

# CLACKAMAS COUNTY

HEALTH, HOUSING AND HUMAN SERVICES  
DEPARTMENT  
COMMUNITY DEVELOPMENT  
DIVISION

## 2022 ACTION PLAN



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**JUNE 2022**

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# Executive Summary

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

### 1. Introduction

This 2022 Action Plan is an attachment to the 2022-2026 Consolidated Plan.

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. Clackamas County is mostly a rural county geographically with a large area of national forest land, but since most of the population lives in urbanized areas, the county is considered an "Urban County" by HUD.

These past two years, 2020 and 2021, have been the COVID pandemic year with added extreme weather events including a forest fire that forced two towns to evacuate and other communities to be ready to evacuate, a winter ice storm that cause damage all over the county, and a heat dome event that was directly related to the deaths of 60 people. COVID-19 Emergency Solutions Grant and Community Development Block Grants, activities and contracts have been coordinated with the County's Emergency Operations Center.

### 2. Summary of the objectives and outcomes identified in the Consolidated Plan Needs Assessment Overview

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

In response to the ongoing housing crisis, Clackamas County has created an Administrator Housing Task Force to pull multiple departments with different expertise to problem solve, analyze and make recommendations to the Board of County Commissioners. The Task Force is made up of representatives from Health, Housing and Human Services (H3S), Counsel, Public and Government Affairs (PGA), Finance and County Administration. The Health, Housing and Human Services Department, Community Development Division has considered multiple recent community studies and surveys to identify the following Priorities and Goals for the next five years:

#### Strategic Plan Priorities

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

Strategic Plan Goals and Objectives (over 5 years)

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

# Expected Resources

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

### Introduction

Clackamas County Health, Housing and Human Services Department, Community Development Division works closely with the Housing Authority of Clackamas County, 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	2,203,267	200,000	500,000	2,903,267	8,000,000	The FY 2022 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2% each year. Program income includes an average of \$200,000 of CDBG program income per year. In 2022, \$500,000 of prior year funds will be expended.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,133,026	100,000	1,000,000	2,233,026	4,000,000	The FY 2022 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2% each year. 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 million. Prior year funds of \$1,000,000
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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: \$		
								will be expended in 2022
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	192,180	0	0	192,180	940,000	The FY 2022 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2% each year

Table 1 - 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 \$200,000 of program income per year from the Housing Rehabilitation program loan repayments and \$500,000 of prior year funds will support annual projects.

The **Continuum of Care (CoC) application** process will renew at least \$3,000,000 of funding annually for homeless services, programs and rent assistance for homeless individuals and families. In 2021 CoC was eligible to apply for an additional \$885,387 of funds for a Youth Homelessness Demonstration Projects. In 2020 HUD awarded the Clackamas Continuum a total of \$3,791,435 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. The total request for 2021 will be \$4,386,799.

### **HOME Program Income**

HOME Program Income (PI) is generated from the repayment of HOME loans that the county has made to affordable housing projects. As provided for in the 2016 HOME Interim Rule, Clackamas County will retain HOME PI that is received during the program year, and allocate it to a specific project or projects in the subsequent program year. For the program year ending June 30, 2017, the county anticipates that it will retain approximately \$361,778 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 (SHAP and/or 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**

Currently, the County is using publicly owned land for a homeless Veterans Village as a transitional housing facility. The County owns other parcels of land that are being assessed for viable homeless services or transitional housing facilities.

**Discussion**

The Health, Housing and Human Services Department, 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.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	CDBG: \$0 HOME: \$1,500,000 ESG: \$0	Rental units constructed: 150 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit
2	Housing Rehabilitation	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$855,367 HOME: \$0 ESG: \$0	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Homeless Assistance	2022	2026	Homeless	Countywide	Homeless Assistance	CDBG: \$500,000 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Services	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$350,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$1,000,000 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	Community Infrastructure	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$1,296,406 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	AFH 1 Increase and preserve affordable housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	CDBG: \$1	Other: 1 Other
8	AFH 2 Expand Fair Housing Outreach Education	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$150,000 HOME: \$0 ESG: \$0	Other: 1 Other
9	AFH 3 Review Policies to Increase Racial Equity	2022	2026		Countywide	Non-housing Community Development	CDBG: \$50,000 HOME: \$0 ESG: \$0	Other: 1 Other

**Table 2 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Affordable Housing projects will be completed in partnership with non-profit and private housing developers.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation and Weatherization services for home owners and renters will be provided by the Housing Rehabilitation program and in partnership with non-profit housing developers.  CDBG Housing total \$855,367: Housing Rehabilitation Program: \$505,367, Critical Home Repairs program: \$150,000, Program Income: \$200,000
3	<b>Goal Name</b>	Homeless Assistance
	<b>Goal Description</b>	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services will be provided in partnership with social services agencies, mental health organizations, employment training agencies and non-profit organizations.
5	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Public Facilities will be built or improved in partnership with non-profit agencies and cities.
6	<b>Goal Name</b>	Community Infrastructure
	<b>Goal Description</b>	Community infrastructure improvements including pedestrian and ADA sidewalk street improvements, water lines, sewer lines and other improvements in low-income neighborhoods

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

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



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

Contingency Provisions for 2022 CDBG, HOME and ESG Allocations

HUD allocations for the CDBG, HOME and ESG programs were announced May 16, 2022. The contingency plan for decreased or increased funding is no longer required.

CDBG (non-Public Services) – 1,104,400

CDBG (Public Services) – 312,300

CDBG Housing total \$855,367: Housing Rehabilitation Program: \$505,367, Critical Home Repairs program: \$150,000, Program Income: \$200,000

HOME – 1,133,026

ESG – 192,180

#### Projects

#	Project Name
1	2022-23 Housing Rehabilitation
2	2022-2023 CDBG Public Facilities and Infrastructure
3	2022-23 CDBG Public Services
4	2022-23 CDBG Grant Administration
5	2022-23 HOME Program
6	2022-23 Emergency Solutions Grant Program
7	2022-26 Fair Housing Efforts

**Table 3 – Project Information**

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

Clackamas County was facing a homeless and affordable housing crisis before the COVID-19 pandemic. The nationwide economic downturn, labor shortages and supply chain disruptions have dramatically increased the complexity of the current housing crisis as well as increased the number of people who

are not able to secure safe, decent housing.

In response to the ongoing housing crisis, Clackamas County has created an Administrator Housing Task Force to pull multiple departments with different expertise to problem solve, analyze and make recommendations to the Board of County Commissioners. The Task Force is made up of representatives from Health, Housing and Human Services (H3S), Counsel, Public and Government Affairs (PGA), Finance and County Administration. The Health, Housing and Human Services Department, Community Development Division has considered multiple recent community studies and surveys to identify the following Priorities and Goals for the next five years

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2022-23 Housing Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$855,367
	<b>Description</b>	Housing Rehabilitation Programs and Critical Home Repairs provide needed home-repair low interest loans and grants to qualifying low-income households throughout Clackamas County.
	<b>Target Date</b>	7/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 low income households will receive grants and loans for housing rehabilitation
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	40 households will receive grants and loans for housing rehabilitation. 10 Households will receive Critical Repair grants Housing Rehabilitation Program: \$505,367 Critical Home Repairs program: \$150,000 Program Income: \$200,000 Total \$855,367
2	<b>Project Name</b>	2022-2023 CDBG Public Facilities and Infrastructure
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Facilities Community Infrastructure
	<b>Needs Addressed</b>	Homeless Assistance Non-housing Community Development
	<b>Funding</b>	CDBG: \$1,104,400
	<b>Description</b>	Public Facility Projects throughout the county.
	<b>Target Date</b>	7/1/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7500 people in 5000 households will benefit from these projects
	<b>Location Description</b>	Projects will be county-wide
	<b>Planned Activities</b>	Public Facility Activities county-wide \$150,000 for City of Molalla ADA Ramp Improvements \$150,000 for Estacada City ADA Ramp Improvements \$100,000 for Molalla Civic Center ADA Improvements \$191,200 for Oregon City 12th Street ADA Improvements #1 \$246,400 for Oregon City 13th Street ADA Improvements #2 \$150,000 for River Road Park Ave Crosswalk  \$288,000 for Clackamas homeless Service Center improvements \$20,000 Optional Emergency Assistance  a Total of \$1,104,400
<b>3</b>	<b>Project Name</b>	2022-23 CDBG Public Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homeless Assistance Non-housing Community Development
	<b>Funding</b>	CDBG: \$312,300
	<b>Description</b>	Public Services throughout offered the county
	<b>Target Date</b>	7/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2000 low to moderate income households/people will benefit from these services
	<b>Location Description</b>	County-wide

	<b>Planned Activities</b>	Public Services Projects: \$55,000 for Employment Investments Program \$150,000 for Housing Rights and Resources Program \$25,000 for Children's Program for Survivors of Domestic Violence \$82,300 for MESO Microenterprise Revitalization Program A total of \$312,300
4	<b>Project Name</b>	2022-23 CDBG Grant Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$440,000
	<b>Description</b>	CDBG grant administration, planning, monitoring and reporting.
	<b>Target Date</b>	7/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not application
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	CDBG grant administration, planning, monitoring and reporting. \$440,000
5	<b>Project Name</b>	2022-23 HOME Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing Homeless Assistance
	<b>Needs Addressed</b>	Affordable Housing Homeless Assistance
	<b>Funding</b>	HOME: \$1,133,026
	<b>Description</b>	HOME Grant Administration, Community Housing Development Organization (CHDO) support, Tenant-based Rental Assistance and Multifamily Housing projects
	<b>Target Date</b>	7/1/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 low-income households
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	HOME Multifamily TBD: \$893,723 HOME CHDO: \$26,000 HOME TBRA: \$100,000 HOME Administration: \$113,303
<b>6</b>	<b>Project Name</b>	2022-23 Emergency Solutions Grant Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services Homeless Assistance
	<b>Needs Addressed</b>	Affordable Housing Homeless Assistance
	<b>Funding</b>	ESG: \$192,180
	<b>Description</b>	Emergency Solutions Grant (ESG) grant administration, contract monitoring and reporting ESG Homeless Management Information System to maintain data quality, measure performance, user licensing/training and reporting to HUD. Emergency Shelter and Rapid Rehousing Services including shelter, case management, housing referrals, mental health counseling and nutrition.
	<b>Target Date</b>	7/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding may be concentrated on HMIS reporting and staffing needs
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	ESG Administration: \$14,410 ESG Shelter or Rapid Rehousing: \$0 ESG HMIS: \$177,770
<b>7</b>	<b>Project Name</b>	2022-26 Fair Housing Efforts
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	AFH 1 Increase and preserve affordable housing AFH 2 Expand Fair Housing Outreach Education AFH 3 Review Policies to Increase Racial Equity
<b>Needs Addressed</b>	Affordable Housing Homeless Assistance Non-housing Community Development
<b>Funding</b>	CDBG: \$1
<b>Description</b>	Efforts to address fair housing issues identified in the Assessment of Fair Housing plan
<b>Target Date</b>	7/1/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	AFH 1 Increase and preserve affordable housing AFH 2 Expand Fair Housing Outreach Education AFH 3 Review (public housing) Policies to Increase Racial Equity

## **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 2021 median annual income for the Portland-Metro MSA, which includes Clackamas County, is \$96,700 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$48,350 per year or \$4,029 per month for a family of 4. For a single person the median income per year is \$67,700. A low income adult person would have an income of less than \$33,850 per year or less than \$2,821 per month.

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	90

**Table 4 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

COVID Pandemic and the resulting economic losses has rapidly increased levels of homelessness in the Portland Metropolitan area including Clackamas County. Local initiatives to fund affordable housing and homeless services will provide services and rent assistance. The Community Development Program will coordinate efforts with local Supportive Housing Services funds, the Continuum of Care, HOME funds



and Emergency Solutions Grant funds to increase efficiency and effectiveness of housing services and affordable housing projects.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

Specific Projects in 2022:

- 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	20
Non-Homeless	30
Special-Needs	5
Total	55

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	11
The Production of New Units	10
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	25

Table 6 - One Year Goals for Affordable Housing by Support Type

### Discussion

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

In 2018, regional voters approved a \$652.8 million Metro Affordable Housing Bond for the creation of 3,900 affordable housing units within the urban growth boundary. The bond allows our region the

opportunity to invest in the development of new housing resources for some of our most vulnerable and historically marginalized residents.

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

Bond revenues dedicated to Clackamas County are \$116,188,094. As a county without entitlement cities (cities with a population of at least 50,000), all bond resources will run through the Housing Authority of Clackamas County (HACC).

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

Clackamas County production goals for Metro Bond funds are to:

- Develop or acquire approximately 812 new affordable housing units
- Meet the needs of families by making at least 406 of the units two bedrooms or larger
- Meet the needs of the County's most vulnerable households by making at least 333 of the units affordable to extremely low-income households earning 30% or less of AMI. At least 200 of these units will be supported with rental assistance provided by HACC.
- Create affordable homes for households earning between 61 – 80% of AMI by using up to 10% of the funding. No more than 81 bond financed units will have rents at this level.

## **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, sell 144 scattered sites of housing and to develop new multifamily housing projects.

### **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, 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 passed in May 2020 to provide additional funds for homeless services. Local Implementation Planning (LIP) is underway to develop public participation process to allocate the METRO homeless services funds to community-based and culturally specific homeless services provider agencies.

The SHS program goals are spelled out in the county's **Local Implementation Plan (LIP)**. Achieving the LIP goals has been a high priority for Clackamas County. During the past several months, commissioners have:

- awarded over \$2 million in new contracts with community partners to provide case management, housing navigation and placement, and short-term rental assistance,
- approved directing \$2.23 million from the county's American Rescue Plan Act, or ARPA, funds to support hotel/motel emergency sheltering, which freed up existing money to further advance the LIP goals, and
- developed dozens of contracts with local landlords to provide permanent rent assistance for previously homeless neighbors.

Here are the major service components of Clackamas County's SHS program:

- **Supportive Housing Services/Case Management:** Helps vulnerable residents successfully transition into permanent housing with ongoing supportive services (or "wraparound" services).
- **Regional Long-Term Rent Assistance:** Provides flexible and continued rent subsidy that will

significantly expand access to housing for households with extremely and very low incomes across the region.

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

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

### **Introduction**

The H3S Community Development Division (CDD) assists with planning for the homeless and other special needs activities through its partnerships with non-profit service providers, the Social Services Division, Continuum of Care (CoC), the Housing Authority of Clackamas County public housing agency. Activities include: CoC coordination, 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 (CC) Coordinated Housing Assistance (CHA), our CE program, conducts outreach to families w/ children. Orgs throughout CC are trained to help families access CHA. Outreach is provided at agencies such as State Department of Human Services, WIC, and rural service-provider meetings. Fliers for CHA are provided and posted throughout CC. All homelessness prevention/diversion services are incorporated in our CHA system. The CoC includes Prevention, Diversion, ES, RRH and PSH for families w/ children.

Survivors/Victims of domestic violence: Programs for DV survivors are well-integrated into the CHA



system. Survivors are assessed by the CHA DV door, including rural outreach workers. Survivors access all CHA programs, using a confidential “code-name” system to access mainstream housing programs.

The CoC includes prevention, diversion, ES, RRH, and PSH projects for DV survivors and their families. The COVID pandemic has exacerbated the crisis of domestic violence, and will continue to be a challenge into the next year. One DV ES transitioned completely to non-congregate sheltering, while another remained open at mostly full capacity, with increased cleaning and masking measures. The community has responded, using state and federal relief funds to increase non-congregate shelter capacity for survivors through hotel/motel vouchers and rapidly rehouse survivors and their families.

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

Persons who routinely sleep on the streets or in other places not meant for human habitation: Two service centers provide hot meals, clothing, medical services, and severe weather shelter. CHA screeners conduct weekly outreach at both service centers. CHA system coordinates with staff at these two sites, and the Outreach Connections subcommittee to the CoC, to screen unsheltered populations, and to locate them when a slot becomes available in a housing program. This has been extra challenging work during the pandemic, but the community has continued assessing those who are highly vulnerable and sleeping outside. At one service center site, staff were trained to conduct CE with participants as they utilize services. CC has plans to expand this model.

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

CC has seen a steady drop in veterans experiencing homelessness, and a significant drop with the opening of a 24-unit Veteran-specific PSH and the success of several other Vet-specific PH programs. CC is considering taking the steps to officially declare functional zero in our fight to end veteran homelessness. CC operates prevention, diversion, emergency housing, RRH and PSH specifically for

homeless veterans.

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

The activities to address emergency shelter needs within the County will be funded through the local funded Supportive Housing Services (SHS) program. The FY 2022 ESG allocation of approximately \$192,000 will be supplemented by matching funds at least equal to its amount. Homeless persons will also be receiving Shelter and Rapid Re-housing services funded by ESG COVID funds.

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

ESG-CV funds were used to fund non-congregate shelter to mostly single adults who were at high risk for complications if they contracted COVID-19. Those non-congregate shelter beds are connected to RRH and PH housing options, expanding overall ES capacity and moving those most in need quickly into permanent housing. These funds will be expended by June 30, 2022.

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

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

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

Chronically homeless individuals and families: The SHS program services will increase beds and services for homeless persons. Clackamas County has 401 PSH beds, increasing steadily year over year. Outreach teams work to identify and complete CHA assessments with CH households to shorten length of time homeless. CC implements move-on strategies to assist CH households in graduating out of PSH, accessing affordable housing, and reducing returns to homelessness. Move-on strategies include creating Housing Choice Voucher preferences for PHS graduates and partnerships with affordable

housing projects to allow for an easier transition to independence.

Families with children: Clackamas County has 415 beds for homeless families with children. System-wide prevention and diversion programs are operated to ensure housing programs are reserved for those most in need. Diversion programs help serve more homeless families than traditional housing programs, reducing the length of time families experience homelessness. ES, TH, RRH, Joint Component TH/RRH and PSH programs include wrap-around case management to help families make the transition to permanent housing. Coordination between affordable housing developers and the CoC is growing to connect homeless families with affordable housing units, allowing for an easier transition off wrap-around assistance. Prevention/diversion programs prevent families from becoming homeless in the first place and from returning to homelessness.

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

Unaccompanied Youth: Clackamas County has 52 beds for Youth Households. YHDP funding nearly doubled the existing youth housing inventory and expanded youth-specific diversion and CHA access to serve more youth and reduce the length of time they spend homeless. Youth-specific housing programs, including prevention/diversion, TH, and Joint Component TH/RRH, include wrap-around case management and access to a youth-specific employment specialist to help youth households make the transition to permanent housing. Prevention/diversion programs prevent youth households from becoming homeless in the first place and from returning to homelessness.

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

These Discharge policies are continually being re-evaluated:

**Foster Care:** The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in which the County actively participates. DHS refers youth in need to CHA for access to all CoC programs for a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills 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 youth is successfully transitioned to independent living.

Foster youth can access Chafee rental subsidies, CoC programs, and new Foster Youth to Independence vouchers to help them secure an apartment. YHDP planning is coordinated with DHS to ensure services are available and meet the needs of youth transitioning from foster care who are homeless or at-risk. They can secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system 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 coordination, resource sharing, and homeless services provision.

**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). The Transition Center is an all-in-one location providing services to people leaving jail or prison. Transition Center services include assistance in: housing, employment, mentors, mental health, mainstream benefits enrollment, education, parenting and addiction treatment assessment and referral. 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.

### **Discussion**

Our Jurisdiction receives no HOPWA funding.

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

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

### **Introduction:**

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

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

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

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

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

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

In Clackamas County, many of the existing patterns of sprawl, decentralization and homogenous housing

developments resulted from commuter demand for housing. Homogeneity, whether exclusively single family or multifamily, can result in limited housing choice suitable to needs and incomes of County residents. Undefined or subjective design standards can also make it difficult to meet affordable housing needs within built-out communities.

The COVID pandemic has exacerbated our housing crisis. Access to affordable and adequate housing for households with lowest incomes has been restricted over the years. Since 2000, median renter income in the U.S. has fallen relative to contract rents. Utility costs have been increasing, as has the price of commuting to work. Quality of housing, particularly at the lowest rent levels, is at risk if property owners do not have assets to maintain units. The result is that lowest income tenants, in addition to the burden of finding housing at all, may be forced to live in unsuitable or unsafe housing. A range of suitable housing choices should ideally be available to fit the entire range of household incomes, providing choices for all residents, including those who work in the community.

#### **2021 County DTD Expanding Housing Choice Survey**

A survey of 522 English and Spanish speaking homeowners in the North Clackamas Area and the Canby area conducted in May 2021 by the Clackamas County Department of Transportation and Development. This survey was in response to an Oregon state law (HB2001) requiring all cities to allow land use zoning for multifamily or “middle” housing construction within all city limits in Oregon. Respondents were in favor of “middle” housing types particularly cottage clusters but were concerned about increased car traffic and the availability of on street parking. Respondents were also in favor of additional housing types to increase the demographic diversity of neighborhoods. Link to Survey Results: <https://www.clackamas.us/planning/hb2001>

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

#### **Discussion:**

No additional information.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Clackamas County Community Development Division (CDD) proposed the following actions in program year 2022-2023 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 FY2022 potential special needs housing projects include: The Housing Rehabilitation Program, Critical Home Repairs Project and other projects funded with HOME funds that are yet to be determined.

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

Clackamas County CDD will address obstacles to meeting underserved needs in FY2022 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. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
5. Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
6. Increase capacity to assist Homeless Families with Children - Housing Authority Metro Supportive Housing Services program funds.
7. Develop 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.

### **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.

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 reviews of files and on-site monitoring.

For FY2022 HOME funded multifamily housing projects have yet to be determined due to the federal funding uncertainties and the planning needed to access the HOME ARP funds.

### **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 renters participating in its housing rehabilitation program. When such hazards are discovered, they 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 program in the next year. The HOME-funded project will be new construction and will not involve lead-paint hazards.

### **Actions planned to reduce the number of poverty-level families**

The 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:

- Operation of the State of Oregon Housing and Community Services Low Income Rental Housing Fund (LIRHF). LIRHF provides time-limited rental payment assistance to case-managed clients of SSD.
- Administration of State Homeless Assistance Program (SHAP) funds sub-granted to the Annie Ross House family shelter and Clackamas Women's Services domestic violence shelter.
- Initial screening and intake for families wanting to enter the Annie Ross House shelter and two interfaith hospitality shelter networks (SON and LOTSM).
- Administration of the federal Emergency Food and Shelter Program (EFSP) and contracts with local shelters to provide night of shelter to homeless persons.
- Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters. EHA funds are also used to support shelter bed nights at Clackamas Women's Services, Annie Ross House, and the Inn Home emergency shelters.
- Operation of a locally funded Bridges to Housing program that provides high needs homeless families a longer term housing subsidy and intensive, comprehensive case management that focus on permanent housing stability and increasing income.
- Operation of the Rent Well tenant education program, providing year-round, ongoing tenant education in Spanish and English as well as case management to help homeless families with barriers to housing placement locate and access permanent housing units.
- Operation of the Jackson Transitional program for adults who are homeless.
- 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.
- 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 County Health, Housing and Human Services Department (H3S) is considering re-structuring several housing related programs into one new division that would include Public Housing, locally funded Supportive Housing Services, Weatherization, Housing Rehabilitation, Housing Development and Community Development programs.

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

#### **H3S, CDD and HACC will coordinate on the following action items:**

1. Coordinate with the County's Community Health and Social Services Divisions to maximize utilization of resources available to meet the needs of the homeless and persons with mental illness who need housing services.
2. Maintain the SSD partnership with the State of Oregon Department of Human Services to operate the Housing Stabilization Program in the county. Now in its seventh year, the program serves families with children for up to 12 months. SSD provides families intensive case management services with a goal of locating and maintaining safe, stable and affordable housing.
3. Maintain the 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.

**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.

For the past year, using COVID funding has provided hotel vouchers and homeless assistance to prevent homeless persons from getting exposed to the CORONAVIRUS.

In 2022, 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 allocations of CAREs Act CDBG CV and ESG CV funds have all been allocated to projects assisting homeless families and individuals with shelter services, hotel vouchers, rapid rehousing and services to provide rent assistance funds from other federal and state sources.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	20,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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

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

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2022-2023. Matching funds will typically 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. If actual matching funds fall short of the 25% required by the HOME program, the county has a substantial amount of excess HOME match accrued over past program years that it can apply towards the minimum matching requirements.

**HOME Project-Related Soft Costs**

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

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

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

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs. Due to economic impacts and the volatile housing market. This program has been postponed indefinitely.

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

Should the CHAP property be voluntarily or involuntarily sold or title transferred, or should the

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

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

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:

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs. Due to economic impacts and the volatile housing market, this program has been postponed indefinitely.

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

The Clackamas Homeownership Assistance Program (CHAP) continues to be suspended for the 2022 -2023 program year, due to current negative economic impacts and the volatile housing market. Clackamas County has used the HOME affordable homeownership limits for the area provided by HUD. Eligible CHAP properties must have a maximum price of 95% of current median purchase price for the area as established by HUD. The purchase price may not exceed the appraised value.

The County further ensures long-term affordability of HOME-assisted homebuyer properties by enforcing recapture provisions and by monitoring to verify that the home remains owner-occupied

during the period of affordability.

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

The County does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds in the 2021-22 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 Homeless Council members on March 10, 2022 to discuss using ESG funds for HMIS in 2022-2023. 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.

The \$3,174,217 of CARES Act ESG COVID funds have all been allocated to house services through a combination of County services and sub-recipient agreements with homeless services providers. These funds are 80% expended as of March 1, 2022. These funds will expire on June 30, 2022.

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

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

The CHA system covers the entire geographic region using a “hub” system as much as possible,



though large portions of the county are rural and sparsely populated. The system is easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing information. This number is made available through 2-1-1, the county's website, flyers and referring agencies.

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

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

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

In FY2022-23, 92.5% of ESG funds (\$178,182) will be allocated to Homeless Management Information System expenses. This allocation is due to several factors including: the additional HMIS work required of all the ESG COVID funds, an overall system re-design in process and the resulting need to re-establish HMIS contracts. The local Housing Authority has hired two full time HMIS staff to provide training and assistance in coordination with our CoC HMIS staff.

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

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

5. Describe performance standards for evaluating ESG.

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

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

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 CAREs Act CDBG CV and ESG CV allocations have all been directed to homeless shelter services, hotel motel vouchers, rapid re-housing services and services to distribute rent assistance from other federal and state sources.

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 2022 Action Plan, CDD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 10, 2022. 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 2022 Action Plan at the April 7th public hearing.

Appendix A: Public Comments - Citizen Participation Comments

COMBINED NOTICE OF FUNDING AVAILABILITY  
AND PUBLIC MEETING

**Clackamas County's Community Development Division** will accept project proposals for 2022 – 2024 Federal Community Development Block Grant funds until 6:00 P.M., Thursday, December 22, 2021.

Funds may be used for a variety of housing, neighborhood improvement, and public facility projects or public services which primarily benefit low and moderate-income people or areas within Clackamas County.

Individuals, groups, non-profit organizations, and Public agencies are eligible to apply.

The application will be available beginning November 11<sup>th</sup>  
For more information or to access the application  
See this website: <http://www.clackamas.us/communitydevelopment/>

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

An informational Public Meeting  
on the application process will be held online at  
<https://clackamascounty.zoom.us/j/81102434600?pwd=SVJFWjFZVk8vNmY2N0tzbXI5Y1ZCZz09>

on Wednesday October 27<sup>th</sup>  
at 6:00 p.m.

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. Phone: (503) 655-8591. E-Mail: [marksir@clackamas.us](mailto:marksir@clackamas.us).

Clackamas County Community Development  
Public Meeting Summary

6:00p.m. Wednesday, October 27, 2021  
Online via Zoom meeting  
Oregon City, Oregon

In Attendance:

Peter Tompkins-Rosenblatt, Northwest Housing Alternatives  
Jennifer Harvey, Children, Families and Community Connections  
Scott Vancouvering, Children, Families and Community Connections  
Emily Murkland, Clackamas County Sustainability & Solid Waste  
Simon Fulford, Parrott Creek Children and Family Services  
Brigitte Rodriguez, El Programa Hispano Católico  
Devin Ellin, Housing Authority of Clackamas County  
Angel Sully, Housing Authority of Clackamas County  
Bayley Boggess, Housing Authority of Clackamas County  
Stephanie Basalyga  
Scott Hoelscher, County Transportation and Development  
Corrie Etheridge, Northwest Family Services  
Jennifer Much Grund, Clackamas County Social Services  
Kalena Sharp, True Housing/Parrott Creek  
Greg – County Library District  
Oz – Library District  
Mark Sirois, Manager, Community Development Program

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending. Mark explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides to Clackamas County. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss potential future housing and community development projects in the County. Mark invited everyone to attend the additional meetings on November 16<sup>th</sup>, April 8, 2022 and May 6<sup>th</sup> 2022 with the Board of County Commissioners to get approval to submit to HUD.

Mark encouraged attendees to sign in with name and agency using the chat function of the online platform.

Mark gave a slide show presentation about the CDBG Application and Consolidated Planning process to develop a 5 year plan. The 2022 plan is the first year of the new 5 year plan. This new funding cycle will begin again in November 11th when applications for CDBG funding will be available. The first batch of project funding will be for 3 years of funding recommendations for funding beginning July 1, 2022.

Mark continued by saying that the anticipated federal funding for CDBG is approximately \$2 million per year however the actual amount is unknown. HUD generally provides the allocation amount for the County in March or April of each year. , HOME and ESG in the

coming year is still unknown. The Community Development Program allocate approximately \$1 million per year for administration and a housing rehabilitation program. The project may also be funded with prior year grant funds that have not been expended.

Also if anyone has any questions after this meeting they can email Mark anytime. Mark explained that this application process is for 3 years (2022, 2023 and 2024) of project proposals. The CDBG Program sometimes projects get cancelled so having numerous project proposals recommended for funding allows for projects to be moved from one year to the next so that the County can meet the HUD CDBG Timeliness requirement. HUD requires that these grant funds be spent in a timely manner. Applications will be reviewed in January and February. Several factors are considered when reviewing applications including; the number of persons served, the low-income area, the geographic location of each project and the readiness of the sponsors to proceed with the project. Some sponsors may be asked if they can scale back a project budget depending on the project and the anticipated available funding.

Once staff have reviewed each application proposal, the staff will make a recommendation to the Policy Advisory Board for discussion and consideration. Policy Board members are representatives of each city in the County. After the Policy Advisory Board approves of the Funding Recommendations list, the 3-year list of Funding Recommendations will be part of the Action Plan that is published for a 30-day comment period. The Funding Recommendations will be presented to the Board of County Commissioners in April for review. In May of 2022, the final approval of the Action Plan which is an annual funding application to HUD and project funding recommendations will be provided by the Board of County Commissioners then submitted to HUD.

#### Public Comments:

Attendees asked about the types of projects funded and the range of grant amounts. Mark responded that the funding range is generally from \$50,000 to \$300,000 but some projects have been funded at as low as \$15,000 and as high as \$450,000.

Types of projects funded have included: Senior centers renovations and additions, Child care center renovations and additions, Child services, Homeless shelter renovations and additions, ADA sidewalks, street improvements, waterlines and sewer lines.

Examining proposals to see how many people are assisted, low income neighborhoods and geographic distribution of funds.

One attendee asked if a Locker facility where people could get books and food would be considered a facility. Mark responded that it could be considered but how would that facility be secured to ensure that the facility was functional for 10-20 years? With land and buildings,

it's easy to put a lien on the property to secure the grant funds are used as intended for a long period of time.

One attendee asked why the timeline, why are applications now for funding that the County does not have yet? Mark responded that staff need time to review each application carefully, negotiate with sponsors and meet with the Policy Advisory Board before presenting these recommendation to the Board of County Commissioners in April. The HUD application is due in May. The applications must be reviewed while other work on project is also occurring.

Mark explained that the County has agreements with the Cities to use demographic and census data to get CDBG allocations. Cities have seats on the Policy Advisory Board to help review funding recommendations for these projects.

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

Mark also said that 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.

The public meeting concluded at 6:50 p.m.

COMBINED NOTICE OF FUNDING AVAILABILITY  
AND PUBLIC MEETING

**Clackamas County's Community Development Division will accept project proposals for 2022 – 2024 Federal Community Development Block Grant funds until 6:00 P.M., Thursday, December 22, 2021.**

Funds may be used for a variety of housing, neighborhood improvement, and public facility projects or public services which primarily benefit low and moderate-income people or areas within Clackamas County.

Individuals, groups, non-profit organizations, and Public agencies are eligible to apply.

The application will be available beginning November 11<sup>th</sup>  
For more information or to access the application  
See this website: <http://www.clackamas.us/communitydevelopment/>

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

An informational Public Meeting  
on the application process will be held online at  
[https://clackamascounty.zoom.us/j/87336416148?pwd=OW1XVHBvSldYN  
DJ5ZWR0K3JkUTNQU09](https://clackamascounty.zoom.us/j/87336416148?pwd=OW1XVHBvSldYN<br/>DJ5ZWR0K3JkUTNQU09)

on Tuesday, November 16<sup>th</sup>  
at 6:00 p.m.

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. Phone: (503) 655-8591. E-Mail: [marksir@clackamas.us](mailto:marksir@clackamas.us).

Clackamas County Community Development  
Public Meeting Summary

6:00p.m. Tuesday, November 16, 2021  
Online via Zoom meeting  
Oregon City, Oregon

In Attendance:

Peter Tompkins-Rosenblatt, Northwest Housing Alternatives  
Sarah, Hoodland/Sandy Library District  
Leota Childress, Molalla Hope  
Mac Corthell, Planning Director, City of Molalla  
Rebekah Albert, Northwest Family Services  
Corrie Etheridge, Northwest Family Services  
Amy Council, Project Coordinator, Community Development Program  
Mark Sirois, Manager, Community Development Program

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending. Mark explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides to Clackamas County. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss potential future housing and community development projects in the County. Mark invited everyone to attend the additional meetings on April 8, 2022 and May 6<sup>th</sup> 2022 with the Board of County Commissioners to get approval to submit to HUD.

Mark encouraged attendees to sign in with name and agency using the chat function of the online meeting platform.

Mark gave a slide show presentation about the CDBG Application and Consolidated Planning process to develop a 5 year plan. The 2022 plan is the first year of the new 5 year plan. This new funding cycle is starting now since the applications for CDBG funding are available and must be submitted by December 22, 2021. The first batch of project funding will be for 3 years of funding recommendations for funding beginning July 1, 2022.

Mark continued by saying that the anticipated federal funding for CDBG is approximately \$2 million per year however the actual amount is unknown. HUD generally provides the allocation amount for the County in March or April of each year. The Community Development Program allocate approximately \$1 million per year for administration and a housing rehabilitation program. The project may also be funded with prior year grant funds that have not been expended.

Also if anyone has any questions after this meeting they can email Mark anytime. Mark explained that this application process is for 3 years (2022, 2023 and 2024) of project proposals. Applications will be reviewed in January and February. Each application project proposal will be thoroughly examined and in some cases sites will be visited. Several factors



are considered when reviewing applications including; the number of persons served, the low-income area, the geographic location of each project and the readiness of the sponsors to proceed with the project. Some sponsors may be asked if they can scale back a project budget depending on the project and the anticipated available funding.

Once staff have reviewed each application proposal, the staff will make funding recommendations to the Policy Advisory Board for discussion and consideration in March. Policy Board members are representatives of each city in the County. After the Policy Advisory Board approves of the Funding Recommendations list, the 3-year list of Funding Recommendations will be part of the Action Plan that is published for a 30-day comment period. The Funding Recommendations will be presented to the Board of County Commissioners in April for review. In May of 2022, the final approval of the Action Plan which is an annual funding application to HUD and project funding recommendations will be provided by the Board of County Commissioners then submitted to HUD.

Public Comments:

Attendees asked if CDBG could fund children and youth services. Mark answered that services for low-income and at risk youth was eligible however only 15% of CDBG funds could be used for services which is about \$350,000 per year.

Mark also said that he would work with other divisions to distribute homeless services funding from other grant sources. The County is trying to align more homeless services, requests for proposals and fund sources to reduce duplication of efforts by County staff and community-based providers.

Someone asked about a question in the application on income eligibility records for homeless persons. Mark explained that HUD requires us to make sure that persons served are low income such as persons going to a foodbank. Is there a way to determine household income even if it's a self-certify? In the case of homeless services, the people served are considered low-income since they are determined to be homeless during the intake process. Client records and demographic information such as race and ethnicity is required for HUD reporting.

Homeless shelter improvement projects, warming center improvement projects are eligible for CDBG funding. See the Priority Listing that has numerous activities listed as high priority for Clackamas County. Any building ADA accessibility projects such as bathrooms and building entry improvement projects are also eligible.

Someone asked if it's OK to submit an application for 3 years of funding. Mark responded that it is acceptable to submit an application for 3 years of funding. With CDBG services the intention is to fund expanded services or new services as "startups" until the agency or service can get additional funding to continue operations.

Budget submittal process: Additional budget documents are not required to be uploaded if the narrative and submitted budget is clear about the length of the budget, sources and uses of funds and whether or not the funds are committed or uncommitted.

Types of projects funded have included: Senior centers renovations and additions, Child care center renovations and additions, Child services, Homeless shelter renovations and additions, ADA sidewalks, street improvements, waterlines and sewer lines.

Mark explained that the County has agreements with the Cities to use demographic and census data to get CDBG allocations. Cities have seats on the Policy Advisory Board to help review funding recommendations for these projects.

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

Mark reminded attendees 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.

The public meeting concluded at 6:45 p.m.

April 7<sup>th</sup>, 2022

To: Mark Sirois, Clackamas County Community Development Manager  
From: David Snider, City of Sandy Economic Development Manager  
Re: Letter of support for CDBG funded ADA upgrades to Sandy City Hall

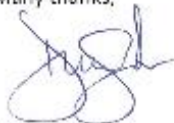
Dear Mark,

The City of Sandy would like to formally offer this letter of support to the Community Development Division of Clackamas County's Department of Health, Housing and Human Services Department on behalf of the proposed Sandy City Hall ADA upgrade project currently scheduled to begin in the spring of 2022.

These upgrades will add electrification to the three public entrances to the building and the two downstairs public restrooms in the building. The project will significantly improve access for the mobility impaired to Sandy City Hall. Through the provision of improved ADA access to the public restrooms in the building, the project will also markedly improve ADA accessibility to public meetings and local court proceeding that are currently held in Council Chambers.

These improvements have been desired for many years, and with the help of Clackamas County and federal community development block grant funds we will finally make a major step forward with regard to ADA accessibility for the most visited public building in our community. The City of Sandy strongly supports this project and respectfully encourages the Clackamas County Commission to approve the project as proposed.

Many thanks,



David C. Snider  
City of Sandy Economic Development Office



April 7, 2022

Please accept this letter in support of Clackamas County's Community Development Block Grant Program. During the last three funding cycles, Clackamas County Children's Commission has benefitted greatly from the CDBG. As a 501(c)3 private, nonprofit serving children and families in poverty and at risk in Clackamas County through programs such as Head Start, Early Head Start and Healthy Families; it is nearly impossible to allow for upgrades to facilities such as roofing, siding, window replacement and HVAC systems, as well as classroom additions, in our budgeting process. The CDBG has allowed us to do such upgrades in order to continue providing children and families in our communities with quality facilities that our communities can be proud of. Quality facilities are a cornerstone in our mission to support healthy children and families, positive parenting and school readiness.

We are so grateful and continue to be a strong supporter of the CDBG in Clackamas County.

If you have any questions, please don't hesitate to call my cell or reach out via email.

Stay safe and be well!

Sincerely,

*Darcee Kilsdonk*

**Darcee Kilsdonk** | Executive Director  
Clackamas County Children's Commission  
P|503-675-4565, ext. 116  
C|541-314-3624  
F|503-659-1559  
16518 SE River Road  
Milwaukie, OR 97267



**Next Step Strategies, Inc.**  
An Intentional Community

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A 501 (c) 3 Public Charity # 47-2584174  
8909 SE Tolbert St. Clackamas 97015

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April 6, 2022

Dear Mark,

Just wanted to take a minute to thank you again for the help you gave us with our housing project at 8909 and 8939 SE Tolbert St in Clackamas. With the very generous grant to Next Step Strategies, Inc., we were able to install a new road allowing the necessary fire access to begin our intentional congregate community for individual who experience autism who have been unsuccessful in traditional housing available for people who experience a disability. With your help we are changing the landscape of choice in housing by building a new concept in housing for people who experience a disability yet desire a level of independence in housing. Roommates are not always easy to enjoy, yet access to neighbors with similar interests and needs makes traditional housing options challenging.

Nationally, the wait for affordable housing for individuals who experience a disability is in excess of 8 years and the need is increasing every year. With your help, Next Step Strategies has been able to acquire the property adjacent to our community and has started to expand our community from 23 to 33 homes. In addition, our model is a popular proven option for easy replication across the country and offers families a secure stable expense community where the need to experience frequent moves and staff changes is limited. Different than a group home, we offer a truly independent experience where support is offered only as desired, and confidence is built daily as residents develop and navigate successful routines and social interactions. We like to brag that our residents seem quite content. This year we also won the low income green builder of the year award which makes us very proud. Our community is being replicated across the country and in fact being used as a program aimed at increase community population in Missouri.

2022 brings us a new component related to job development as we look forward to showing you new individual office and shop spaces and 1<sup>st</sup> time successful small business owners.

Warm regards,

**Ann M Wilkinson**  
President

**Appendix B – SF 424s and Certifications**