 7, 2020

Siobhan Taylor
Executive Director
Willamette Falls & Landings Heritage Area Coalition
PO Box 7
West Linn, OR 97068

Dear Siobhan,

The Lake Oswego Preservation Society is pleased to support the grant funding requests of the Willamette Falls & Landings Heritage Area Coalition for the renovation and adaptive reuse of West Linn's historic city hall building. We share your vision for how a new regional Multi-Cultural Center for arts and heritage could benefit not just small cultural organizations like ourselves, but the greater community and visitors to our area as well.

Most specifically, the Lake Oswego Preservation Society supports your effort to preserve and bring new life to a historically significant building. Our organization has received recognition, both locally and statewide, for our historic preservation advocacy, and are pleased that the Willamette Falls & Landings Heritage Area Coalition has demonstrated a commitment not just to the preservation of this landmark-worthy building, but to other historically important buildings and sites throughout the area as well.

We further believe that this Multi-Cultural Center represents a unique partnership of public, nonprofit and tribal organizations that should be a model of community collaboration. Our area is in need of publicly accessible meeting, classroom and exhibition space and this project would also help address those needs in a very innovative way.

So, in conclusion, the Willamette Falls & Landings Heritage Area Coalition has our support in seeking funding for this project as well as our confidence that you will be smart and responsible stewards of community investment.

Sincerely,

Rachel Verdick

Rachel Verdick
Lake Oswego Preservation Society, President

We see a future in our past.

PO Box 502 ≈ Marylhurst, Oregon 97056 ≈ a 501(c)(3) organization

Grantee SF-424's and Certification(s)

OYB Number: 4040 0004
 Expiration Date: 8/31/2018

Application for Federal Assistance SF-424	
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision * If Revision, select appropriate entry: <input type="text"/> * Other (Specify): <input type="text"/>	
* 3. Date Received:	4. Applicant Identifier:
<input type="text"/>	CLACKAMAS COUNTY > 2018-0000
5a. Federal Entity Identifier:	5b. Federal Award Identifier:
<input type="text"/>	E20-00-47-0073
State Use Only:	
6. Date Received by State:	7. State Application Identifier:
<input type="text"/>	<input type="text"/>
B. APPLICANT INFORMATION:	
* a. Legal Name: CLACKAMAS COUNTY, OREGON	
* b. Employee/Taxpayer Identification Number (EIN/TIN):	* c. Organization DUNS:
63-8022688	00952-0010001
d. Address:	
* Street1:	2351 S.W. 95th St
Street2:	<input type="text"/>
* City:	WASCO, OREGON
County/Parish:	<input type="text"/>
* State:	OR - Oregon
Province:	<input type="text"/>
* Country:	UNITED STATES OF AMERICA
* Zip / Postal Code:	97146-4735
c. Organizational Unit:	
Department Name:	Division Name:
PLANNING, DESIGN & ENGINEERING	COMMUNITY DEVELOPMENT DIVISION
f. Name and contact information of person to be contacted on matters involving this application:	
Prefix:	* First Name:
Ms.	MARIE
Middle Name:	<input type="text"/>
* Last Name:	<input type="text"/>
Suffix:	<input type="text"/>
Title:	<input type="text"/>
Organizational Affiliation:	
COMMUNITY DEVELOPMENT DIVISION	
* Telephone Number:	Fax Number:
503-553-5654	503-553-5553
* email: MARIE@CLACKAMAS.CO.ORG	

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1 Select Applicant Type:</p> <input type="text" value="Individual - Non-Student"/> <p>Type of Applicant 2 Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3 Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10 Name of Federal Agency:</p> <input type="text" value="US DEPARTMENT OF HEALTH AND HUMAN SERVICES"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-235"/> <p>CFDA Title</p> <input type="text" value="HEALTHY PEOPLE 2020 PROGRAM - HEPC"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value=""/> <p>* Title:</p> <input type="text" value=""/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="ANNUAL APPLICATION FOR HEALTH CARE EQUITY GRANT PROGRAM - HEPC 2020"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: right;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
*a. Applicant: <input type="text" value="1, 3, 5"/>	*b. Program/Project: <input type="text" value="1, 3, 5"/>
A. Attachments, per 1a, of Program/Project, Congressional District Offices:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="View Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
*a. Start Date: <input type="text" value="7/1/2020"/>	*b. End Date: <input type="text" value="6/30/2021"/>
18. Estimated Funding (\$):	
*a. Federal	<input type="text" value="157,323.00"/>
*a. Applicant	<input type="text"/>
*c. State	<input type="text"/>
*d. Local	<input type="text"/>
*e. Other	<input type="text"/>
*f. Program Income	<input type="text"/>
*g. TOTAL	<input type="text" value="157,323.00"/>
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has no user selected on the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes" provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> I agree	
<input type="checkbox"/> The list of certifications and assurances, or an attached file where you may upload this list, is contained in the attachments or agency specific instructions.	
Authorized Representative:	
First Name:	<input type="text" value="STEPHEN"/>
Middle Name:	<input type="text"/>
Last Name:	<input type="text" value="SWIFT"/>
Suffix:	<input type="text"/>
* Title:	<input type="text" value="DIRECTOR, SEPT OF HEALTH, HOUSING & HUMAN SERV"/>
* Telephone Number:	<input type="text" value="503-653-5696"/>
* Fax Number:	<input type="text"/>
* Email:	<input type="text" value="STEPHEN@HHS.GOV"/>
* Signature of Authorized Representative:	<input type="text"/>
* Date Signed:	<input type="text"/>

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate check(s): <input type="checkbox"/> Other (Specify):
*3. Date Received: <input type="text" value=""/>	4. Applicant Identifier: <input type="text" value="CLATSOP COUNTY"/> <input type="text" value="2020-10-1"/>	
5a. Federal Entity Identifier: <input type="text" value=""/>	5b. Federal Award Identifier: <input type="text" value="N20-20-41 0001"/>	
State Use Only:		
6. Date Received by State: <input type="text" value=""/>	7. State Application Identifier: <input type="text" value=""/>	
8. APPLICANT INFORMATION:		
*a. Legal Name: <input type="text" value="CLATSOP COUNTY, OREGON"/>		
*b. Employer/Taxpayer Identifier Number (E/TIN): <input type="text" value="52-6002246"/>	*c. Organization DUNS: <input type="text" value="J938426513026"/>	
d. Address:		
* Street 1: <input type="text" value="2001 KORN ROAD #247"/>	Street 2: <input type="text" value=""/>	
* City: <input type="text" value="SEASIDE, OR"/>	County/Parish: <input type="text" value=""/>	
* State: <input type="text" value="OR - Oregon"/>	Province: <input type="text" value=""/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="97138-1315"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="HEALTH, EDUCATION & COMMUNITY SERVICES"/>	Division Name: <input type="text" value="COMMUNITY DEVELOPMENT DIVISION"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="MR."/>	* First Name: <input type="text" value="MARK"/>	Middle Name: <input type="text" value=""/>
* Last Name: <input type="text" value="STRONG"/>	Suffix: <input type="text" value=""/>	
Title: <input type="text" value="MANAGER"/>		
Organizational Affiliation: <input type="text" value="COMMUNITY DEVELOPMENT DIVISION"/>		
* Telephone Number: <input type="text" value="503-850-0664"/>	* Fax Number: <input type="text" value="503-850-8560"/>	
* Email: <input type="text" value="MARKSTRONG@CLATSOP.CO.OREGON.GOV"/>		

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <p>B1: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14-100</p> <p>CFDA Title:</p> <p>HOME - HOME INVESTMENT PARTNERSHIP - HOUSING</p>	
<p>* 12. Funding Opportunity Number:</p> <p></p> <p>* Title:</p> <p></p>	
<p>13. Competition Identification Number:</p> <p></p> <p>Title:</p> <p></p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p></p> <p>Add Attachment Delete Attachment View Attachments</p>	
<p>* 6. Descriptive Title of Applicant's Project:</p> <p>ANNUAL REPORTING FOR HOME INVESTMENT PARTNERSHIP - HOUSING</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="1, 2, 3"/>	* b. Program/Project: <input type="text" value="3, 4, 5"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="06/30/2021"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="1,015,000.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text" value="0.00"/>
* f. Program Income:	<input type="text" value="0.00"/>
* g. TOTAL:	<input type="text" value="1,015,000.00"/>
* 18. Is Application Subject to Review By State Under Executive Order 12872 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12872.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Title: <input type="text" value="Mr."/>	* First Name: <input type="text" value="RICHARD"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="SMITH"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="DIRECTOR, HEALTH, HOUSING & HUMAN SERV. DEPT"/>	
* Telephone Number: <input type="text" value="503 753 5200"/>	* Fax Number: <input type="text"/>
* Email: <input type="text" value="RSW@HHS.DHS.GOV"/>	
* Signature of Authorized Representative: <input type="text"/>	* Date Signed: <input type="text"/>

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	*3. Revision (enter appropriate letter): <input type="text"/> *3b. Revision(s): <input type="text"/>
*5. Date Received <input type="text"/>	4. Applicant Identifier: CLACKAMAS COUNTY 2020 EDEC <input type="text"/>	
5a. Federal Entry Identifier <input type="text"/>	5b. Federal Award Identifier 15-00-00-1-000 <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
*a. Legal Name: CLACKAMAS COUNTY, OREGON <input type="text"/>		
*b. Employer/Supervisor Identification Number (EIN/TIN): 5J-6UJ266 <input type="text"/>	*c. Organization DUNS: 0897055800 <input type="text"/>	
d. Address:		
* Street 1: 2001 302ND ROAD 1240 <input type="text"/>	Street 2: <input type="text"/>	
* City: SEASIDE CITY <input type="text"/>	County/Parish: <input type="text"/>	
* State: <input type="text"/>	6b. Oregon: <input type="text"/>	
* Province: <input type="text"/>	* Country: USA - UNITED STATES <input type="text"/>	
* Zip / Postal Code: 97135-0075 <input type="text"/>		
e. Organizational Unit:		
Department Name: HEALTH, COMMUNITY DEVELOPMENT & SENIOR SERVICES <input type="text"/>	Division Name: COMMUNITY DEVELOPMENT DIVISION <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. <input type="text"/>	* First Name: MARK <input type="text"/>	
Middle Name: <input type="text"/>		
* Last Name: SISCO <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: COMMUNITY DEVELOPMENT DIVISION <input type="text"/>		
* Telephone Number: 503-651-5601 <input type="text"/>	* Fax Number: 503-587-1554 <input type="text"/>	
* Email: MARKSISCO@ASTORHAR.ORG <input type="text"/>		

Application for Federal Assistance SF-424	
* 8. Type of Applicant 1. Select Applicant Type: <input type="text" value="(1) County Government"/>	
Type of Applicant 2. Select Applicant Type: <input type="text"/>	
Type of Applicant 3. Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="02 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14-210"/> CFDA Title: <input type="text" value="CDBG - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM"/>	
* 12. Funding Opportunity Number: <input style="background-color: yellow;" type="text"/>	
* Title: <input style="background-color: yellow;" type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 16. Descriptive Title of Applicant's Project: <input type="text" value="FINANCIAL ASSISTANCE FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="1, 2, 3, 4"/>	* b. Program/Project: <input type="text" value="1, 2, 3"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2020"/>	* b. End Date: <input type="text" value="06/30/21"/>
18. Estimated Funding (\$):	
* a. Federal: <input type="text" value="2,150,000.00"/>	
* b. Applicant:	<input type="text" value=""/>
* c. State:	<input type="text" value=""/>
* d. Local:	<input type="text" value=""/>
* e. Other:	<input type="text" value=""/>
* f. Program income:	<input type="text" value="0.00"/>
* g. TOTAL:	<input type="text" value="2,150,000.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12872 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12872	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes," provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific information.	
Authorized Representative:	
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="RICHARD"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="SMITH"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="DIRECTOR, DEPT OF HEALTH, HOUSING & HUMAN SERV"/>	
* Telephone Number: <input type="text" value="503-650-5696"/>	* Fax Number: <input type="text"/>
* Email: <input type="text" value="RICHARD.SMITH@HHS.GOV"/>	
* Signature of Authorized Representative: <input type="text" value=""/>	* Date Signed: <input type="text" value=""/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4540-0008
Expiration Date: 2/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (03-18-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances, if such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:



1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds available to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directed ones.
3. Will not disclose, modify, the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4770-4783) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 cc-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424B (Rev. 7/87)
Prescribed by GSA General Regulation 101

11. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Flakem Act (5 U.S.C. §§1501-1506 and 7324-7328) which limit the anti-labor activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) installation of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1990b, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-135, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7204) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	DIRECTOR
APPLICANT ORGANIZATION	DATE SUBMITTED
FEDERAL BUREAU OF INVESTIGATION, DEPARTMENT OF JUSTICE	

SF-4240 (Rev. 7-87) Back

**Appendix B -2020
CERTIFICATIONS**

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

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

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

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

Richard Swill, Director
Department of Health, Housing and Human Services

Date

Specific CDBG Certifications

Clackamas County, the Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2020 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 75 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

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

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

Director
Department of Health, Housing and Human Services

Date
Richard Swift,

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance that is necessary to provide affordable housing;

Director
Department of Health, Housing and Human Services

Date
Richard Swift,

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

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

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

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

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

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

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

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

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

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Richard Swift, Director
Department of Health, Housing and Human Services

Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

