

**CLACKAMAS COUNTY**  
**COMMUNITY DEVELOPMENT DIVISION**  
**2019 CAPER**  
**CONSOLIDATED ANNUAL**  
**PERFORMANCE REPORT**

(For program year July 1, 2019 to June 30, 2020)



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**DRAFT**

Final October 6, 2020

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## Table of Contents

CR-05 - Goals and Outcomes .....	4
CR-10 - Racial and Ethnic composition of families assisted .....	11
CR-15 - Resources and Investments 91.520(a) .....	12
CR-20 - Affordable Housing 91.520(b) .....	21
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	23
CR-30 - Public Housing 91.220(h); 91.320(j) .....	27
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	30
CR-40 - Monitoring 91.220 and 91.230.....	35
<b>CR-45 - CDBG 91.520(c) .....</b>	<b>37</b>
CR-50 - HOME 91.520(d).....	38
CR-60 - ESG 91.520(g) (ESG Recipients only) .....	40
CR-65 - Persons Assisted .....	43
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes.....	46
CR-75 – Expenditures .....	47

### Attachments:

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Clackamas County Housing and Community Development Division used CDBG, HOME and ESG funds to complete capital improvement projects, public services and housing projects, program and activities during the 2019 program year. Major CDBG projects completed include: Shafford Street Improvements, Jennings Lodge Pedestrian Improvements, SE Tolbert Street Improvements and the Estacada Senior Center Roof Replacement Project. Public Services projects included: Employment Connections, the Housing Rights and Resources Program and, the Jackson Transitional Housing.

Homeless shelter and services were provided through Emergency Solutions Grant funding of four (3) emergency shelters that serve specific homeless populations: Northwest Family Services Casa Esperanza homeless shelter, Annie Ross for homeless families has been re-built as part of a new housing services campus and, Clackamas Womens Services for homeless survivors of domestic violence. The Community Development Division Housing Rehabilitation Program is funded annually and includes: home owner rehabilitation loans, homeowner single-purpose loans and grants and home accessibility improvement grants. Parrot Creek youth services.....

The CDBG Financial Summary Report (PR 26) included as Attachment 2, indicates that in Program Year 2019, Clackamas County expended 94.5% of funding on projects that benefitted Low Mod households and persons. Public Services expenditures represented 5.62% of total CDBG expenditures and the Planning and Administration expenses were 17.52% of total expenditures. For more details see Attachment 2.

PROJECTS THAT WERE ADDED OR CANCELLED BY AMENDMENT:

**COVID ESG and CDBG.....**

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Rental units constructed	Household Housing Unit	300	27	9.00%	300	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Rental units rehabilitated	Household Housing Unit	100	12	12.00%	100	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Added	Household Housing Unit	0	1				
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	43				
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	1	4.00%	25	0	0.00%

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	29	29.00%	100	0	0.00%
AFH Goal: Coordinate Fair Housing efforts	AFH Goal 5	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
AFH Goal: Develop new housing units	AFH Goal 1	CDBG: \$	Other	Other	500	200	40.00%	500	0	0.00%
AFH Goal: Fair Housing laws and Increase public	AFH Goal 4	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	143	35.75%			
AFH Goal: Fair Housing laws and Increase public	AFH Goal 4	CDBG: \$	Other	Other	1	0	0.00%	400	0	0.00%
AFH Goal: Healthy and Habitable Housing	AFH Goal 6	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
AFH Goal: Housing access for protected classes	AFH Goal 3	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

AFH Goal: Increase accessibility to housing	AFH Goal 2	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Community Infrastructure Improvements	Non-Housing Community Development	CDBG: \$ / HOME: \$/ ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	4460	44.60%	10000	1725	17.25%
Homeless Assistance	Homeless	CDBG: \$ / HOME: \$/ ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10		0	10	
Homeless Assistance	Homeless	CDBG: \$ / HOME: \$/ ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	7				
Homeless Assistance	Homeless	CDBG: \$ / HOME: \$/ ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	29	19.33%			
Homeless Assistance	Homeless	CDBG: \$ / HOME: \$/ ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	4000	307	7.68%	1750	0	0.00%

Homeless Assistance	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Rental units rehabilitated	Household Housing Unit	30	12	40.00%	50	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	120	108	90.00%	100	38	38.00%
Public Facilities Improvements	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	15989	213.19%	7500	0	0.00%
Public Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	305	3.05%	10000	49	0.49%
Public Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	507	50.70%			



**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The accomplishments listed in the chart above represent the first three (3) years of all five (5) years of projects in the five (5) year consolidated planning cycle. The goals and outcomes were established using household or persons as measurements, however the actual accomplishments may vary between households and persons. In cases where a HOUSEHOLD number was needed to report when only a PEOPLE/PERSONS measurement was available, the number of HOUSEHOLDS was derived by dividing the number of PERSONS by 2.58 (the average household size in Clackamas County). In some cases the HOUSEHOLD number was multiplied by 2.58 to arrive at an estimate of the number of PERSONS provided with new access to services/facilities. Accomplishments Data is reported **IDIS PR 23 and PR 26**.

Annual Accomplishments data entered manually:

Goal 1 and 3: TBRA/Rental Assistance accomplishments for **2019** include completed projects from 2018 and 2019 because projects were completed in IDIS in 2019.

Goal 3 Homeless Assistance: 255 adults and 252 children persons served in HESG programs with shelter and rapid rehousing services.

Goal 2: Housing Rehabilitation: 30 total Homeowners:31 low income homeowner rehabs completed and 11 more in process.

AFH Goal 1: Develop new affordable housing and strategic plan: No new housing units were completed in **2018 however 250** units are currently under construction. The County has a new Housing and Homelessness Task Force, and has contracted with a consultant to conduct a countywide housing and buildable lands inventory study that will become part of a Strategic Housing Plan.

AFH Goal 2: Increase accessibility to housing: All new housing being constructed this year will have at least 5% of units that are accessible to persons with disabilities.

AFH Goal 3: Housing access for protected classes: All housing being constructed is being marketed to homeless services and housing placement agencies that serve protected classes.

AFH Goal 4: Increase public knowledge of housing laws: The Housing Rights and Resources Program responded to over **2500 phone calls** for information on housing and housing rights.

AFH Goal 5: Coordinate Regional Fair Housing efforts: Clackamas County is part of a regional fair housing group that coordinates fair housing education efforts with the Fair Housing Council of Oregon.

AFH Goal 6: Healthy and Habitable Housing: **55 Households** assisted with housing rehabilitation have healthy and habitable housing. New housing being constructed will be healthy and habitable.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	135	0	0
Black or African American	4	0	0
Asian	0	0	0
American Indian or American Native	4	0	0
Native Hawaiian or Other Pacific Islander	2	0	0
<b>Total</b>	<b>145</b>	<b>0</b>	<b>0</b>
Hispanic	29	0	0
Not Hispanic	116	0	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The numbers listed in the chart above are a mix of persons and households. The CDBG numbers represent persons as listed in **PR23 CDBG Summary Accomplishments report**. The HOME numbers represent households in the TBRA program. The ESG numbers are also persons and only representing persons served in one domestic violence survivor facility. Other persons served with ESG are reported in the attached SAGE ESG CAPER report that was submitted in SAGE. A total of 2122 **Persons were assisted**.

CDBG provided public services funding to the Housing Rights and Resources (HRR) Program which served **132 persons with follow up and information**. The Housing Rights and Resources Program processed a total of 2,478 telephone calls for housing information. HRR assisted 16 Female headed households, 7 veterans and 76 households that included disabled persons. 56 persons benefited from the Employment Investments program services.

The HomeBase homeless prevention and homeless assistance program assisted 97 persons with rapid re-housing, homeless prevention services and housing stabilization case management services. At least 53 of low-income persons assisted with HomeBase services were children below age 18.

In PY 2018 HOME assisted six (6) low-income families to stabilize their housing through rent assistance with the TBRA program at NHA.

ESG persons served in DV shelters are listed above. HESG funded shelters and HESG Rapid Rehousing

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,132,218	
HOME	public - federal	986,845	
ESG	public - federal	189,166	

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	The whole county

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1056 Creekside	11/15/2017	0	2,872	0	0	0	0	2,872
1119 Oakridge Park	11/15/2017	0	1,904	0	0	0	0	1,904
1133 Acadia Gardens	11/15/2017	0	6,619	0	0	0	0	6,619
1285 Easton Ridge Apartments	11/15/2017	0	6,948	0	0	0	0	6,948

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1328 Ikoi So Terrace	11/15/2017	0	5,519	0	0	0	0	5,519
233 Wiedemann	11/15/2017	0	5,740	0	0	0	0	5,740
269 Casa Verde	11/15/2017	0	1,510	0	0	0	0	1,510
286 Longbourn	11/15/2017	0	5,032	0	0	0	0	5,032
371 Fisher Ridge	11/15/2017	0	22,247	0	0	0	0	22,247
380 Jackson Place	11/15/2017	0	6,345	0	0	0	0	6,345
403 Chez Ami	11/15/2017	0	6,725	0	0	0	0	6,725

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
488 Whispering Pines	11/15/2017	0	4,487	0	0	0	0	4,487
530 Sandy Vista 1	11/15/2017	0	5,117	0	0	0	0	5,117
531 Meadows Hope	11/15/2017	0	1,998	0	0	0	0	1,998
532 Meadowlark	11/15/2017	0	3,336	0	0	0	0	3,336
63 Swan House	11/15/2017	0	5,135	0	0	0	0	5,135
64 Winfield Village	11/15/2017	0	9,939	0	0	0	0	9,939
65 Cascade Hope	11/15/2017	0	1,711	0	0	0	0	1,711



<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
751 Avalon House	11/15/2017	0	6,814	0	0	0	0	6,814
753 Renaissance Court	11/15/2017	0	10,067	0	0	0	0	10,067
797 Plaza Los Robles	11/15/2017	0	3,475	0	0	0	0	3,475
924 Cedar Park Gardens	11/15/2017	0	11,081	0	0	0	0	11,081
953 The Charleston	11/15/2017	0	3,545	0	0	0	0	3,545
956 Rain Garden	11/15/2017	0	7,698	0	0	0	0	7,698
957 Town Center Station	11/15/2017	0	1,786	0	0	0	0	1,786

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
988 Seneca Terrace	11/15/2017	0	4,526	0	0	0	0	4,526

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	0
Number of Non-Homeless households to be provided affordable housing units	108	0
Number of Special-Needs households to be provided affordable housing units	10	0
<b>Total</b>	<b>138</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	0
Number of households supported through The Production of New Units	24	0
Number of households supported through Rehab of Existing Units	94	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>138</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Based on the **HOME PR 23 report**, the number of homeless persons provided affordable housing units is based on the 6 TBRA households provided with affordable housing.

As reported in the attached PR 23 report of CDBG Accomplishments, the Housing Rehabilitation program completed 27 single rehabs and 7 multi-residential units for a total of 34 units/households supported through Rehab of Existing Units.

The total number of housing units completed is **40 (6 TBRA + 34 rehabs)**.

The goal of 50 “Number of households supported through Rental Assistance” was based on a higher level of anticipated funding as well as the assumption that rental units would be readily available. The actual number of households assisted was only 6 over a year period as detailed in **IDIS HOME PR 23**.

The goal of 45 “Number of households supported through The Production of New Units” was based on an annual average of units completed over a five-year period of anticipated multi-family housing projects to be constructed. Clackamas County has funded Rosewood Terrace for 212 units, Pleasant Ave for 24 units and Molalla Gardens for 14 new units. These projects are not part of the PR 23 reports yet since final draws and documentation has not yet been completed in IDIS.

**Discuss how these outcomes will impact future annual action plans.**

The Housing Rehabilitation program will continue to be funded with CDBG funds to assist low income persons to maintain their homes and to provide low cost loans to improve their home comfort and energy efficiency.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	5	0
Low-income	8	0
Moderate-income	8	0
<b>Total</b>	<b>21</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

This information is listed in the **PR 23 reports** (Housing Rehab Program) and includes 6 TBRA families for Program **Year 2018**.

The **34** households listed in the CDBG accomplishments includes a total the **32** persons listed in Table 13.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

All CoC and ESG funded projects participate in Coordinated Housing Access (CHA); these include NHA's HomeBase Rapid Rehousing; Central City Concern's Chez Ami; The Inn (True Housing) Avalon and HomeSafe; Housing Authority of Clackamas County's (HACC) Shelter+Care; Clackamas County Social Services HOPE I, Hope II, Jackson Transitional Housing, RentWell Rapid Rehousing, Housing our Families, and Housing our Heroes; Neighborhood Economic Development Corporation (NEDCO)'s Youth Transitional/Rapid housing program.

Additional programs which do not receive CoC and ESG funds also participate; these include Clackamas Social Services' Aurora Shelter, Bridges to Housing, Lake Oswego Transitional Shelter Ministry, Sheltering Our Neighbors, Veterans Rapid Rehousing, and Veterans Permanent Supportive Housing; Veteran's Affairs' VASH program; Transition Projects' Supportive Services for Veteran Families RRH; Do Good's Veterans village shelter and HACC's Veterans Affordable Housing project. The CoC and ESG funded agency Clackamas Women's Services is participating in Coordinated Housing Access through their transitional and permanent supportive housing programs, but do not use the same database system and waitlist process, due to HUD regulations regarding privacy of survivors of domestic violence.

The Coordinated Housing Access line staff processed a total of 1,890 calls for assistance. 482 callers were asking for homeless prevention assistance and 413 callers were asking for help with domestic violence survival. Faith-based providers and County Social Services engage in community activities throughout the county and conduct outreach to persons with disabilities and persons with limited English proficiency. The County H3S Department oversees the administration of the Continuum of Care (CoC) and contains the County's behavioral health, health centers, and public health facilities, which work closely with people with disabilities. Integration allows for effective collaboration between the CoC and other County agencies serving persons with disabilities.

County Social Services CHA staff partner with homeless drop-in centers to conduct CHA assessments weekly for folks who are less likely to initiate contact with the CHA system. Homeless outreach is also conducted by Homeless Count volunteers that identify homeless persons and families during January homeless counts. CoC faith-based providers of emergency shelters and meal programs engage homeless individuals and families daily. School liaisons and faith-based agencies refer homeless individuals and families to CoC programs and services. The CoC received results from the FY2018 application process.

Out of a possible 200 points, Clackamas County CoC scored 190, the high-score across the country. In the FY 2018 application process, the Clackamas County CoC increased homeless funding by 11% from the FY2017 amount. FY2018 the CoC reallocated funds from a low-performing transitional housing project and a low-performing Permanent supportive housing program to Coordinated Entry and Transitional/Rapid Rehousing programs. In FY2018, Clackamas County CoC received \$169,763 in domestic violence bonus funding for a culturally specific rapid rehousing program.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Clackamas County Continuum of Care for homeless services coordinates activities and annual renewal applications to fund Transitional Housing in Clackamas County. The Emergency Solutions Grant program funds 3 Emergency Shelters for homeless persons and Rapid Re-housing services. One emergency shelter was under construction for this entire program year, and hopes to be up and running again in October, 2019.

In program year 2018-2019, Emergency Shelter programs maintained 85 beds for homeless persons and Transitional Housing programs maintained 26 beds for homeless persons. A total of 519 persons were provided Rapid Rehousing services. ESG funded programs provided assistance to 238 persons: 7 persons were considered chronically homeless, 21 were unaccompanied youth, 5 were veterans, 23 had a disability and 65 persons had a history with domestic violence.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Foster Care: The Oregon Dept. of Human Services (DHS), dictates the Foster Care Discharge Policy in which the CoC actively participates. DHS refers willing children to a CoC provider for a Life Skills/Transition Readiness Assessment. Youth can access Chafee rental subsidies to help them secure an apartment and/or secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities &/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: All local 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. Upon discharge, homeless persons could go to a variety of housing situations including: a medical foster home; a substance abuse treatment program; mental health housing or; a shelter or rapid rehousing program.

Mental Health: Clackamas County Behavioral Health Department (CCBH) is 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.

Corrections: Through CoC member agencies, two full time mental health professionals are on-site at the jail identify and treat inmates with behavioral health issues to help inmates stabilize before discharge. Two (2) work release centers house 114 people post-jail. Non-profits offer 5 transitional facilities housing 79 corrections clients. Two (2) work release centers house 114 people post-jail. Non-profits offer 5 transitional facilities housing 79 corrections clients. Another non-profit provides specialized residential services to discharged inmates with HIV. Mental Health and Drug Courts provide diversion options for inmates with psychiatric and/or addictions problems. Housing, treatment and close supervision are offered through these Court programs. Newly funded by the State's Reentry Reinvestment Fund, services for persons with mental illness and/or addictions who are exiting jail are being augmented with: 2 case managers, one bilingual addictions counselor, peer counselors, a nurse practitioner and short term transitional housing.

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

In program year 2018, Clackamas County Housing and Community Development applied for CoC funding and used ESG funding to support homeless prevention and rapid re-housing programs. Northwest Housing Alternatives, a local non-profit agency, was awarded County General Funds, CoC funding, ESG funding and state EHA funding to support the HomeBase program staffing and financial assistance to homeless households and households at risk of homelessness. HomeBase program services provided families and individuals assistance to become self-sufficient and stable in permanent housing through eviction prevention rent and utility payments, rapid re-housing financial assistance and supportive case management services. Between July 1, 2018 to June 30, 2019, 507 persons were assisted with Homebase services; 255 were adults and 252 children (less than 18 years old). Of the 255 adults, 86

persons had experienced domestic violence.

The homeless Continuum of Care data on persons leaving. This program year, Emergency Shelters (excluding by-night winter warming shelters), Transitional and Rapid Re-housing projects were able to successfully place 82% of leavers into permanent housing.

The 2018 NHA TBRA program assisted 6 households (all families) with rent assistance. All 6 households had incomes of less than 50% of AMI.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of Clackamas County (HACC) and the Community Development Division are both part of the Health, Housing and Human Services (H3S) Department in Clackamas County. HACC is responsible for administering the Public Housing and Housing Choice Voucher (S8) Programs for the County. Public Housing and Section 8 consistently receive “High Performer” status for its management.

Below is a summary of the various housing HACC provides in the County:

- 445 Public Housing units scattered throughout the County
- 1779 Tenant Based Rental Assistance
- 192 Project Based Voucher (PBV) Assistance
- 364-unit Tax Credit Property (Easton Ridge & Hillside Manor)
- 24-unit Farm Worker Housing
- Multiple Affordable Housing Properties that include Mental Health housing, group homes, duplexes, triplexes and single family homes.

HACC continues to seek additional tenant based rental assistance funding opportunities and applied for and were granted 25 new vouchers for a new program entitled Foster Youth to Independence (FYI) and 78 additional Mainstream vouchers to serve nonelderly and disabled facing homelessness.

HACC has converted one of its Public Housing properties, Hillside Manor, through the RAD conversion process. It is undergoing a major rehabilitation and was awarded 75 RAD vouchers, 25 Tenant Protected vouchers and awarded 5 regular PBV to make the entire 100 unit complex assisted with PBVs.

HACC is partnering with PEDCOR Inc., a housing developer based in Carmel, Indiana to develop Rosewood Terrace Apartments, a 212 unit multi-family affordable rental housing project. The project is located at 8810 S.E. Otty Road in Happy Valley. The development includes (112) 1 Bedroom/1 Bath units, (92) 2 Bedroom/2 Bath units, and (8) 3 Bedroom/2 Bath Units. This tax credit project has restricted rents to remain in place for a period of sixty (60) years enabling access to households with an income of 60% or less of the Area Median Income. Phase 1 of 6 phases of construction are complete and building 1 is occupied.

Clayton Mohr Commons, a 24-unit Veteran housing project was completed in November 2019. The project is located at 314 Pleasant Avenue, Oregon City. The project includes four (4) studio units, twelve (12) one-bedroom units and eight (8) 2 bedroom units. 100% of the units are subsidized with PBVs. 14 units are specifically for Veteran Administration Supportive Housing (VASH) clients and 10 are occupied with referrals from the Coordinated Housing Access wait list for homeless veterans. These vouchers are provided and administered by the Housing Authority of Clackamas County. Additionally, twelve (12) units are designated HOME units. The project is fully leased and has services provided by Do Good Multnomah.

HACC provided 7 PBVs to the Northwest Housing Alternatives WALSH Commons development which

provided a total of 28 units of affordable housing to the Milwaukie area (due to it serving survivors of Domestic Violence the address is omitted). The project's unit mix is: five (5) 1 bedroom units, seventeen (17) two bedroom units, and six (6) 3 bedroom units. These 28 units of affordable housing are for low income families with children in Clackamas County. By providing one, two and three bedroom units in a transit oriented and walkable location with access to services (including right here on our campus), HACC is able to serve the need of these families to the greatest extent possible. Twenty one (21) of the units are 60% AMI units for families (50% AMI after OAHTC pass through). The remaining five (7) PBV units are for extremely low (30% AMI) units are targeted to families transitioning from homelessness. We consider these units to be special needs units, as they are a population with unique and critical needs in a housing transition toward permanent and stable housing.

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

HACC's Public Housing Resident Services Program is coordinated by a Resident Services Coordinator (RSC), a position funded by the Resident Opportunity for Self-Sufficiency Grant. Resident Services staff includes an additional 1 Resident Services Coordinator, 1 contracted Resident Service Coordinator, 1.5 Peer Support Specialist, a Social Service Case Manager and an AmeriCorps Food Security Coordinator and two interns through Easter Seals and PSU's School of Social Work.

HACC Resident Services provides service coordination to address the needs of Public Housing Residents in three important areas:

- Service Coordination to identify and assist residents who are vulnerable or at risk of eviction:
  - RS Staff works to connect vulnerable residents to supportive community services.
  - HACC resident services staff meet with new residents upon move-in to conduct a basic needs assessment and link residents to needed services such as emergency food, clothing, health or mental health services.
  
- Economic Empowerment:
  - RS Staff provide individualized service coordination and case management for residents with employment and training goals to link them to community programs. A focus of service coordination is to help residents move toward financial stability and self-sufficiency through financial education as well as asset and credit building activities. Working with the RSC, residents have the opportunity to save for asset goals as part of the Individual Development Account (IDA) Matched Savings Program. These asset goals include saving for post-secondary education or training, small business development, homeownership or saving for reliable transportation. By participating in the IDA program, residents also receive asset specific training related to their savings goal.
  - HACC Resident Services staff work in collaboration with community Work Force development

organizations such as Community Solutions, Women in the Trades Apprenticeship Program, Goodwill Job Connections and Work Source to connect residents to employment and training opportunities through those agencies. Through the various Workforce Programs, residents can work towards specialized training and certifications, get job search skills instruction, participate in Paid-On-the-Job Trainings (OJTs) and internships; and receive individual professional guidance and support through the entire process of looking for work and maintaining employment.

- **Community Building and Supportive Programming:**

The RSC works to coordinate and collaborate with local schools and community organizations to provide a variety of community building and supportive programming in public housing neighborhoods. These programs include:

- The Clackamas Heights and Hillside Community Gardens
- Building Blocks 4 Kids: an organization that provides opportunities for youth to participate in extracurricular activities
- Bloomin' Boutique: an organization that provides youth new clothing and bedding resources
- Community gardens programs that include gardening and nutrition education workshops
- Monthly Community Food Basket Programs
- Site-based Walking Group
- Neighborhood Beautification Projects
- Support for the Hillside Neighborhood Resident Association and other resident driven activities

Public Housing residents are engaged in HACC operations through a Resident Advisory Board (RAB). RAB members are public housing and Section 8 Housing Choice Voucher (HCV) leaders that represent residents served by HACC. The RAB convenes at least two times per year to develop, review, evaluate, and approve HACC's Annual Plan. The RAB is also consulted for input and approval of any significant amendment or modification to the Annual Plan. Additionally, the Housing Authority Board of Commissioners includes up to two resident commissioners.

### **Actions taken to provide assistance to troubled PHAs**

N/A: The Housing Authority of Clackamas County has not been identified as troubled.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The HACC Housing Advisory Board continues to explore ways to develop as an advocacy and advisory board to the Board of County Commissioners. The Clackamas County Housing Advisory Board (HAB) is an eight 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 continues progress on developing an Affordable Housing Toolkit that may help mitigate some of the impediments to affordable housing development. The toolkit will describe available policies and resources that the county may utilize to address the growing need for affordable housing in the County. Tools that promote both new development and preservation of affordable housing are being considered.

The County Health, Housing and Human Services Department is now working on a Strategic Housing Plan to implement Assessment of Fair Housing recommendations and to examine land use policies, zoning policies and possible incentives to production of affordable housing throughout the county in an effort to disperse affordable housing that is currently concentrated in densely populated urban areas.

The County has also recently completed a county-wide housing needs assessment in conjunction with the small cities and towns in the county.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

1. Community Development Division (CDD) leveraged available program funds by requiring sponsor contributions for CDBG and HOME funded projects.
2. CDD sought additional funding from public and private sources to finance program activities.
3. CDD assisted homeowners and renters who needed safety and accessibility adaptations in order to remain in their own homes.
4. CDD Housing Rehabilitation Program continued to assist homeowners and renters in the North Clackamas Revitalization Area with housing rehabilitation loans, grants and housing accessibility grants.

5. CDD continues to fund a mobil home roof replacement program in conjunction with the Weatherization program services assist low-income households to reduce the energy consumption and associated utility expenses.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lead based paint Issues:

1. Community Development Division (CDD) implemented program guidelines requiring inspection for lead hazards of housing units rehabilitated through the Community Development Block Grant and HOME programs.

2. CDD educated and notified residents participating in housing rehabilitation and homebuyer programs of the hazards of lead-based paint.

3. CDD contracted with a professional firm to provide lead hazard evaluation services at no cost to the owners and buyers participating in the housing rehabilitation and homebuyer program.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Clackamas County Social Services Division (CCSS) is the central county agency administering anti-poverty programs and the state designated Community Action Agency. CCSS' work has centered on the following activities:

- Continuing to operationalize a coordinated and comprehensive service delivery system sufficient to meet basic shelter, food, health care and employment opportunity needs for all County residents.
- Providing leadership, in the County, to identify and resolve issues of poverty.
- Advocating for the continued development of essential services and acting in support of a responsive delivery system.
- Coordination with community based and faith based organizations to strengthen services for persons who are homeless or at risk of homelessness.
- Convening a Community Action Board to advise the work of CCSS with many members with lived experience of poverty.

Toward these efforts CCSS operates the following programs:

- A comprehensive information and referral (I&R) service in partnership with 211, an internet-based resource guide, and an Aging & Disability Resource Connection Center (ADRC). CCSS hosts a bi-monthly networking meeting that offers agency service profiles to attendees.
- A Coordinated Housing Access system to match homeless, imminently homeless and people at high risk of homelessness families with the type, level and duration of housing and support services that will address their needs most effectively and efficiently.
- A Housing Rights and Resources program which offers family shelter screening, help in locating low-

cost housing and shelters, provision of fair housing and landlord-tenant information, including streamlined access to legal advice and legal counsel regarding fair housing and landlord tenant issues.

- One transitional housing, three rapid re-housing and five permanent supportive housing programs serving a variety of populations including chronically homeless adults and families and veterans.
- An Individual Development Account (IDA) Asset Building Program which provides low income households and Clackamas youth financial education along with matching funds to attend a post-secondary educational/vocational institution or purchase a home for the first time.
- Self-sufficiency case management which helps individuals and families identify goals and timelines for achieving those goals, providing an array of resources and skill building opportunities to help each household increase their income and permanently stabilize their housing.
- Provision of food boxes and congregate meals, through private non-profit or faith-based agencies.
- A rental education program which assists low income households and people experiencing homelessness to overcome extensive barriers so they can obtain rental housing. Provision of rental assistance funds via community non-profit providers in partnership with CCSS.
- Volunteer programs to assist primarily elderly and disabled persons with needs such as financial services, transportation, and assistance with long term care insurance.
- Energy assistance programs designed to help those at 60% of the median income or less with the costs of heating their homes including the reduction of energy use in the home.
- A network of three to four severe weather shelters that open on nights when freezing or other severe weather is predicted - in two urban and one rural area of Clackamas County.
- A variety of transportation programs that help low-income older adults, often in areas not served by public transit, access life sustaining medical treatment, get to doctor's appointments, go food shopping and get to other appointments.
- A network of ten senior centers throughout the county that offer congregate and home delivered meals to older adults.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Community Development Division (CDD):

Utilized staff resources to seek additional funding and maximize effectiveness of housing development efforts. Provided information and technical assistance to private sponsors of potential housing and community development activities. Continued to build on the cooperative efforts of CDD, the Housing Authority of Clackamas County and Behavioral Health, to provide joint development, management and maintenance of special needs housing for chronically mentally ill adults and homeless veterans.

CDD worked with a local non-profit and public service agency to build additional capacity to provide homeless prevention, rapid re-housing, and case management services to homeless families with children. CDD cooperated with a local non-profit agency and public service agencies to expand capacity for providing services to women and children who were victims of domestic violence. Continue to improve the homeless Coordinated Housing Access intake process to reduce the length of time



homeless.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Housing Authority of Clackamas County (HACC) is part of Clackamas County's Health Housing and Human Service Department which also includes the Community Development Division. With this structure many coordination efforts occur during regular program and staff meetings as housing projects and public service programs are evaluated and monitored. The Regional Metro Council recently passed a bond measure for affordable housing projects. This Bond measure will bring approximately \$12 million per year to the Housing Authority to develop affordable housing projects.

CDD continues to strengthen local nonprofit housing agencies and government programs that expand and increase the number of cooperative housing projects developed with and by these providers.

1. CDD continues to partner with the Social Services Division to develop program policies, guidelines and monitoring standards to allow local non-profit housing providers to operate and deliver Homelessness Prevention and Rapid Re-Housing Services. The program will contract with Northwest Housing Alternatives' Homebase program to provide the following services:

- TBRA Rent Subsidy Program – provision of short term (3 months) and medium term (up to 6 months) of rent subsidies to low- and moderate-income renters. The program includes client support, case management and short-term rental assistance.
- Rapid Re-Housing Program –designed to provide housing placement, short-term rental assistance, case management and other support services to families with dependent children who have been living in emergency shelters or on the streets for at least seven days. This program now gets CoC funding.
- Counseling and Housing Stabilization Services including: Case Management, Outreach, Housing Search and Placement, Legal Services, and Credit Repair.

2. CDD administers a Housing Rehabilitation and Accessibility Grants for the Clackamas County Development Agency. This program is funded through proceeds generated from the North Clackamas Revitalization Area for low-income home owners in that NCRA area.

3. CDD has provided Project Management and contract administration services to the Clackamas County Community Health Centers Division to assist with the remodel of the newly purchased Sandy Health Clinic site in Sandy, Oregon.

4. CDD continues to administer the Homeless Management Information System (HMIS) for the homeless Continuum of Care in Clackamas County. This includes developing and implementing a Data Quality Plan, researching, identifying, coordinating and evaluating program performance, providing training to new database users and technical assistance to grantees. This HMIS data base system now includes client data on persons served by ESG funded shelters. Some of the data on persons served by ESG is included in this report and other data is attached as an eCART report.

5. CDD funded a Tenant Based Rent Assistance program in Program year 2019 with Northwest Housing Alternatives that assisted 6 families with ongoing rent assistance.

### **Identify actions taken to overcome the effects of any impediments identified in the**

## **jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The primary effort to reduce impediments to housing choice has been the Housing Rights and Resources program operated by county staff in the Social Services Division in partnership with the Fair Housing Council trainers and Legal Aid Services of Oregon. CDD conducted an Assessment of fair Housing using HUD's Assessment of Fair Housing Tool. The community participation process for selecting fair housing goals included 10 public meetings, three separate surveys during April, May and June 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. A public notice was published in community newspapers notifying interested persons that a draft of the AFH document, AFH Goals and an executive summary was posted for a 30-day comment period that was extended to 45 days. The public notice also included an invitation to attend a public hearing on September 15th to provide testimony on the proposed AFH goals.

The analysis process to select the 2017-2021 AFH Goals for the jurisdiction was a series of meetings and discussions by a work group that included staff from Legal Aid Services of Oregon and the Fair Housing Council of Oregon. Workgroup members reviewed past fair housing efforts, clarified the contributing factors in the jurisdiction and in the Portland metro region and discussed the HUD provided census maps and data. After review of the available data and discussion of what data was not available, work group members agreed to the following goals in priority order:

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.

These AFH goals have been adopted by the County and Approved by HUD. The approved AFH goals are now part of planning and performance reporting documents for the Housing Authority and the Housing and Community Development Division for the 2017 through 2021 program years.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Letter of Credit for the County's 2019 CDBG program year at the end of May 2020 was at an adjusted ratio of 1.13; HUD requires the ratio be below 1.5 by the end of April (See Attachment 3 IDIS Report PR 56.) Clackamas County CDD continues to be below the required ratio because of the vigorous enforcement of the County's CDBG funding and expenditure guidelines. All projects are expected to be completed in a timely manner. Proposals, which appear unlikely to be completed within the prescribed timeline, will not be funded. Approved projects for which implementation has not reasonably progressed within 12 months of application approval will be reviewed for possible reprogramming of funds.

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

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

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

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

The majority of the County's HOME-funded multi-family rental projects are owned by non-profit organizations that are strongly committed to serving minorities and using MBE/WBE contractors. All HOME Agreements include the County's MBE/WBE policy. Project owners certify that they will:

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

The County assesses the success of its MBE/WBE Policy annually by analyzing the results of the projects that were completed in the program year. During the FY19 program year (July 1, 2019 to June 30, 2020) there were several HOME projects completed. The project owner completes the HOME Program Annual Performance Report Form HUD-40107 (Part III) which quantifies the number and dollar value of all contractors and subcontractor who worked on the project. THE CDBG projects MBE/WBE report is submitted on CDBG project completed in the federal fiscal year October 1, 2019 to Sept 30, 2020. The report HUD 2516 is submitted in a separate HUD data base.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The draft CAPER was posted at the CD website (<http://www.clackamas.us/communitydevelopment/maps.html>) on 10/07/20. This ad was posted in the the Lake Oswego Review newspapers on 10/15/2020 and the Clackamas Review/Oregon City News on 10/15/2020:

#### **PUBLIC NOTICE**

Clackamas County is in the process of preparing the Consolidated Annual Performance and Evaluation Report for its 2019-2020 Community Development activities. Anyone interested in commenting on the draft report may obtain a copy by contacting Mark Sirois at [marksir@clackamas.us](mailto:marksir@clackamas.us) or calling Clackamas County Community Development at 503.655.8359. A draft report has been posted at: <https://www.clackamas.us/communitydevelopment/maps.html>.

Comments will be accepted until Wednesday, November 18 at 2 p.m.

No public comments were received by November XX, 2020.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There have been no changes to program objectives. Additional COVID funding has added projects and numbers of persons served.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No open Brownfields

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Easton Ridge Apartments (IDIS #1285) – Site inspection 3/19/2019. Overall in excellent condition and well maintained. The site manager who was very responsive to correcting minor deficiencies accompanied inspectors. There were no concerns or findings.

Rain Garden Apartments (IDIS #956) – Site inspection 6/13/2019. Property is clean and well maintained, including landscaping. Paint and roofing were in good condition, no issues in mechanical rooms and common areas. All inspected units were clean and up to date.

All HOME site inspections are up to date.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

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

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

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

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

Prior to committing HOME funds for a housing project, the County reviews the proposed Affirmative Marketing Plan. When the project is completed, the project owner completes the tenant information on the Form HUD-40097. The race and household characteristics of the tenants are compared to the County's general population by using current demographic data for Clackamas County.

2. By reviewing the ongoing marketing efforts of project owners during the on-site inspections. During the on-site inspections:

- County staff interview project staff to determine compliance with County policy;
- Visually assess whether Fair Housing marketing posters are prominently displayed; and
- Review the project's marketing file to assess whether the advertising and other forms or outreach are following the County's plan and the project own plan.

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

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

A total of \$118,710.65 of HOME Program Income was expended to support the development of the Pleasant Avenue Veterans Apartments (renamed Clayton Mohr Commons). Construction of this 24 unit affordable housing project in Oregon City is nearing completion, with the first units to be occupied in fall 2019. The project is being developed by Northwest Housing Alternatives and will be turned over to the Housing Authority of Clackamas County upon lease-up. This project will serve veterans and veteran families, and will be a permanent housing alternative for homeless veterans being served in the Clackamas County Veterans' Village.

No other projects were supported by HOME PI in FY2018-19.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

1. Provided owner-occupied housing rehabilitation assistance targeted at low- and moderate-income households, and households with disabled persons.

2. Providing funding for the preservation and renovation of the 44-unit River Glen Apartments in

Gladstone. Northwest Housing Alternatives is the owner and developer for this preservation project. Completion is anticipated in Fall 2019.

3. Weatherized housing units occupied by low-income households through Community Solutions for Clackamas County's Weatherization Program.

## **CR-60 - ESG 91.520(g) (ESG Recipients only)**

### **ESG Supplement to the CAPER in *e-snaps***

#### **For Paperwork Reduction Act**

#### **1. Recipient Information—All Recipients Complete**

##### **Basic Grant Information**

<b>Recipient Name</b>	CLACKAMAS COUNTY
<b>Organizational DUNS Number</b>	096992656
<b>EIN/TIN Number</b>	936002286
<b>Identify the Field Office</b>	PORTLAND
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Clackamas County CoC

##### **ESG Contact Name**

<b>Prefix</b>	Mr
<b>First Name</b>	Mark
<b>Middle Name</b>	0
<b>Last Name</b>	Sirois
<b>Suffix</b>	0
<b>Title</b>	Community Development Manager

##### **ESG Contact Address**

<b>Street Address 1</b>	2051 Kaen Road #245
<b>Street Address 2</b>	0
<b>City</b>	Oregon City
<b>State</b>	OR
<b>ZIP Code</b>	97045-
<b>Phone Number</b>	5036505664
<b>Extension</b>	5664
<b>Fax Number</b>	5036558563
<b>Email Address</b>	marksir@clackamas.us



**ESG Secondary Contact**

<b>Prefix</b>	Ms
<b>First Name</b>	Pamela
<b>Last Name</b>	Anderson
<b>Suffix</b>	0
<b>Title</b>	Community Development Manager
<b>Phone Number</b>	5036508359
<b>Extension</b>	0
<b>Email Address</b>	panderson@clackamus.us

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2019
<b>Program Year End Date</b>	06/30/2020

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** CLACKAMAS WOMEN'S SERVICES  
**City:** Oregon City  
**State:** OR  
**Zip Code:** 97045, 1883  
**DUNS Number:** 959059759  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 40000

**Subrecipient or Contractor Name:** INN HOME  
**City:** Portland  
**State:** OR  
**Zip Code:** 97215, 1499  
**DUNS Number:** 103014692  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 11000

**Subrecipient or Contractor Name:** NORTHWEST HOUSING ALTERNATIVES

**City:** Milwaukie

**State:** OR

**Zip Code:** 97222, 7740

**DUNS Number:** 180757437

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 60678

**Subrecipient or Contractor Name:** Northwest Family Services

**City:** Portland

**State:** OR

**Zip Code:** 97222, 2891

**DUNS Number:** 612467134

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 13500

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 24 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	
Operations	0	0	
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019

**Table 29 - Total ESG Funds Expended**



**11f. Match Source**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>

**Table 31 - Total Amount of Funds Expended on ESG Activities**



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	2,132,218.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	574,325.86
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,706,543.86

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,109,654.87
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,109,654.87
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	474,193.37
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,583,848.24
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	122,695.62

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,993,549.05
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,993,549.05
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	94.50%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	173,332.69
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	173,332.69
32 ENTITLEMENT GRANT	2,132,218.00
33 PRIOR YEAR PROGRAM INCOME	953,052.44
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	3,085,270.44
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	5.62%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	474,193.37
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	474,193.37
42 ENTITLEMENT GRANT	2,132,218.00
43 CURRENT YEAR PROGRAM INCOME	574,325.86
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,706,543.86
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.52%