

CITY OF CORVALLIS, OREGON

**CONSOLIDATED PLAN FOR THE
CORVALLIS COMMUNITY DEVELOPMENT BLOCK GRANT
AND
HOME INVESTMENT PARTNERSHIPS
PROGRAMS
JULY 1, 2003 - JUNE 30, 2008**



FY 03-04 — FY 07-08 STRATEGIC PLAN

*City of Corvallis
Community Development Department
Housing Division*

May 15, 2003

CITIZEN'S SUMMARY

Consolidated Plan

The Corvallis Consolidated Plan presents a strategic vision for housing and community development for the period beginning July 2003 and ending June 2008. The Plan includes a One Year Action Plan (found in a separate document after FY 03-04) that identifies the allocation of federal funding provided by the U.S. Department of Housing and Urban Development (HUD), through the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program. The goals, strategies and activities outlined in the Consolidated Plan and accompanying Action Plan are based on priorities established by the Corvallis Housing and Community Development Commission through an extensive, participative community outreach process conducted prior to the Plan's development.

Citizen Participation

Corvallis is a community that values active citizen participation in all aspects of community development. The creation of this Consolidated Plan followed the consultation and participation guidelines described in the Citizen Participation Plan, as will the annual review of actions carried out under the Plan, and future Plan updates.

In accordance with the Citizen Participation Plan, the City Council will hold two CDBG/HOME Program hearings each year: one to hear from citizens about unmet or emerging community needs and the activities that could be undertaken to address them, as well as to receive feedback about CDBG/HOME Program performance over the prior Plan year; and another to receive comments about the City's annual Action Plan prior to its submittal to HUD. Notice of upcoming hearings will be published in the Corvallis Gazette-Times at least ten days in advance of every hearing.

Every fifth year a draft Consolidated Plan will be prepared by City staff under the direction of the Corvallis Housing and Community Development Commission (HCDC). Citizens will have a number of opportunities to provide input to the HCDC during that process, as well as an opportunity to review the draft Plan during a 30 day review/comment period, and then provide comment in writing or during a City Council hearing. Notice of the availability of the draft, and a Plan summary, will be published in the Corvallis Gazette-Times during the comment period.

COMMUNITY PROFILE

In 2002 the population of Corvallis reached 52,450, making it the tenth largest city in Oregon. Population projections conducted in conjunction with a recent update of the Corvallis Comprehensive Plan suggest that our population will increase to between 57,500 and 63,500 by the year 2020. As Corvallis is home to Oregon State University, a significant portion of our population is between the ages of 18 and 25. Projections conducted by Portland State University's Center for Population Research predict that this range will continue to comprise a significant portion of overall population.

According to the most recent Census data on racial composition, the population of Corvallis is primarily white, with 86.0% falling into this category in 2000. Although this numeric majority is reflective of earlier Census data, Corvallis has become somewhat more diverse racially in recent decades. The most significant recent increases in terms of racial and ethnic diversity can be seen in the Census categories identified as Asian and Pacific Islander, which in 1980 comprised 3.6% of the population of Corvallis, but by 2000 had increased to 6.7%; and for people of Hispanic or Latino ethnicity, who went from 2.8% of the Corvallis population in 1990 to 5.7% in 2000.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Housing Market Conditions

Several elements of the housing market are examined in the Plan, including the housing supply characteristics, housing availability, housing conditions, and affordability. In terms of housing supply, Corvallis varies from many communities in that more of our housing is under rental occupancy (about 55%) than owner occupancy (about 45%). During the 1990s the Corvallis housing market was considered to be “constrained” due to vacancy rates for both owner- and renter-occupied units that were consistently below 5%. In the last few years, however, this level of constraint has been relieved somewhat: vacancy rates have begun to increase as housing creation catches up with population growth.

The physical condition of housing in Corvallis is generally good, with nearly all occupied units meeting at least minimum Census habitability standards. There are, however, a significant number of both owner- and renter-occupied units that are in need of at least minor repairs or rehabilitation. In addition, Corvallis suffers currently from a lack of housing that is affordable to residents with low incomes - and particularly units affordable to households with incomes below 30% and 50% of the area median.

Affordable Housing Needs

As noted above, housing for both renter and owner occupancy for households that qualify either as extremely low income (at or below 30% of the area median) or very low income (at or below 50% of area median) is in very short supply in Corvallis. This shortage is evidenced both by Census data which calculates the number of households considered to be “housing cost burdened” because they are paying more than 30% of their incomes for housing, and by the results of the *2002 Benton County Needs Assessment* which identified affordable housing as the community's highest priority need.

Public and Assisted Housing Needs

The Linn-Benton Housing Authority provides housing assistance to low income Corvallis households through the HUD Section 8 Housing program. Although they do not own housing (and thus do not supply “Public Housing”) they do provide assistance to qualifying households in the form of a rental subsidy. The Housing Authority is currently assisting approximately 620 Corvallis households, with assistance payments ranging from an average of \$235/month for a studio apartment to \$410/month for a 5+ bedroom unit. As of June 30, 2002 there were 1,500 households waiting for assisted housing in either Benton or Linn County; the average time a household spends on that waiting list is eighteen to twenty-four months.

Homeless Needs

Homelessness continues to be a concern in Corvallis, both as a housing issue and as a focus of community services. Community Outreach, Inc. (COI), the primary provider of generalized shelter, housing and services to the homeless in Corvallis and Benton County, recently occupied their new, significantly larger shelter and service facility near the intersection of NW Reiman Avenue and 8th Street in Corvallis. This facility allows COI to assist more people, in more ways, than ever before. However, it is anticipated that certain needs will continue to be underserved in the community, and that both housing and services for those who are homeless or at risk of becoming homeless will continue be needed.

Based on current and anticipated needs, the Consolidated Plan identifies the following homeless housing types and services as high priority needs:

- Transitional housing for individuals, and for families with children;
- Substance abuse treatment for individuals;
- Mental health care for individuals;
- Life skills training for families with children;
- General services for homeless people who are chronic substance abusers, seriously mentally ill, dually diagnosed, victims of domestic violence, or youths.

Barriers to Affordable Housing

Housing affordability in Corvallis is influenced by a number of factors, some of which are controlled or affected by the City, and many more of which are a function of housing market supply and demand. Policies included in the City's *Comprehensive Plan* call for continued effort on the City's part to monitor, plan for, and assist in the development of affordable housing. The housing-related goals contained in this Consolidated Plan are intended to focus federal resources strategically in order to overcome barriers to affordability.

Fair Housing

The City of Corvallis is currently operating under a comprehensive fair housing plan developed in 2001. During the coming year under the direction of this fair housing plan, the City will undertake a set of activities in the fair housing arena, including:

- Carrying out its second analysis of impediments to fair housing and updating its fair housing plan;
- Publishing information about fair housing in the *Corvallis Gazette-Times*;
- Distributing information about fair housing to community service providers; and
- Sponsoring fair housing educational activities for both housing providers and consumers.

Lead-Based Paint

Lead has been identified as a significant environmental health hazard in the U.S., and particularly as a hazard to children. During the decade of the 1990s, there were three reported cases of elevated blood-lead levels in Benton County, none of which occurred within the City of Corvallis. Nonetheless, the risk of exposure to lead, typically through lead-based paint, is present in many Corvallis housing units - and especially those that are older and in need of repair. Estimates provided by the Oregon Department of Human Services' Health Division suggest that as many as 2,664 low income Corvallis households may be living in housing in which lead-based paint risks are present.

During the period covered by the Consolidated Plan, the City will work to expand community understanding of lead-based paint hazards and mitigation techniques by providing information not only to program beneficiaries, but also to contractors working on projects funded with City resources. Where the City funds housing rehabilitation activities in homes built prior to 1978, lead hazard risk assessments will be conducted and lead safe work practices required as applicable.

Community Development Needs

Economic conditions in Corvallis and surrounding Benton County have sustained a level of relative health in recent decades, thanks at least in part to the relative stability of such large employers as Oregon State University, Hewlett-Packard, and the Corvallis Clinic and Samaritan Health Services. Unemployment in the county remains at or near the lowest of any county in Oregon; incomes, on the other hand, are higher (as of

2003) than any other area of the state except the Portland metro area. Due primarily to the significant proportion of the population that is comprised of students, Corvallis also has a relatively high number of households with incomes below the federal poverty level.

The City, through a variety of means and on an ongoing basis, identifies and develops strategies to meet the area's non-housing community development needs. A sampling of ongoing activities includes: the Capital Improvement Program, which plans for and funds capital infrastructure improvements; the Social Services Allocation program, which provides program and operational funding to social service agencies in order to help them meet critical community needs as identified in the *Benton County Needs Assessment*; and, the Economic Development Allocations program, which provides funding to agencies that further the economic development goals of the Corvallis City Council.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

Vision for Change

The City's strategy is developed to achieve the following statutory goals, principally for low income, very low income, and extremely low income residents of Corvallis:

- Provide decent, safe and affordable housing
- Alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock
- Create suitable living environments, and
- Expand economic opportunities

Housing Priorities

Housing priorities identified in the Consolidated Plan fall into three primary categories. Those categories, along with an overview of the activities the City will undertake to address them, include:

- 1) Families and individuals with low incomes, whom the City will assist by providing funding and technical assistance to developers of renter- and owner-occupied housing that is affordable to low, very low and extremely low income occupants; by providing direct loans to assist low income buyers with the purchase of a home; or for the rehabilitation of low income owner- or renter-occupied housing.
- 2) People who are homeless or at risk of becoming homeless, whom the City will assist by providing funding and technical assistance to service providers for the development of transitional housing to serve people in this priority category, and by working with service providers and other interested community members to facilitate a better understanding of existing needs and services, and enhance coordination of assistance activities. Activities in this category will provide assistance that is targeted to address the needs of homeless families, victims of domestic violence, homeless individuals, and homeless youth.
- 3) Families and individuals with special needs, whom the City will assist by providing funding and technical assistance to service providers for the development of housing to serve people in this priority category, and by working with service providers and other interested community members to facilitate a better understanding of existing needs and services, and enhance coordination of assistance activities. Activities in this category will provide assistance that is targeted to address the needs of persons with chronic/severe mental illness, persons with disabilities, persons with alcohol or drug addictions, the

elderly, and the frail elderly.

Non-Housing Community Development Priorities

Three priorities, and related goals, strategies and activities, have also been identified under the non-housing community development category:

- 1) Basic human service support, under which the City will provide direct program funding and technical assistance to agencies that provide supportive services: to families with children, and individuals, who are homeless or at risk of becoming homeless; to people with special needs; and to low income families and individuals. Efforts here will be targeted at developing and funding new programs that address previously unmet needs, expanding existing programs for which there are greater needs, and improving the coordination of assistance activities and the community's understanding of needs.
- 2) Economic development support, which will be carried out initially through the delivery of funding and technical assistance to programs that will provide microenterprise development opportunities and, in turn, provide economic opportunity for low income persons; and through support of and participation in the City's living wage job program.
- 3) Community accessibility activities which will seek to enhance existing transportation systems for the elderly, frail elderly, and others in the community with special needs, facilitate access to all parts of the community by low income residents, and assure that challenges to accessibility in public buildings and in low income people's homes are overcome.

Housing and Community Development Resources

The activities and assistance efforts described in the Consolidated Plan and Action Plan will utilize three sources of funding: the federal Community Development Block Grant program, the federal HOME Investment Partnerships program, and the City's non-federal Community Development Revolving Loan Fund.

Coordination of Consolidate Plan and Action Plan

The City of Corvallis has designated the Community Development Department's Housing Division to be responsible for the planning, development and implementation of the Corvallis Community Development Block Grant and HOME Investment Partnerships programs.

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INTRODUCTION

This Consolidated Plan is the result of a collaborative process intended to establish a vision and direction for federally-funded community development efforts in Corvallis. The Plan establishes goals and coordinates a range of community development activities, including housing, economic development and social services, to be undertaken over the five year period beginning July 1, 2003. It describes and prioritizes both general and specific community needs, identifies strategies for addressing those needs, and outlines activities that will be undertaken with funding provided by the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and with other resources available through the City of Corvallis Housing Division.

Intent and Function of the Consolidated Plan

As a document, the Consolidated Plan offers guidance for the City's pursuit of the goals established for the Community Development Block Grant program and HOME Investment Partnerships program by HUD. These goals include:

- Providing ***decent, safe and affordable housing, and alleviating the problems of excessive rent burdens, homelessness, and deteriorating housing stock*** by undertaking such activities as: assisting persons who are homeless or at risk of becoming homeless; retaining and improving the existing affordable housing stock; increasing the availability of affordable permanent housing for low and very low income families; increasing the supply of supportive housing for persons with special needs; and providing affordable housing that is accessible to job opportunities.
- Establishing and maintaining a ***suitable living environment*** which includes: improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conserving energy resources.
- Providing ***expanded economic opportunities*** by: establishing, stabilizing and expanding microenterprises or other small businesses; providing public services concerned with employment; providing jobs to low income persons affected by activities carried out under the Plan; making available mortgage financing for low income persons; improving access to capital and credit for development activities that promote the long-term economic and social viability of the community; and enhancing self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

In addition to providing guidance for the City's community development activities, this Consolidated Plan also functions as:

- A planning document for the City, created through a collaborative process that combined the input of community members, service providers and clients, agency representatives, and City staff;

- An application for federal CDBG and HOME funding under HUD’s formula grant programs;
- A strategy to be followed in carrying out a variety of HUD programs; and
- An action plan that provides a basis for assessing the City’s performance in carrying out these HUD programs.

Format of the Plan

The body of this Consolidated Plan contains five chapters that are organized as follows:

- I. **Consultation and Citizen Participation** - a description of the outreach and consultation methods used to gain knowledge about current community development needs and conditions in Corvallis, to gather ideas about areas in which the City may provide financial and technical assistance, and to develop the prioritized strategy detailed in later sections.
- II. **Housing and Community Development Needs** - an overview of the “state of the City” with regard to its current and recent demographics, housing supply and market characteristics, human service resources, and economic conditions, as well as a general description of unmet needs in each of these areas.
- III. **Housing and Community Development Strategic Plan** - a description of the goals this Plan is intended to address, and the strategies that will be implemented to do so over a five-year period beginning July 1, 2003.
- IV. **Housing and Community Development Action Plan** - an outline of the actions the City will carry out between July 1 and June 30 of each of the five Plan years in order to address the goals and strategies described in Chapter III. This chapter also lays out a spending plan that specifies how CDBG and HOME funds will be applied in carrying out the identified actions. (After FY 03-04 this chapter will be found in a separate fiscal year-specific Action Plan document.)

Appendices - HUD-provided data forms outlining community development needs.

Attachments - Median Income tables, information on consultations, community meetings, work sessions, public hearings, and a glossary of terms.

Certifications - that the City will comply with applicable federal regulations.

A Final Note

Readers will find that, throughout this Plan, the terms “low income”, “very low income” and “extremely low income” are used consistently in describing the beneficiaries of eligible CDBG and HOME Program activities. For purposes of this plan, these three descriptors are defined as follows:

<i>Descriptor</i>	<i>Definition</i>	<i>HUD-determined Income Limit*</i>
Low Income	Income in the range of 51% to 80% of Corvallis MSA Median	\$52,250
Very Low Income	Income in the range of 31% to 50% of Corvallis MSA Median	\$32,650
Extremely Low Income	Income at or below 30% of Corvallis MSA Median	\$19,600

** These Incomes represent 2003 income limits for a Corvallis family of four. See Attachment A for a complete listing of incomes for all family sizes.*

When the term “low income” is used without more specific qualification in describing program targets or beneficiaries, the term should be interpreted to include all three of the income ranges specified above. Similarly, if the term “very low income” is used without more specific qualification, it should be interpreted to include those considered to be very low income as well as those who are extremely low income.

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CHAPTER I: CONSULTATION AND CITIZEN PARTICIPATION

This chapter contains a description of the outreach and consultation methods used to gain knowledge about current community development needs and conditions in Corvallis, to gather ideas about areas in which the City may provide financial and technical assistance, and to develop the prioritized strategy detailed in later chapters.

A. Consultation

This Consolidated Plan is built upon a foundation not only of citizen participation, but also of consultation with experts in the many areas that drive or are affected by community development activities in Corvallis, and will thus be critical to the effectiveness of this Plan. In compliance with Consolidated Plan statutes, the City has consulted on such topics as community needs and Plan priorities with representatives of federal, state and local government entities, quasi-governmental agencies, and private non-profit and for-profit organizations. A list of the entities consulted in the process of developing this Plan is included as Attachment B.

While much of the Plan consultation and outreach activity has been carried out by City staff, the effort has been coordinated and led by the City's Housing and Community Development Commission (HCDC), a citizen body formed in 1981 whose charge is to:

- a) Formulate and recommend policy to the Planning Commission and City Council on housing affordability and community revitalization issues.
- b) Recommend policies to the Planning Commission and City Council to provide for and conserve extremely low, very low, and low income housing in the City.
- c) Review and make recommendations regarding City applications requesting federal and state housing and community development funds and other funds relating to community development which may become available.
- d) Monitor and evaluate planning, programming, and implementation of housing and community development activities.
- e) Act as a review and appeals board for the Housing Loan Program.
- f) Represent the affordable housing interests of extremely low, very low, and low income citizens and citizens with special housing needs.

The HCDC plays a critical role in planning for and delivering resources related to the City's CDBG and HOME programs. In addition to coordinating the Consolidated Plan development process, the HCDC develops and provides Action Plan funding recommendations to the City Council each year, monitors Program progress against the Plan, and provides direction for year-end citizen review of the Programs prior to submitting the Consolidated Annual Performance Evaluation Report to HUD.

Housing and Social Service Agencies

The list of agencies consulted in the development of this Plan includes many who serve the housing and other social services needs of low income residents. Initial consultation was carried out through a broad citizen participation process, in which both citizens and service providers were invited to share their views of community needs and solutions during a City Council public hearing as well as in a pair of less formal community input meetings. Additional, direct consultation followed, providing an opportunity for staff to clarify and expand on the City's understanding of community needs and funding priorities. Notes reflecting the needs and solutions identified and recorded during these meetings are included as Attachment C; minutes of the HCDC meetings during which Consolidated Plan development and refinement took place are included as Attachment D.

In addition to these consultations, much of the basis for conclusions about CDBG funding priorities related to housing and social services is drawn from the 2002 Benton County Needs Assessment. The Needs Assessment is conducted every three years by an independent public opinion and market research company, and is funded jointly by the City of Corvallis, Benton County, United Way of Benton County and a new partner in 2002, Samaritan Health Services. In carrying out the Assessment for 2002, a total of 600 telephone interviews were conducted based on a random sampling of City/County residents 18 years or older.

Other consultations included interviews with representatives of the Linn-Benton Housing Authority, which oversees HUD Section 8 housing activities in Corvallis and is responsible for the development of the area's Public Housing Agency Plan, as well as Community Services Consortium (CSC), a HUD Community Action Agency that receives and distributes Community Services Block Grant funding in the region that includes Benton, Linn and Lincoln counties. CSC is the lead agency with regard to continuum of care planning for the three-county region that includes Corvallis.

Lead-Based Paint

The City of Corvallis consults with area child health and welfare agencies, as well as with the Community Health staff in the Benton County Health Department, on the subject of lead-based paint hazards and incidences of lead poisoning. Findings of this consultation are summarized in the *Lead Based Paint Needs* portion of Chapter II of this document.

Lead Agency

The Housing Division of the City of Corvallis' Community Development Department is the lead agency designated as responsible for preparing the Corvallis Consolidated Plan.

B. Citizen Participation

Corvallis has long been a community that looks to and relies upon citizen involvement to shape its direction. During a recent update of the City's Comprehensive Plan, our citizens and leaders undertook an extensive and exhaustive process to define and describe a vision of Corvallis in the year 2020. The *2020 Vision Statement* that resulted from that process serves as the backbone not only of the Comprehensive Plan that followed it, but also for many other planning-related documents developed since adoption of the *Statement*. This Consolidated Plan represents another in that series of planning documents that looks to the *2020 Vision Statement* for direction in setting community-determined priorities.

The intent of the City's Citizen Participation Plan is to provide members of the community with an opportunity not only to learn about community development conditions and needs in Corvallis today, but also to mirror and reinforce the vision of Corvallis as it has been described in the *2020 Vision Statement*. While only a thorough reading will provide for full appreciation of the *Vision Statement*, a restatement of its underlying values is helpful here, as they will be reflected consistently throughout this Plan. The *Statement* lays out a vision for a Corvallis in the year 2020 that is:

- *a compact, medium-sized city (population range: 57,500 to 63,500) nestled in a beautiful natural setting;*
- *the historic, civic, cultural and commercial heart of Benton County;*
- *an economically strong and well-integrated city, fostering local businesses, regional cooperation and clean industry;*
- *an environmentally-aware community with distinctive open space and natural features, protected habitats, parks and outdoor recreation;*
- *rich in the arts and recreational opportunities, celebrating the talents and culture of the people who live here;*
- *committed in its support for children and families;*
- ***a highly livable city which employs local benchmarks to measure its progress in areas such as housing, economic vitality, educational quality, environmental quality, and overall quality of life.***
- *a community that values and supports quality education throughout the age continuum;*
- *known for its comprehensive health and human services, and for its services to the elderly and disabled;*
- *a hub in a regional transportation system that connects Linn and Benton*

counties and provides a link to the north-south high-speed rail system;

- ***blessed with an involved citizenry that actively participates in public policy and decision making;***
- *a community that honors diversity and is free of prejudice, bigotry and hate;*
- *home ... a good place for all kinds of people to live and to lead healthy, happy, productive lives.*

The foregoing ideals serve as core principles for what follows in this document. Although each was critical in considering elements of this Consolidated Plan, the vision element that calls for an involved and actively participating citizenry was perhaps the most important. Thus, citizen input for the Consolidated Plan has been fostered in a manner consistent with the 2020 Vision Statement as well as with the City of Corvallis Citizen Participation Plan. The Citizen Participation Plan itself follows; its creation has been undertaken in accordance with Title I of the 1974 Housing and Community Development Act and its subsequent amendments.

C. Citizen Participation Plan

Background

This Citizen Participation Plan outlines the steps that are being taken by the City of Corvallis to assure that its citizens have opportunities to contribute ideas and information on housing and community development issues to the City's Consolidated Plan process. The provisions detailed below fulfill the statutory and rule requirements for citizen involvement that are specified by both the U.S. Department of Housing and Urban Development's (HUD) Consolidated Plan rule and by the rules that direct HUD's Community Development Block Grant and HOME Investment Partnerships Programs.

Encouragement of Citizen Involvement in Consolidated Planning

The City of Corvallis will keep interested parties informed about opportunities for involvement in each phase of the Consolidated Plan process. These phases will include opportunities to comment on all of the City's proposed Consolidated Plan submissions to HUD, any substantial amendment(s) to the Plan, and the City's annual CDBG/HOME performance report. Citizen involvement activities related to the Consolidated Plan will occur in accordance with the City's Plan Year, which runs from July 1 to June 30 and is aligned with the City's Fiscal Year.

Public Hearings

The City will conduct at least two public hearings before the Corvallis City Council during the Plan year, each of which will occur at a different stage of the Consolidated Plan process. The hearings will be used to obtain information and ideas from citizens regarding local housing and community development issues for use in the City's Consolidated Plan, and to receive feedback about the City's performance in utilizing its federal CDBG and HOME resources. The City will take steps to assure that the hearings are inclusive so that any citizen wishing to contribute to the Consolidated Plan process may participate. Both written and oral testimony will be accepted.

The City will also work specifically to encourage the meaningful participation of low and moderate income individuals and persons with special supportive services needs. To assure that all persons may participate, the City will hold hearings in locations that are accessible to persons with mobility impairments. When at least seven days advance notice is given before a hearing date, the City will also provide appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments.

The first of the two City Council public hearings will be held prior to publishing the draft Consolidated Plan and, in Plan years one through four, the draft Action Plan. Topics to be covered during this hearing will include local housing and community development needs, the proposed use of program funds, and the City's performance under the Plan for prior program years. A second hearing will be held each year to solicit comment on the draft Plan prior to submitting a final Plan for HUD approval.

The City will consider all citizen comments received either verbally or in writing during the hearings, and will include a written summary of the comments with the final Consolidated Plan/Action Plan submission. The summary will indicate which ideas and suggestions were accepted and incorporated into the Plan, and will also provide a brief explanation of the reasons other comments or ideas were not incorporated into the Plan.

In addition to conducting the two required public hearings, the City has assigned responsibility for conducting outreach and receiving public input from citizens and non-profit agency representatives, as well as for providing direction during the process of drafting the Consolidated Plan, to the Corvallis Housing and Community Development Commission. This citizen Commission will seek input primarily through direct interaction with the public in the form of community-based meetings, but may also seek input and direction through other means including surveys, interviews, and/or an interactive Web site. Depending upon available resources and staffing, the City may exceed this basic framework for citizen involvement. As such practice becomes routine in the future, it will be added to this chapter of the Citizen Participation Plan as standard activity.

Public Notice

The City will keep interested citizens and groups informed, on an ongoing basis, about progress throughout the Consolidated Planning process so that citizens may learn about housing and community development issues facing Corvallis, and may make meaningful contributions to the development of the Plan. Public notice of City Council hearings will be provided to citizens at least ten days prior to the date of a hearing through a notice in the Corvallis Gazette-Times or another newspaper of general circulation as may be required. The City will also use direct mail notice to a Consolidated Plan Interested Parties list, to be comprised of individuals and groups who request inclusion on the list, in order to invite and inform them of opportunities for involvement. The City may also use radio and television announcements, a Consolidated Plan Web site, posting of notices in common areas of the Linn-Benton Housing Authority, and other media/advertising methods as appropriate.

Publishing the Draft Consolidated Plan and Plan Summary: Comment Periods

After reviewing input from citizens and preparing a draft Consolidated Plan, the City will publish a summary of the proposed Consolidated Plan submission so that interested citizens, public agencies, and other groups may have an opportunity to review it and provide suggestions for improvement. Prior to submittal of the Plan to HUD a 30 day comment period, during which the City Council will hold its second Public Hearing related to the Plan, will be provided. The Plan summary, notice of Plan availability, and hearing notice will be published in the Corvallis Gazette Times.

With regard to reporting on annual performance, the City will provide a comment period of at least 15 days from the date of publication of a hearing notice in the Corvallis Gazette-Times, for citizens to review and comment on each annual performance report prior to the City's submission of such reports to HUD. A summary of comments received either in writing, or orally through a public hearing, will be included with the City's annual performance report submission.

Access to Records

Citizens will have reasonable access to all documents related to the Consolidated Plan. Copies of the Consolidated Plan will be available for review in the Community Development/Housing Division Office of the City of Corvallis, in the Corvallis/Benton County Public Library, and at the offices of the Linn-Benton Housing Authority. In addition, copies of the Consolidated Plan will be available for download in an electronic version, at no cost, from the City's Housing Division Web site.

Once the Consolidated Plan is approved by the HUD Field Office, a file copy and other records regarding the Consolidated Plan process will be maintained, as required by statute, at the City of Corvallis Community Development Department/Housing Division for at least five years.

Response to Complaints and Grievances

When the City receives a written complaint regarding any aspect of the Consolidated Plan process, a written response will be provided within 15 working days, where practical. The City's contact person for such complaints will be identified in public notices and at hearings, and an address and phone number will be provided so that individuals who wish to submit comments to the City may do so at any time during the Program Year.

Amendment of the Consolidated Plan

A Substantial Amendment to the Consolidated Plan is defined as *“any change that either allows a new category of activities or population to be served (or disallows same), or involves a large change in funding allocation.”*

The City will not make a Substantial Amendment to the Consolidated Plan without first informing and consulting with interested parties as described in this Citizen Participation Plan. Changes in the City's five year strategy will be considered during the annual review and update of the Consolidated Plan and creation of each year's Action Plan.

Substantial Amendments to the one year Action Plan (the Consolidated Plan's annually-established program guidelines) may involve changes in the method of distribution of funds, changes in uses of funds from one eligible activity to another, the funding of new activities, or significant alteration of the existing activities or budget. Substantial Amendments to the Action Plan will be reviewed publically through an abbreviated version of the annual Plan process.

Notice of a Proposed Substantial Amendment will be published 30 days prior to a public hearing in the Gazette-Times or another identified newspaper of general circulation and mailed to the Consolidated Plan Interested Parties list. Citizens will be encouraged to submit comments and suggestions about the proposed Amendment. The City will then hold a hearing in order to receive oral or written testimony related to the proposed Amendment. Comments and suggestions will be summarized, and suggestions not incorporated into the amendment will be addressed. Following completion of the City's Amendment process, a letter requesting a Substantial Amendment to the City's Consolidated Plan will be submitted to the HUD Portland Field Office for review and approval.

For further information about the City of Corvallis' Consolidated Plan process, contact:

Kent Weiss, Housing Division Manager

City of Corvallis Community Development Department

P.O. Box 1083

Corvallis, Oregon 97339

Phone: (541) 766-6944; Fax (541) 766-6946; E-mail Address: kent.weiss@ci.corvallis.or.us.

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CHAPTER II: HOUSING AND COMMUNITY DEVELOPMENT NEEDS

This chapter provides an overview of the “state of the City” with regard to its current and recent demographics, housing supply and market characteristics, human service resources, and economic conditions, as well as generally describing unmet needs in each of these areas. Numbers cited in this chapter are based primarily on 2000 U.S. Census data for Corvallis, but also include supplemental data if it was both available and reliable. Of key consideration for this needs identification and analysis is the difficulty posed in attempting to gather accurate and meaningful data with regard to subgroups of people in the community whose needs may be under-represented, who are not easily identified, and who may, and often do, have needs that fall into two or more subgroup categories. Because of this difficulty, this Plan relies on a combination of data-based conclusions and conclusions drawn from the input of experts in the fields of housing, social services and economic development.

A. Population

Population Trends

The 2000 Census reported the population of Corvallis at 49,322; according to the Center for Population Research and Census at Portland State University, as of July 1, 2002 the population of Corvallis was 52,450, making it the tenth largest City in Oregon. Since 1970, Corvallis’ population has increased nearly 50%, or just over 1.5% per year, from a low of 35,056 in that year to its current level. The average annual growth rate varied significantly in the three decades between 1970 and 2000, from an average of about 1.7% per year during the 1970s, down to about 0.9% a year during the 1980s, and up again slightly to an average of about 1.0% a year during the 1990s. As reflected in the restatement of values from the *Corvallis 2020 Vision Statement* in the foregoing chapter, the population of Corvallis is expected to reach a level of between 57,500 and 63,500 by the year 2020.

Age Distribution

In 1980, the median age of Corvallis’ residents was 24.0 years; in 1990 the median age had increased to 26.2 years. In 2000 the median age was again higher, at 27.0 years. It is likely that a portion of the difference in the median age from 1980 to 1990 can be attributed to the number of students attending Oregon State University. In 1980, 17,689 students were enrolled at OSU, while in 1990, enrollment had dropped to 16,048 students. And while OSU enrollment in 2000 was again heading upward at 16,788, Corvallis general population growth since the prior Census was most rapid among those in the age groups of 45 years and older.

A comparative age distribution of the 1980, 1990 and 2000 populations is described in Table 1 below:

Table 1: Comparison of Age Distribution - 1980, 1990 and 2000 Populations

<i>Age Range</i>	<i>1980 Count</i>	<i>Percent of Total</i>	<i>1990 Count</i>	<i>Percent of Total</i>	<i>2000 Count</i>	<i>Percent of Total</i>
0-4 years	2,130	5.2%	2,581	5.8%	2,396	4.9%
5-9 years	1,806	4.4%	2,435	5.4%	2,337	4.7%
10-14 years	1,827	4.5%	2,123	4.7%	2,455	5.0%
15-19 years	5,804	14.2%	4,950	11.1%	5,662	11.5%
20-24 years	10,588	25.9%	9,328	20.9%	9,896	20.1%
25-34 years	7,999	19.5%	7,713	17.2%	7,317	14.8%
35-44 years	3,089	7.5%	5,950	13.3%	5,991	12.1%
45-54 years	2,291	5.6%	3,171	7.1%	5,570	11.3%
55-64 years	2,282	5.6%	2,210	4.9%	2,728	5.6%
65-74 years	1,626	4.0%	2,393	5.3%	2,194	4.4%
75-84 years	1,044	2.5%	1,415	3.2%	1,947	3.9%
85+ years	432	1.1%	488	1.1%	829	1.7%

Population forecasts prepared by Portland State University suggest that much of the population growth in the mid-Willamette Valley region over the next 10 years will occur in the range of ages between 50 and 70, with the range between 55 and 65 seeing by far the most significant growth in terms of both numbers and percentages. The range of 85 and above is also projected to increase significantly during the period. Statewide, according to the Oregon Office of Economic Analysis, the state-wide population's median age will increase from its 2000 level of 36.2 years to a 2009 median of 36.8 years.

Family/Household Composition

According to Census data, the number of households in Corvallis grew from 16,823 in 1990 to 19,630 in 2000, which represents a 16.7% increase in the number of households. During the same period, total population increased 10.2%, resulting in a drop in the number of persons per household, from 2.30 persons to 2.26.

Racial/Ethnic Composition

The racial mix in Corvallis has shifted over the decades between 1980 and 2000, as shown in Table 2 below. The most significant changes are reflected in the decrease in the Census category labeled “White”, which dropped from 93.1% of Corvallis’ total population in 1980 to 88.9% in 1990, and further to 86.0% in 2000. Much of the other side of that shift is reflective of changes in the approach the Census took in gathering racial information for 2000. While the table below joins people of Asian race with Pacific Islanders (for purposes of consistency with the 1980 and 1990 Census numbers) the 2000 Census actually broke them into separate categories. Perhaps more significantly, in an effort to more accurately reflect the true racial character of the U.S. the 2000 Census allowed respondents to report more than one race. As a result, the number in the category “Other” in the table below has increased significantly since the prior two Census counts.

Table 2: Comparison of Racial Distribution: 1980, 1990 and 2000 Populations

<i>Race</i>	<i>1980</i>	<i>% of Total</i>	<i>1990</i>	<i>% of Total</i>	<i>2000</i>	<i>% of Total</i>
White	38,083	93.1%	39,795	88.9%	42,433	86.0%
Black	382	0.9%	529	1.2%	570	1.2%
American Indian/Alaska Native	191	0.5%	361	0.8%	376	0.8%
Asian & Pacific Islander	1,482	3.6%	3,672	8.2%	3,309	6.7%
Other (single or multiple races)	780	1.9%	400	0.9%	2,634	5.3%

Table 3 below breaks out the population of Corvallis by ethnicity, showing the counts for people of any race who are Hispanic or Latino, or not Hispanic or Latino. As the table shows, the percentage of Corvallis’ population that is Hispanic or Latino doubled from 1990 to 2000, increasing from 2.8% of the total population to 5.7%. The actual number of individuals who are Hispanic or Latino more than doubled, increasing from 1,234 to 2,820. Census counts at the city level are not available for 1980.

Table 3: Comparison of Ethnic Composition: 1990 and 2000

<i>Ethnicity</i>	<i>1990</i>	<i>% of Total</i>	<i>2000</i>	<i>% of Total</i>
Hispanic or Latino	1,234	2.8	2,820	5.7
Not Hispanic or Latino	43,523	97.2	46,502	94.3

Areas of Racial or Ethnic Concentration

For purposes of this plan, an area of racial or ethnic concentration exists when the percentage of the population of a race or ethnicity in an area (in this case, a Census block group) is ten or more percentage points higher than their rate within the City as a whole. For example, if the percentage of the Asian population in a Census block group was greater than 16.7%, that block group would be considered to have an Asian racial concentration.

Three Corvallis Census block groups with racial or ethnic concentrations have been identified based on a review of 2000 Census data. These block groups/concentrations include:

1. Census tract 8.02/block group 1: the area bounded by Monroe Avenue on the north, 6th Street on the East, Western Boulevard on the south, and 11th Street on the west. In this block group, the Asian and Pacific Islander population represented 17.9% of the total (182 individuals out of the total of 1,017 in the area). This area is directly east of and abuts the OSU campus; in 2000 OSU reported an Asian & Pacific Islander minority enrollment of 1,369 students, or just over 41% of the total in Corvallis for that group of minorities combined. It is likely that much of the reported Asian minority concentration in this block group can be attributed to its adjacency to the OSU campus and opportunities for student housing provided in the area.

2. Census tract 10.01/block group 2: the area bounded by Circle Boulevard on the north, Highway 99 on the east, Beca Avenue on the south, and Highland Drive on the west. In this block group, people of Hispanic or Latino ethnicity accounted for 25.9% of the total population (361 of the overall population of 1,395) in 2000. Staff of the Multi-Cultural Assistance program, a service of Community Outreach Inc. that helps people with limited English skills gain access to community resources, including housing, have identified a number of reasons for this concentration, primary among which are: the availability of Spanish language programs for students and families at nearby Garfield Elementary School; the cultural attraction for people with limited or no English language skills, who seek homes in the area in order to avoid or minimize language barriers; and the predominance of rental units, and particularly apartments with lower rents, in the area.

3. Census tract 11.02/block group 4: the area bounded by Harrison Boulevard on the north, 12th Street on the East, Monroe Avenue on the south, and Kings Boulevard on the west. In this block group, the Asian and Pacific Islander population represented 19.8% of the total (246 individuals out of the total of 1,240 in the area). This area is directly north of and abuts the OSU campus. As noted in 1. above, it is likely that much of the reported Asian minority concentration in this block group can be attributed to its adjacency to the OSU campus and opportunities for student housing provided in the area.

B. Housing Market

Housing Supply

The housing supply in Corvallis varies significantly from that of the “average” Oregon community due primarily to the presence of Oregon State University, and the high demand for rental housing that stems from a population in which students account for roughly 34% of the total. Important characteristics related to housing supply in Corvallis, and trends dating to 1980, include:

Mixture of Housing Types: According to Census data, the balance between unit types in Corvallis has remained fairly consistent since 1980, when single family units accounted for 54.6% of the total, multi-family units for 42.2%, and mobile/manufactured homes in parks for 3.2%. (Note: Corvallis building records consider a manufactured home located on an individual lot to be a single family home.) In 2000 the mix had shifted by a small amount, with single family units accounting for 53.7% of the total, multi-family units for 42.7%, and mobile/manufactured homes for 3.5%. Table 4 below presents a comparison of this mix since 1980:

Table 4: Housing Units by Type, 1980, 1990 and 2000

<i>Housing Type</i>	<i>1980 (#)</i>	<i>1980 (%)</i>	<i>1990 (#)</i>	<i>1990 (%)</i>	<i>2000 (#)</i>	<i>2000 (%)</i>
Single Family	8,379	54.6%	9,460	54.7%	11,202	53.7%
Multi-Family	6,466	42.2%	7,241	41.8%	8,902	42.7%
Mobile/Manufactured	488	3.2%	606	3.5%	739	3.5%
Total	15,333		17,307		20,843	

Based on figures in the foregoing table, the number of each unit type increased significantly, on a percentage basis, between 1980 and 2000. During the period, single family units increased 34%; multi-family units increased by 38%; and mobile/manufactured homes (again, located in parks) increased by 51%. The increase in each of the three housing types outpaced the 24% increase in population during the period (from 40,918 to 49,322). This variance is consistent with the decreasing household sizes noted previously.

Mixture of Housing Tenancy: Perhaps the most unique aspect of Corvallis’ housing market, and a factor that makes it look very different than other Oregon communities, is its mix of renter- and owner-occupied units. A typical community is weighted about 55-65% owner-occupied and 35-45% renter-occupied. The 2000 mix for the state of Oregon was 64% owner-occupied and 36% renter-occupied, a balance consistent with national patterns. In Corvallis, however, renter-occupied units predominate, accounting for 55% of all units according to the 2000 Census. As noted above, the biggest influence on this balance stems from the demand for rental housing

associated with students attending Oregon State University. While OSU’s enrollment numbers have increased in recent years, the impacts of tuition increases and other economic factors may cause a decrease in the near future, which will in turn likely impact the tenancy balance and vacancy figures depicted in the tables that follow.

The owner/renter balance has not changed significantly since 1980, as reflected in Table 5 below.

Table 5: Housing Tenancy by Type, 1980, 1990 and 2000

<i>Type of Tenancy</i>	<i>1980 (#)</i>	<i>1980 (%)</i>	<i>1990 (#)</i>	<i>1990 (%)</i>	<i>2000 (#)</i>	<i>2000 (%)</i>
Renter-Occupied	8505	56.6%	9,506	56.8%	10,795	55.1%
Owner-Occupied	6,521	43.4%	7,230	43.2%	8,797	44.9%
Total	15,026		16,736		19,592	

What this table does not depict, and what is difficult to predict with accuracy, is the percentage of current low income renter households that have the desire to become home owners. That a significant number of such households exists is clear: over the last five years the City has helped over 125 low income renters become home owners by providing down payment/closing cost assistance loans. In addition to those assisted directly, Corvallis Neighborhood Housing Services, an agency whose purpose is the creation of owner- and renter-occupied housing opportunities for low income Corvallis families, reports that in the recent past as many as 34 families per quarter are graduating from the Home Buyer Education program they offer for first time buyers, and which is required in order to access the City’s assistance program. These numbers suggest a strong demand for programmatic assistance that helps low income renters become home owners.

Housing Types and Sizes: HUD has provided data drawn from the 2000 Census that reports the number of units in Corvallis that are zero or one bedroom, two bedroom, or three-plus bedroom, and how many in each of the three size categories are owned or rented. These numbers are shown below in Table 6.

Table 6: Corvallis Housing Units by Number of Bedrooms and Tenancy

Unit Types and Tenancy	Number of Units
Zero and one bedroom	4,718
Owner-occupied	213
Renter-occupied	4,138
Vacant	367
Two bedrooms	6,729
Owner-occupied	1,423
Renter-occupied	4,718
Vacant	588
Three-plus bedrooms	9,452
Owner-occupied	7,121
Renter-occupied	2,028
Vacant	303

Housing Availability

According to Census data, the vacancy rate for all housing types in Corvallis was 4.7% in 1980, fell to 2.0% in 1990, and then rose again to 6.0% in 2000. Table 7 below restates these vacancy rates and breaks them out further by housing type to show both owner- and renter-occupied unit vacancy rates. Data included in the table suggest that the vacancy rate for owner-occupied housing has remained both low and stable over the 20 year period ending in 2000. Units for rent have seen a much wider variance in vacancy rates, ranging from a Census low of 2.5% in 1990 to a high of 7.1% in 2000. The larger vacancy rate swings for rental units is primarily responsible for the reasonably large swings in the overall vacancy rate, as this housing type has historically accounted for roughly 55% of Corvallis' housing stock. It is important to note that vacancy rates have likely reached both higher highs and lower lows than depicted in Table 7, and that rates may have moved up and down a number of times between Census years.

Table 7: Vacancy Rates by Type of Housing

<i>Housing Occupancy Type</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>
Owner	2.0%	1.3%	2.2%
Renter	5.1%	2.5%	7.1%
All Types	4.7%	2.0%	6.0%

Housing Condition

Based on 2000 Census data, the median year a Corvallis home was built is a relatively recent 1973, which reflects the significant proportion (roughly 73%) of Corvallis' home construction that has occurred since 1960. This recent construction activity is further reflected in the change in the median age of a home since the 1990 Census, in which it was reported to be 1968, or five years earlier than in 2000. Given the relative youth of Corvallis' housing stock, it follows that the frequency of age-related condition defects typically found in older communities is not really a significant issue for Corvallis.

For purposes of this Plan, every Corvallis housing unit falls into one of three condition classifications: substandard but suitable for rehab; substandard and not suitable for rehab; and standard. A housing unit considered *substandard but suitable for rehab* may be lacking one of three primary habitability elements (complete plumbing facilities, an identified heat source, or a complete kitchen), and/or it may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or a missing/failing foundation). In addition, the unit may have interior or exterior conditions that do not meet HUD Section 8 Housing Quality Standards (HQS). In order to be suitable for rehab the unit value must exceed the cost of the repairs or upgrades that would be required in order to bring it to standard condition.

A housing unit considered *substandard and not suitable for rehab* will have an improvement value below the cost of addressing the habitability or exterior elements that cause its classification as "substandard," or it may be of such a nature that the unit or building in which it is housed has been considered to be unoccupiable by the City's Building Official for reasons of safety. A *standard* unit of housing is one in generally good repair, with none of the substandard habitability or exterior elements noted above. A home considered "standard" may also be suitable for rehab and receive City funding if interior conditions are such that Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists (e.g., functioning but inadequate heat, plumbing or electrical system, interior dry rot damage, or inadequate weatherization).

Data is available to assess the number of units that have either substandard habitability (from the 2000 Census) or exterior elements (from a 2001 City housing condition survey). No data is available to assess the number of units that are standard but still in need of rehab, or that are substandard and not suitable for rehab. The latter number is believed to be quite small, but such units are typically only discovered through a complaint-driven building inspection. The result of

such inspections, if safety issues are found, compels that the unit be brought to an adequate level of safety or demolished. Staff of the City's Development Services Division relate that there have been very few (fewer than five) residential building condemnations in the last 10 years in Corvallis.

Table 8 below provides numbers/percentages of Corvallis units that are lacking an element of habitability (kitchen/plumbing/heat) or that have either one or two exterior conditions in need of repair. It should be noted that the data do not provide for unduplicated counts of such units, so any single unit may have only one condition present, or it may have as many as all three habitability elements and either one or two exterior conditions in need of repair. One further caution: the identification of units lacking complete kitchens may be an indication of a substandard unit, or may also indicate a unit in a living setting where meals outside the rental unit are provided, either as part of or in addition to the rent.

Table 8: Substandard Units Suitable for Rehab

<i>Housing Element</i>	<i>Number of Units</i>	<i>Percent of Units Surveyed</i>
Lacking complete kitchen	317	1.61%
Lacking complete plumbing facilities	104	0.53%
No identified heat source	29	0.15%
One exterior condition in need of repair	2,836	14.44%
Two or more exterior conditions in need of repair	534	2.72%

Data in Table 8 above suggest that there are relatively few housing units in Corvallis which lack adequate habitability elements and are thus substandard but suitable for repair; the number of such units relative to all housing units is quite low. However, the number of homes with two or more exterior conditions in need of repair is higher than the combined number of units lacking adequate habitability elements; the number of units with one exterior condition in need of repair is significantly higher, at 14.44% of homes.

Although there is no data to evaluate how many of the units in the table above are occupied by low income owners or renters, it follows that a substantial percentage of the occupants are low income, either because as owners they lack the resources to maintain their homes' critical structural elements, or because as renters they cannot afford a unit that is in standard condition.

Based on Table 8 above, the number of structures in Corvallis in need of at least moderate rehabilitation is significant. Further, that need is likely most pronounced for units occupied by low income owners or renters. It follows, too, that the number of units in need of exterior repairs (and likely in need of interior repairs, as well) will at best stay steady, and more likely increase

as housing units age. According to the 2000 Census nearly 40% of renter-occupied units in Corvallis were built before 1970; nearly 50% of owner-occupied units were built before 1970. Many structural elements in homes built prior to the 1970s (and perhaps even later) will begin to show noticeable decay within 20 to 30 years; thus many elements (e.g., a roof, plumbing or electrical system) will need repair or replacement within that time frame as well.

Finally in regard to housing conditions, Census data show that the population of the U.S., the state, and of Corvallis, is aging. The foregoing Table 1 and its narrative suggest that this trend has been strong since 1980 and will continue into the future. As a result, we can expect an increasing number of elderly home owners and renters in Corvallis, and of those many are likely to 1) be on a fixed income, and 2) desire to remain in their homes as long as possible. Thus the need and demand for housing repairs and improvements that provide greater accessibility and security for low income elderly residents will likely be increasing.

Housing Affordability

According to the U.S. Department of Housing and Urban Development, affordable housing is that for which gross housing costs, including utilities, require no more than 30% of a household's gross income. This definition applies both to owners, for whom housing costs include mortgage principle and interest, property taxes and insurance, as well as utilities, and to renters, for whom housing costs include rent and utilities.

A general measurement of housing affordability begins by looking at Census and more recent data related to housing costs for owners and renters. Those data show a median owner-occupied home value of \$64,400 in 1980 and \$70,900 in 1990, an increase of just over 10%. But by 2000, the median owner-occupied home value in Corvallis had increased to \$159,600—an increase of 125% over the 1990 value. Sales and County Assessor data reviewed since 2000 suggest that the trend has continued, although at a slower pace, resulting in a current median value in the area of \$165,000.

During the period from 1980 to 1990, median family income increased 68%, from \$20,400 to \$34,300. By 2000 median family income rose to \$53,800, an increase of 57% over the 1990 median. Thus, as the rate of home value increases between 1980 and 1990 lagged considerably behind the rate of increase in median incomes, houses became generally more affordable. However, as reflected above, houses became generally less affordable during the 1990s as the rate of increase in family incomes lagged behind rapidly increasing home prices. This may be moderating somewhat, as home values between 2000 and 2003 have risen roughly less than 10%, while median incomes have risen over 21%.

A different pattern is evident for renter occupied housing during the same period. The 1980 Census calculates the median gross rent for all units at \$245/month; in 1990, that figure was \$385/month, an increase of 57%, and a rate just behind the 68% increase in income during the same period. The 2000 Census calculates the median gross rent for Corvallis at \$531/month.

This rent level is 38% higher than the 1990 level; as noted above, the Corvallis median income during the same period rose 57%, from \$34,300 to \$53,800.

The foregoing numbers suggest that, as a whole, median incomes in Corvallis are not only keeping up with housing costs, they are increasing more rapidly, making median housing costs generally more affordable. This statement fails, however, to account for households in the lower income ranges, where real dollar income increases have been less than increases for households with median incomes or above.

A more complete depiction of affordability issues for low, very low and extremely low income households—meaning those who are eligible to benefit from housing assistance activities through the Corvallis CDBG and HOME programs—is presented below. The numbers found in Table 9 are based on a combination of 1990 Census data and 2002 estimates provided by HUD as part of its Comprehensive Housing Affordability Strategy (CHAS) data update. The table includes affordability data for all renters and owners with incomes at or below 80%, broken into the three income categories defined in the Introduction to this Plan: low income, very low income, and extremely low income.

Table 9: Housing Affordability by Income Range

Tenancy Type	Income Range	Number of Households (2002 Estimate)	% Paying > 30% of Income for Housing (in 1990)	Number Paying > 30% (2002 Estimate)	% Paying > 50% of Income for Housing (in 1990)	Number Paying > 50% (2002 Estimate)
RENTER	0-30% of MFI	3,397	83%	2,820	73%	2,059
	31-50% of MFI	2,032	80%	1,626	22%	358
	51-80% of MFI	2,199	34%	748	3%	22
OWNER	0-30% of MFI	332	84%	282	64%	179
	31-50% of MFI	323	62%	200	30%	60
	51-80% of MFI	829	33%	274	6%	16

Households that spend more than 30% for housing are considered to be housing cost burdened; households that spend more than 50% of their incomes for housing are considered to be severely cost burdened. As would be expected, a significant proportion of households with incomes below 30% of the median family income, both in the case of rental and of owner-occupied units, are severely housing cost burdened, and a significant proportion of households with incomes of 31% to 50% of median are cost burdened. Cost burdened households with incomes in the 51% to 80% of median range, although fewer as a proportion of the total number of households in that range, still represent a significant number.

In all, the number of cost burdened households in Corvallis in 2002 was estimated to total 5,950, which equates to 65% of low income households, and approximately 34% of all households.

This suggests that significant resources are needed to help ease or alleviate issues related to housing cost burden. The need for such resources, especially to assist lower income households, has also been detailed in the results of a recent survey, the *2002 Benton County Needs Assessment*, and through conversations with local providers of social services. Both sources suggest that a lack of affordable housing remains Corvallis' most pressing need—especially for those in the lowest income categories. When asked to rate the seriousness of 11 potential community problems, 72% of *Needs Assessment* respondents rated “lack of affordable housing” as a “major” or “moderate” problem.

What the foregoing table and discussion do not estimate is the number of owner households in each income range that have no mortgage (and thus have low monthly housing costs) but which are both low income and living on a fixed income—a situation descriptive of many elderly owners. While numbers are not available for the table, it is logical to conclude that as Corvallis' population ages, more elderly/fixed income owners will exist, and the need for housing assistance to meet unforeseen/one time needs, such as repairs, will grow.

C. Housing Needs

Households in Need

As suggested in the foregoing section, Corvallis' greatest housing need is for units that are affordable to low income, and primarily very low and extremely low income, residents. For purposes of the Corvallis CDBG and HOME programs, housing affordability is considered according to three primary factors: 1) household income, a category which is broken into low income, very low income, and extremely low income cohorts; 2) household size, which is broken into small-related, large-related, elderly, and all others where data for renter households is considered, and elderly and all other types where data for owners is considered; and 3) the extent to which various households are housing cost burdened.

Table 10 below expands on Table 9, adding additional 2002 estimated data for households of various types and sizes, and including the number of affordable units needed for each group. The discussion that follows the table examines each income group in greater detail and adds additional information related to housing need. The projections of housing units needed by each income/household size cohort are based on the CHAS estimates described above.

A data element not yet available from the 2000 Census, and thus missing from the following tables, is the number of children present in the households that are in need. While it is safe to assume that both small and large family households contain children, it is not possible to assess how many children are present. Regardless, however, where households composed of related persons are included in the following tables, the reader should assume that children are present, and generally, the larger the household, the larger the number of children.

Table 10: Corvallis Housing Needs by Income Range

	Income Range	Number of Households	Percent Paying > 30% of Income for Housing	Number Needing Affordable Housing
RENTERS				
Small Related (2-4 persons)	0-30% of MFI	743	92%	684
	31-50% of MFI	521	78%	406
	51-80% of MFI	730	30%	219
Large Related (5+ persons)	0-30% of MFI	48	100%	48
	31-50% of MFI	44	64%	29
	51-80% of MFI	132	39%	51
Elderly (1 or 2 persons, at least 1 is 62+)	0-30% of MFI	305	69%	210
	31-50% of MFI	236	76%	179
	51-80% of MFI	283	49%	139
All Other (1+ persons, unrelated)	0-30% of MFI	2,301	81%	1,864
	31-50% of MFI	1,229	83%	1,020
	51-80% of MFI	1,054	33%	348
ALL RENTERS	0-30% of MFI	3,397		2,806
	31-50% of MFI	2,032		1,634
	51-80% of MFI	2,199		757
OWNERS				
Elderly	0-30% of MFI	217	89%	193
	31-50% of MFI	199	59%	117
	51-80% of MFI	397	18%	71
All Other Owners	0-30% of MFI	115	84%	97
	31-50% of MFI	124	67%	83
	51-80% of MFI	432	43%	186
ALL OWNERS	0-30% of MFI	332		282
	31-50% of MFI	323		200
	51-80% of MFI	829		257

Needs of Extremely Low Income (ELI) Households:

ELI households are those earning 30% or less of the HUD-adjusted median family income. As Table 10 above shows, there were an estimated 3,729 ELI households in Corvallis in 2002. Most ELI renter households (68%) are single persons or are living with other unrelated persons; the fewest ELI households fall into the large family/renter category, followed by elderly households. A complete family/households size breakout follows in Table 11:

Table 11: Extremely Low Income Households by Family/Household Size and Occupancy Type

Household Size/Occupancy Type	Number of Households	Percent of Total
Small Related Renters (2-4 persons)	743	19.9%
Large Related Renters (5+ persons)	48	1.3%
Elderly Renters (1 or 2 persons, at least 1 is 62+)	305	8.2%
All Other Renters (1+ persons, unrelated)	2,301	61.7%
ALL RENTERS	3,397	91.1%
Elderly Owners	217	5.8%
All Other Owners	115	3.1%
ALL OWNERS	332	8.9%

VLI households are those earning from 31% to 50% of the HUD-adjusted median family income. As Table 10 above shows, there were an estimated 2,355 VLI households in Corvallis in 2002. As with those in ELI households, most VLI renter households (51%) are single persons or are living with other unrelated persons; similarly, the fewest VLI households fall into the large family/renter category, followed by elderly households. As the income range under review shifts from ELI to VLI, the percentage of the range who are home owners increases. A complete family/household size breakout follows in Table 12:

Table 12: Very Low Income Households by Family/Household Size and Occupancy Type

Household Size/Occupancy Type	Number of Households	Percent of Total
Small Related Renters (2-4 persons)	521	22.1%
Large Related Renters (5+ persons)	46	2.0%
Elderly Renters (1 or 2 persons, at least 1 is 62+)	236	10.0%
All Other Renters (1+ persons, unrelated)	1,229	52.2%
ALL RENTERS	2,032	86.3%
Elderly Owners	199	8.4
All Other Owners	124	5.3
ALL OWNERS	323	13.7%

LI households are those earning from 51% to 80% of the HUD-adjusted median family income. As Table 10 above shows, there were an estimated 3,028 LI households in Corvallis in 2002. Although the renter category that includes one or more unrelated persons continues to be the

largest proportionally, the difference is much smaller than that for the ELI and VLI categories. Once again, however, the fewest households fall into the large family/renter category, followed by the elderly category. This income group sees an even larger shift in the balance of renters to owners, with ownership increasing to 27.4%. A complete family/households size breakout follows in Table 13:

Table 13: Low Income Households by Family/Household Size and Occupancy Type

Household Size/Occupancy Type	Number of Households	Percent of Total
Small Related Renters (2-4 persons)	730	24.1%
Large Related Renters (5+ persons)	132	4.4%
Elderly Renters (1 or 2 persons, at least 1 is 62+)	283	9.3%
All Other Renters (1+ persons, unrelated)	1,054	34.8%
ALL RENTERS	2,199	72.6%
Elderly Owners	397	13.1%
All Other Owners	432	14.3%
ALL OWNERS	829	27.4%

Based on data in the foregoing tables, the Corvallis Housing and Community Development Commission has established priority levels for use when considering the provision of federal assistance for housing activities. These priorities, which are also detailed in Appendix C to this Plan, are assigned as follows:

High priority for housing assistance:

–All extremely low income renters and owners; very low income elderly renters; all special needs populations.

Medium priority for housing assistance:

–All very low income renters except elderly (which are high priority); low income elderly renters; owners who are either very low income or low income.

Low priority for housing assistance:

–Low income renters who are neither elderly nor included in a special needs population.

Overcrowded Housing Conditions in Owner- and Renter-Occupied Units

A standard measure of overcrowded housing is calculated based on the number of people per

habitable room (not including bathrooms, storerooms, etc.) in a housing unit. The presence of a large number of overcrowded units may indicate that a housing market is severely constricted, and may also indicate the presence of hidden homeless persons who are “doubling up” with family or friends because they lack the financial resources to obtain adequate housing. One caution in evaluating patterns of overcrowding is that what may be perceived in one culture as overcrowded housing may be perceived in another culture as desirable. Where such cultural choices are acted upon in significant numbers in a community, the resulting “desired overcrowding” may suggest a higher level of housing problems than are actually present.

According to the 2000 Census 3.9% of Corvallis’ housing is overcrowded. This figure can be broken down further yielding a renter-occupied housing rate of overcrowding at 6.4%, and an owner-occupied housing rate of overcrowding at 0.8%. Corvallis’ 3.9% rate of overcrowding in all housing types is significantly below the statewide figure of 4.9%, and substantially lower than that found in any but one comparably sized or larger CDBG and/or HOME entitlement community in Oregon: Beaverton (5.9%), Eugene (3.1%), Gresham (7.2%), Hillsboro (8.8%) Medford (5.2%), Portland (5.3%), Salem (7.5%) and Springfield (6.2%).

Disproportionate Housing Problems Among Minority Income Groups

A review of 2000 Census data reveals that there are three minority groups in Corvallis with disproportionately high incidences of housing problems. The problems include overcrowding for all households, housing cost burden for renters, and housing cost burden for owners. All three housing problems have been defined and discussed in foregoing sections of this document. The minority groups identified as having disproportionate housing problems include Blacks or African Americans, American Indian/Alaska Natives, and Hispanics or Latinos (who have identified housing problems that fall under two categories). For purposes of this discussion, a group with a disproportionate problem is one for which the problem exists at a rate 10 or more percentage points higher than for households in the population as a whole.

The three groups with disproportionate housing problems, along with the comparative figure for the total population, follow in Table 14:

Table 14: Disproportionate Housing Problems Among Minority Groups

Groups and Housing Problems (HH = "Households")	Total HH	HH w/ Problem	% w/ Problem	Percentage Points +/-
All Housing Cost Burdened Renters	10,820	5,435	50.2%	
Black or African American Cost Burdened Renters	252	173	68.7%	+18.5
American Indian/Alaska Native Cost Burdened Renter	52	33	63.5%	+13.3
All Housing Cost Burdened Owners	7,755	1,528	19.7%	
Hispanic or Latino Housing Cost Burdened Owners	143	53	37.1%	+17.4
All Households in Overcrowded Units	19,587	847	4.3%	
Hispanic or Latino Households in Overcrowded Units	754	171	22.7%	+18.4

All four of the disproportionate housing problems identified above are indicative of problems within the overall housing market. One obvious cause for all four is a simple shortage of housing that is both affordable and suitable for all residents. A less obvious possible cause has as its basis a lack of equal access to the full range of housing opportunities the community offers. This might stem from approaches to the marketing of housing opportunities, home financing, housing assistance, or employment opportunities that are not fully inclusive; it might also be an indication that some level of discrimination, either overt or unintentional, exists in the community. Regardless of their causes, these findings suggest, at least, a need for marketing, communication and housing-related outreach activities that are culturally sensitive and appropriate.

Available Housing Assistance/Assisted Projects

HUD Section 8 Housing Assistance

The Linn-Benton Housing Authority, a housing assistance organization that operates independently of and is unrelated to the City of Corvallis, delivers Section 8 Housing Assistance to renters in both Linn and Benton counties. According to the Housing Authority 617 low income households are receiving assistance in Corvallis as of the date of this Plan. Assistance for these households takes the form of rental subsidies, the amount of which is determined based on the income of the renter and the amount of the rent. The waiting list for Section 8 assistance for households of all sizes, as of June 30, 2002, was 1,500 households (for both counties). The average time spent on the waiting list, again according to the Housing Authority, is eighteen to twenty-four months.

Under the Section 8 program, someone receiving assistance (a client) rents a privately-owned unit that meets HUD Housing Quality Standards (HQS), and the Housing Authority makes

payments for a pre-determined amount on the client’s behalf to the owner/manager of the unit. The amount of the assistance is based on the client’s income. With recent Section 8 Program changes, a family must not pay more than 40% of its income for rent when the family first receives its Section 8 subsidy in a particular unit. If they stay in place, the 40% may be exceeded, but if they should move to another unit, the 40% limitation again applies.

Average Housing Assistance Payment subsidies for units in Corvallis have been provided by the Housing Authority, and are shown in Table 15 below:

Table 15: Average Housing Assistance Payment in Corvallis

<i>Number of Bedrooms</i>	<i>Total Households Assisted</i>	<i>Average Assistance Amount</i>
0	10	\$237.33
1	189	308.63
2	257	345.87
3	141	401.76
4	16	406.57
5+	4	408.52

Corvallis households assisted through the Linn-Benton Housing Authority most frequently fall into the Extremely Low Income category, as depicted in Table 16 below:

Table 16: Income Groups as a Percentage of All Assisted Corvallis Households by Number of Bedrooms

<i>Number of Bedrooms</i>	<i>Households Assisted</i>	<i>Percent ELI</i>	<i>Percent VLI</i>	<i>Percent LI</i>
0	10	55%	45%	0%
1	189	84%	15%	1%
2	257	81%	17%	2%
3	141	76%	21%	3%
4	16	58%	42%	0%
5	4	67%	33%	0%

In addition to offering rent subsidies, the Housing Authority also operates a Family Self

Sufficiency program which offers case management support and financial incentives to participants who make progress toward increased self-sufficiency. Participants work toward achieving educational, employment and/or home ownership goals in order to improve their economic and housing situations, which in turn decreases their reliance on government assistance programs. The Housing Authority currently provides 100 Family Self Sufficiency slots for clients, all of which are filled.

Public Housing:

Public Housing is a HUD program targeted toward the construction and operation of publicly owned rental housing serving low income tenants. Although the Linn-Benton Housing Authority acts as the conduit for HUD tenant- and project-based assistance programs in Corvallis, they do not operate a Public Housing program. Because the Housing Authority does not operate Public Housing, and provides only voucher-based rental assistance, there are no resident initiatives identified in their PHA Plan, nor in this Consolidated Plan.

Assisted Housing Projects:

In Corvallis as of March 2003, according to City records and records maintained by the Oregon Housing and Community Services Department, there were 29 housing projects identified as providing nearly 600 units of assisted, affordable housing for people who are considered to be low income, typically to a targeted tenant population. Descriptions of those projects, including project location, populations targeted, and units provided, are identified in Table 17 below:

Table 17: Low Income/Assisted Housing Projects in Corvallis

Project Sponsor/Name	Location	Units	Population Served	Subsidy Type
Arc of Benton County	2135 NW 29th	5	Developmental/Disabled	State Bond
Arc of Benton County	1715 NW Arthur Cir.	5	Dev. Disabled	Section 8
Arc of Benton County	965 NW Garfield	5	Dev. Disabled	Section 8
ARC of Benton County	2235 NW 17th	5	Dev. Disabled	State Bond
Arc of Benton County	NW Dream Place	4	Dev. Disabled	HOME
Benton Plaza Apts.	308 SW Monroe	53	Elderly, Disabled	Section 8
CARDV	Unpublished	10	Rape/DV Victims	Trust Fund, HELP
Cedar Crest	750 SW C	40	Elderly	HUD
Corvallis Neighborhood Housing Services (CNHS)	NW Sycamore	6	Dev. Disabled	Section 8
CNHS & Linn-Benton Hsg Auth. - Camas Commons	SW Meadow Flower	56	VLI Families, Disabled	CDBG, HOME, Trust Fund, LIHTC
CNHS - Lancaster Bridge	NE Oxford	50	VLI/LI Families	LIHTC
CNHS - Larson Commons	SW Prairie & Coho	12	VLI Families	CDBG, Trust Fund, HOME
CNHS - Leonard/Pickford	SW Leonard & Pickford	12	VLI/ Large Families	HOME, HUD Rehab
CNHS - Stone Street	1940 SE Stone Street	5	Dev. Disabled	Ore DMH, DDS, HCS
Glenwood Manor	1687 NW Division	60	Elderly	Section 8
Home Life	1675 NW Division	11	Dev. Disabled	Section 8
Home Life	1673 NW Highland	3	Dev. Disabled	State Bond
Home Life	300 SE Goodnight	2	Dev. Disabled	Section 8
Home Life	2361 NW Fillmore	1	Dev. Disabled	Section 8
Home Life	745 NW 25 th	7	Dev. Disabled	Section 8
Home Life	1710 NW Division	5	Dev. Disabled	Section 8
Janus House	608 NW 5th	7	Mentally Ill	Section 8
Julian Apartments	105 SW 2nd	35	Elderly, Disabled	Section 8
NW Housing Alternatives	2580 SW Leonard	4	Disabled	State Bond
Oak Crest	3530 NE Lancaster	50	Families	State Bond
Samaritan Village	285 NW 35th	84	Elderly	Section 8
Specialized Care	1325 NW Grant	5	Dev. Disabled	State Bond
Specialized Care	2230 SE Ryan	5	Dev. Disabled	State Bond
Walnut Court	842 NW 2nd	24	Elderly	Section 8

Emerging Public/Private Housing Partnerships:

The Linn-Benton Housing Authority recently participated with Corvallis Neighborhood Housing Services, Inc., a developer of affordable housing and member of the Neighborworks Network formed by the Neighborhood Reinvestment Corporation, to create Camas Commons, a project of 56 units of rental housing, 50 of which are affordable to households with incomes below 50% of median, and six of which are affordable to households with incomes below 30% of median. The project, developed under the Camas Commons Limited Partnership formed by the Housing Authority and CNHS, was completed in the spring of 2002 and reached 100% occupancy in June 2002. This project also included Low Income Housing Tax Credits and HOME funding issued by the State of Oregon, and Community Development Block Grant funding from the City of Corvallis. In all likelihood the Housing Authority and Corvallis Neighborhood Housing Services will again partner, with the likely inclusion of the City of Corvallis and perhaps the State of Oregon, to create affordable housing opportunities in Corvallis.

As this Plan is being drafted Corvallis Neighborhood Housing Services (CNHS) is completing the process of becoming a Community Housing Development Organization (CHDO) for purposes of the City's HOME program. This public/private partnership will insure that CNHS is positioned to take advantage of housing acquisition, construction and/or rehabilitation opportunities in a timely way based on the assurance of having CHDO setaside funds available.

Inventory of Existing Facilities and Services

The information that follows provides a listing and description of a range of agencies that offer services and/or facilities for people in need, both in Corvallis and throughout Benton County. The content of this section is based primarily on information drawn from the *2002 Information and Referral Resource Directory* produced by the Information and Referral Program of the Benton County Health Department.

AFFORDABLE HOUSING DEVELOPMENT AND ASSISTANCE:

City of Corvallis Housing Division

Description: Administer CDBG and HOME programs. Eligible activities typically include property acquisition, housing construction, infrastructure development, rehabilitation of home owner and rental properties, First Time Home Buyer assistance program, social service agency funding, and technical assistance to developers of affordable housing. Also deliver a locally-funded Rental Housing Program to receive and assist with housing-related complaints from landlords and tenants.

Eligibility: Developers/sponsors/owners of affordable housing; low/moderate income home owners, home buyers, renters, and financially qualified investors owning residential rental property, in the city, occupied by low/mod income tenants; social service agencies providing benefits to Consolidated Plan target populations.

Fees: None.

Community Services Consortium Weatherization Program

Description: Weatherization of homes for renters or owners; minor repairs in connection with weatherization, safety testing of furnaces, and all facets of weatherization have priority.

Eligibility: 125% Poverty Guidelines. Priority given to elderly (60 and over) and handicapped.

Corvallis Neighborhood Housing Services, Inc.

Description: CNHS is a non-profit community development corporation designed to revitalize neighborhoods and create affordable housing throughout Corvallis. Volunteer committees, a Board of Directors and staff work to establish affordable housing programs. Agency coordinates outreach efforts in neighborhoods where CNHS property is located. Provides home ownership education classes for families and individuals at or below 80% of the median income.

Eligibility: Low income individuals and families.

Fees: None

Habitat for Humanity, Benton County Affiliate

Description: Provides home ownership through community “barn-raising” effort. Partner family provides “sweat equity”. Homes built with donated labor and materials. Mortgage is carried with no interest and at no profit to Habitat. Equal opportunity housing. Habitat’s goal is “to provide decent, affordable housing to God’s people in need.”

Eligibility: Must be in need of home ownership and have steady income (regardless of source.) Must be willing to work with Habitat in any phase of their projects.

Linn-Benton Housing Authority

Description: Administration of the Section 8 Housing Assistance Program for lower income families, elderly, handicapped, and disabled individuals. Eligible applicants are allowed to find their own rental unit. Housing Authority pays a portion of rent each month based on family income.

Eligibility: Families with children (head of household 18 years old or emancipated minors.) Single people over 62 years, handicapped or disabled.

Fees: None.

EMERGENCY SHELTERS:

Center Against Rape and Domestic Violence (CARDV)

Description: CARDV provides a combination of shelter and support services for women and children who are victims of domestic violence. Services include a 24-hour telephone hotline for crisis intervention, peer support, and information and referral services; victim crisis services, providing mobile crisis intervention, hospital accompaniment, and short-term crisis counseling; a 24-hour shelter home offering services to victims of domestic and/or sexual violence, including meals, clothing, a variety of support services, and special services for children; support groups; and community education and professional in-services, offering speakers and presentations on issues relating to domestic and/or sexual violence.

Eligibility: Victims/survivors and concerned persons regarding domestic and sexual violence in Benton and Linn Counties.

Fees: Some fees for classes and groups. Daily fee is requested for shelter. No one is denied service based on inability to pay.

Community Outreach, Inc. Emergency Shelter Plus

Description: Emergency shelter, food, hygiene and cleaning supplies, information and referral, advocacy, case management, housing and employment search assistance, phone with message service, mail service, laundry facilities.

Eligibility: Low income families, single women and couples.

Fees: 7 nights free, \$2.00 per additional night with authorized extensions. No on denied service based on inability to pay.

Community Outreach, Inc. Men's Housing Program

Description: Emergency short-term housing for low-income men without any housing resources. Kitchen with food, showers with hygiene packets, laundry, client telephone with message service, mail service, employment and housing search assistance.

Eligibility: Low income men, 18 years and over, in need of shelter. Services refused if intoxicated, violent or disruptive.

Fees: Five free nights for emergency shelter, \$2.00 per additional night for transitional services. No one denied services based on inability to pay.

BASIC NEEDS, INCLUDING FOOD:

Benton Furniture Share

Description: Provides donated furniture to identified low income households, at no cost to them, by using volunteers to transport, clean and repair furniture.

Eligibility: Low income households. Furniture Share must be accessed by a staff member of an organization on behalf of the client. Will not accept self-referrals.

Fees: None.

Community Human Services Self-Sufficiency Programs (Formerly Adult & Family Svcs.)

Description: Temporary Assistance to Needy Families, single and two parent families (TANF); Emergency Assistance (EA); Employment Related Day Care (ERDC); Oregon Health Plan (OHP); JOBS Program Services (employment services for applicants and recipients of TANF); Food Stamps; and access to Volunteer Services Program.

Eligibility: Poverty to low-middle income level.

Fees: None.

Community Outreach, Inc. Emergency Food Bank

Description: Emergency food packages available only when other community food providers are not available.

Eligibility: Low income individuals and families of Benton and Linn Counties. One food package every ninety days.

Fees: None.

Community Outreach, Inc. Homeless Emergency Services

Description: Kitchen and eating facility available three times a day for clients willing to participate in case management services. Emergency access is available. A phone is available for outgoing and incoming local calls. The agency address may be used to receive mail. Tickets for Corvallis bus system and Linn Benton Loop. Service coordination and case management to resolve homelessness or risk of homelessness.

Eligibility: Low income residents of Benton and Linn Counties who are homeless or at risk of becoming homeless.

Fees: None.

Community Services Consortium Food and Firewood Gleaning

Description: Provide technical assistance to local gleaning groups. Refer participants and volunteers to local groups. Refer donors of surplus products and wood to local groups. Refer donors of surplus produce and wood to local groups.

Eligibility: 185% of poverty level in Benton, Lincoln and Linn counties.

Fees: Varies.

Community Services Consortium Linn-Benton Food Share

Description: Solicits, transports, stores and distributes over 2 million pounds of food each year through 65 non-profit helping agencies. Eighteen of these agencies provide a 3-5 day supply of food to families experiencing a food emergency. The other agencies are soup kitchens, emergency shelters, non-profit child care centers, shelter homes and gleaning groups. Coordinates local food drives.

Eligibility: Non-profit agencies serving food to low income residents of Benton and Linn counties.

Fees: Share contribution.

Love Inc.

Description: Provides trained volunteers to assist individuals and families with in-home services, shopping, chore services, job search, life skills, transportation, childcare, and personal growth and spiritual development activities.

Eligibility: Individuals and families residing in Benton County.

Fees: Vary.

Oregon Cascades West Council of Governments Senior Meals Program

Description: Offers a hot noon meal and home delivered meals available to home bound people who need additional food to maintain health and independence. Two day advance reservations required.

Eligibility: 60 and older.

Fees: Vary. \$2.50 per meal suggested donation requested.

Salvation Army of Corvallis

Description: Provides emergency food boxes, clothing, rent, utility, prescription, and transportation assistance. Referrals to summer camps, Salvation Army Home for Unwed Mothers, and Adult Alcohol Rehabilitation Programs.

Eligibility: Low income Benton County residents.

Fees: Donations.

St. Mary's Stone Soup Kitchen

Description: Provides five meals per week, free to anyone in need in a community-based setting.

Eligibility: Everyone welcome.

Fees: None.

St. Vincent dePaul Food Pantry & Thrift Shop

Description: Provides food, clothing and small household items for those in need.

Eligibility: Low income residents of Benton County.

Fees: None.

Vina Moses Center

Description: Clothing and household items. School Program providing shoes and clothing for children. Christmas food baskets and gifts. Layette program for expectant mothers. Furniture matching list is kept (no furniture donations accepted).

Eligibility: Low income persons and families in Benton County.

Fees: None.

Vina Moses Center/Fish Emergency Services

Description: Financial help with rent, utilities, travel, gasoline, prescriptions, and miscellaneous expenses.

Eligibility: Low income persons and families in Benton County.

Fees: None.

We Care

Description: Possible emergency financial help for Benton County residents who don't qualify for other funding or whose needs cannot be met by other charities. All requests subject to fund availability.

Eligibility: Residents of Benton County.

Fees: None.

TRANSITIONAL HOUSING:

Center Against Rape and Domestic Violence (CARDV)

Description: Transitional housing program with services for victims of domestic and/or sexual violence.

Eligibility: Victims/survivors of domestic and sexual violence in Benton and Linn Counties.

Fees: Some fees for classes and groups. No one is denied service based on inability to pay.

Community Outreach, Inc. Families in Transition Program

Description: Provides comprehensive case management services including individual action plans for each homeless family. Clients are expected to participate in appropriate community services and programs to assist with their personal development. Up to one year of housing is provided to families motivated to work toward stable, independent lifestyles.

Eligibility: Homeless families with children in Benton and Linn counties. Must be referred from an emergency shelter in Benton or Linn counties.

Fees: Sliding scale fee.

Community Services Consortium Transitional Housing Program

Description: Program provides six to twelve months of housing and/or utility co-payments; aid in identifying barriers to self-sufficiency; assistance in developing and carrying out short and long term goals for financial and emotional stability.

Eligibility: Low income households meeting one of the Federal Preferences of the Housing Act of 1937.

Fees: None.

SERVICES AND SUPPORTIVE/PERMANENT HOUSING FOR NON-HOMELESS PEOPLE WITH SPECIAL NEEDS

Benton County Health Department - Developmental Disabilities Section

Description: Public education, case management, counseling, mental health services, and administrative and consultative assistance to area DD services. Priorities include: crisis intervention, developing life plans, individual service needs, eligibility determination, referral to entitlement services, and new program development.

Eligibility: Benton County residents. Eligibility by IQ and adaptive impairment. People with mental retardation and developmental disabilities of all ages.

Fees: No fee for case management. Sliding fee scale for counseling, psychological and psychiatric services.

Benton County Health Department - Mental Health Division/Kairos Program

Description: Comprehensive psychiatric rehabilitation services including daily support and structure, case management, individual, group and family therapy, education, skills training, family outreach, and Dual Diagnosis treatment.

Eligibility: Benton County residents 18 years and older, with serious and persistent mental illness. By referral only.

Fees: Insurance, Oregon Health Plan, sliding fee scale. No one denied service based on inability to pay.

Cascades West Council of Governments Disability Services Office

Description: General assistance (cash grant) is available for those unemployable for at least one year due to physical and/or mental disabilities. Other services include nursing home care, residential care, specialized living, adult foster care, in-home services, and medical transportation. Provides medical coverage via Medicaid, Oregon Health Plan, Qualified Medicare Beneficiary, and Special Medicare Beneficiary.

Eligibility: Disabled individuals age 18 through 64 residing in Benton or Linn counties.

Fees: None.

Cornerstones Associates, Inc.

Description: Employment and training services to persons with developmental and other disabilities. Provides training to employers regarding workforce development and human investment strategies.

Eligibility: Persons with developmental and/or other disabilities. Support services also available to families.

Fees: Vary with services provided.

Corvallis Transit System Paratransit Service

Description: Provides rides to disabled persons who are unable to use the fixed route bus service. Rides are provided within the City limits of Corvallis. Rides must be scheduled the day before the ride is needed. Service is curb to curb. Certification of participants is required.

Eligibility: Service for physically and mentally disabled. Person must not be able to use regular fixed route bus service. Must complete application to become certified.

Fees: \$1.00 each way.

Grace Center for Adult Day Services

Description: Therapeutic activities, socialization, and health monitoring on a flexible schedule. Individualized plan includes group and individual activities, exercise, blood pressure and weight monitoring, noon meal and snacks, nursing consultation, social services, and referrals to other agencies. Maintenance therapy for people with stroke, Parkinson's Disease, multiple sclerosis, Alzheimer's Disease, and other neurological conditions.

Eligibility: Senior or disabled adults, and their family caregivers.

Fees: Discounts based on income. Services may be reimbursed by Medicaid or Oregon Project Independence. Accepts private insurance, check with insurance provider regarding coverage.

Home Life Inc.

Description: Provides safe, integrated community supported living services to adults. Clients learn and practice living skills which encourage happy, productive and independent lives. Supported living services encourage building friendships, socialization, recreation and leisure activities. Supportive services are individualized to meet each person's unique needs and may involve roommates, neighbors, family and friends.

Eligibility: Serves adults (18 and older) with developmental disabilities. Referrals come through Benton County Developmental Disabilities Program.

Fees: Clients must pay monthly room and board.

Janus House

Description: Provides instruction in daily living skills, socialization, and self-administration of medication to those returning to the community following a psychiatric hospitalization. A respite bed provides short-term care for those at risk of hospitalization.

Eligibility: Persons with a mental illness, 18 years or older, who need support in attaining maximum independence. Referrals may be made directly to Janus House or through Benton County Mental Health. Must be HUD Section 8 eligible.

Fees: Sliding fee scale.

The Arc of Benton County

Description: Non-profit membership organization of parents, friends and professionals working to improve the lives of children and adults with developmental disabilities. Programs include: private pay residential services; summer and after school skill building activities for teens and young adults; respite referral; citizen advocacy; adult leisure services; parent-to-parent networking. Self-directed support for families with children with developmental disabilities living at home and individuals who live independently. Provides funding and other resources.

Eligibility: Individuals with developmental disabilities, their families and friends.

Fees: Membership dues, call for details.

Volunteer Interfaith Caregivers of Corvallis

Description: Transportation for persons who cannot use Dial-A-Bus, shopping assistance, light housekeeping, friendly visitation chore service, yard work, minor home repair, and relief for family caregivers.

Eligibility: Elderly and disabled persons who are not able to obtain assistance from family, friends or cannot afford to purchase needed service. Reside in Corvallis, Philomath and surrounding areas. Exceptions can be made based on availability of volunteers and other factors.

Fees: None.

HEALTH CARE:

Assistance League of Corvallis Community Dental Care

Description: Assists children and youth needing dental care. Corvallis dentists, their assistants and other volunteers donate their time and use of their office. Referrals must be from an appropriate source. Also provides dental education services.

Eligibility: Children of low income families living in the 509J School District recommended by Benton County Health Department nurses, school counselors or teachers. Students in K-12th grade may be eligible. Income screening performed by BCHD Information & Referral.

Fees: None.

Benton County Health Dept. Community Health Division, Communicable Disease Program

Description: Various program services including: HIV counseling, testing and Wellness Program and financial assistance for those who are HIV Positive; investigation and follow-up on reported cases of communicable diseases such as hepatitis, meningitis, and food borne illness outbreaks; all childhood and adult immunizations, flu clinics every fall, Pneumococcal vaccine for seniors, and immune globulin for those exposed to hepatitis; all immunizations for overseas travel including yellow fever, oral typhoid, hepatitis and other vaccines, and information and advice on prevention of malaria and other illnesses; a sexually transmitted disease clinic offering confidential diagnosis and treatment for men, women and teens; Tuberculosis skin testing and follow-up, free medication for those with a positive skin test or those with active TB.

Eligibility: Benton County residents, by appointment.

Fees: Sliding scale based upon ability to pay except Travel Clinic, where full fees are charged.

Benton County Health Dept. Community Health Division, Family Planning Program

Description: Confidential services related to: birth control, providing contraceptives including the pill, Diaphragm, IUD, cervical caps, condoms, Norplant and Depo Provera; HIV counseling and testing; physical exams for women including Pap smears, breast exams and referrals for mammograms; pregnancy tests, counseling and referral to resources for prenatal care, adoption or termination; diagnosis and treatment of sexually transmitted diseases for men, women and teens; counseling and referral for tubal ligation and vasectomy; and individual/group community health education and information.

Eligibility: Persons of any age. Parental consent not required under Oregon law. All income levels eligible.

Fees: Sliding fee scale. No one denied service based on inability to pay.

Benton County Health Dept. Community Health Division, Maternal Child Health Program

Description: Services include: home visit programs for high risk infants and children, high risk pregnant women and teens; prenatal care referral program for uninsured pregnant women at 185% of poverty level and below; nutrition consultation providing referrals to Women, Infants and Children nutrition education and food voucher program.

Eligibility: Benton County residents.

Fees: Sliding fee scale, call for information.

Benton County Health Dept. Community Health Division, Med-Link Physician Referral

Description: Provides one physician visit to low income Benton County residents after screening by a nurse or a physician who will advise and inform about health problems. If a visit with a specialist is needed, an appointment will be made with one of the 80 physicians who volunteer for Med-Link.

Eligibility: Uninsured Benton County residents, adults and children with income at or below 185% of federal poverty level.

Fees: Payment of \$5.00 or \$10.00, payable to physician at time of appointment.

Benton County Health Dept. Community Health Division, School Based Health Programs

Description: Immunizations, vision and hearing screenings, information and referral, and health education. A Pediatric Nurse Practitioner or Family Practice Nurse Practitioner is available one day per week for exams and treatment of minor illnesses. Well child check-ups for infants and school age children by a Pediatric Nurse Practitioner. Screening tests, assessment of growth and development, parenting education.

Eligibility: Students and their families.

Fees: None.

Benton County Health Dept. Community Health Division, WIC Program

Description: Vouchers for free, healthy food and infant formula. Heights, weights, blood tests for anemia, and review of health and diet. Classes on breast-feeding and other topics. Information on healthy diets for women and children.

Eligibility: Pregnant, breast-feeding and post partum women; infants and children up to age five with certain nutritional risk factors with income at or below 185% of the poverty level.

Benton Hospice Service, Inc.

Description: Offers medical and supportive care to terminally ill patients and their families. Interdisciplinary team seeks to meet not only the physical needs of patients and their families, but their emotional, social and spiritual needs as well.

Eligibility: Terminally ill patients living in Benton County and some areas of adjacent counties.

Fees: No one denied service based upon inability to pay.

Community Outreach, Inc. Dental Clinic

Description: Information and referral, physical evaluation, x-rays and screenings, simple extractions, and fillings. Reduced fee services by referral to participating dentists.

Eligibility: Low income uninsured adults. No services for children.

Fees: \$10.00 donation requested. No one denied service based upon inability to pay.

Community Outreach, Inc. Medical Clinics

Description: Primary health care service in Corvallis and Monroe clinics. Albany and East Linn clinics for acute health care services. Prescriptions and diagnostic testing, including laboratory services and radiology services are available. Medical information and referral, diabetic counseling and supplies. Non-emergency transportation to Good Samaritan Hospital. Spanish translation.

Eligibility: Low income residents of Benton and Linn counties without health insurance.

Fees: \$5 fee charged per patient per visit. No one denied service based upon inability to pay.

PROGRAMS AND SERVICES FOR YOUTH

Assistance League of Corvallis - Operation School Bell

Description: Provides clothing to needy school children and toddlers in Benton County identified through referral by Benton County school or Health Department personnel.

Eligibility: Benton County children in need.

Fees: None.

Benton County CASA - Court Appointed Special Advocates

Description: Court Appointed Special Advocates are trained community volunteers appointed by the Juvenile Court to advocate for children who are in the care and custody of the Office of Services to Children and Families. Any party to a case may request a CASA be appointed. CASAs investigate, monitor and advocate for the children to whom they are assigned.

Eligibility: Children birth to 18. Cases referred through the Juvenile Justice system.

Fees: None.

Benton County Committee for the Prevention of Child Abuse - ChildSafe Program

Description: Provides group counseling for children who have been sexually abused and their parents (excluding sex offenders). Some individual counseling available.

Eligibility: Children 3 years to 18 years of age and parents, excluding sex offenders. Benton County residents.

Fees: None.

Benton County Comm. for the Prevention of Child Abuse - Parent Enhancement Program

Description: PEP builds parenting skills, self confidence, and adult life skills by matching teen parents with trained volunteer mentors (PEP Friends). PEP Friends help young parents access a wide range of services, resources, and materials in Benton County. Parent-child classes, monthly parent group, young parent newsletter, safety equipment, volunteer opportunities, limited funds for respite care and limited transportation are offered to referred families.

Eligibility: Pregnant teens through age 25 and/or parenting teenagers.

Fees: None.

Benton County Juvenile Department - Youth and Family Resource Assistance (YAFRA)

Description: Program staff work with families in a team effort to develop individualized case plans. Initial intake meeting with clients determines possible resources which may address family and individual needs. Services available include: case management, referrals for individual and family counseling, pregnancy prevention, social skills class, anger management, peer pressure, drug and alcohol awareness classes, support groups, and referrals to additional agencies.

Eligibility: Children and youth between 11 and 18 years of age and their parents. Must be residents of Benton County. Target group is youth who are considered at risk for delinquency, pregnancy, or dropping out of school. Juvenile Department clients are not eligible for services through YAFRA.

Fees: Fees for some services.

Benton County Commission on Children and Families - Yes for Kids

Description: Citizen volunteers appointed by the Benton County Board of Commissioners to plan and advocate on behalf of children and families throughout Benton County. Provides funding, coordination, and support to a wide range of local agencies.

Boys & Girls Club of Corvallis

Description: Open Clubhouse for Kids; athletic programs: football, Bidy basketball, boys and girls basketball, indoor soccer, baseball, girls volleyball and girls softball; School Age Care Programs: STARS After School, S.T.O.P. Program, and summer day camp; cooperative programs: Corvallis Safety Town, Corvallis Indoor Park, and health services.

Eligibility: Open Clubhouse serves grades 1 - 12. Other programs vary.

Fees: Club membership \$10.00 per year. Sports program fees vary.

Corvallis Community Children's Centers, Inc.

Description: Provides low cost child care, a nutrition education program, and serves breakfast, lunch and afternoon snack. Transition program for children and families in need. Transportation for kindergarten and after school program available.

Eligibility: Low income families, children with special needs. Serves children 6 weeks to 8 years of age.

Fees: Sliding fee scale based on income and number in family. Limited subsidy slots available, call for information.

Corvallis High School ParenTeen Program

Description: Specialized services so teen parents can attend school and earn a high school diploma. Special classes to learn about problem solving, planning for a job, and where to go for support. Students attend regular classes at CHS.

Eligibility: Teen parents attending Corvallis High School. Must be under 21 and be realistically able to complete high school graduation requirements.

Fees: \$21.25/month or \$170.00 per year. Scholarships available. Sliding fee scale.

Kids and Company of Linn County - KIDCO Head Start

Description: Provide preschool classes, home teaching assistance, referrals to social services, and health and parent education. Screening and follow-up for developmental, medical, dental and nutritional needs of children.

Eligibility: Serves children who are 4 years old by September 1st. Target: low income families (100% of poverty level), children with special needs, and agency referrals. Call for applications between April 1st and May 31st.

Fees: None.

Myrtlewood Youth Services, Inc.

Description: Provides a structured home environment for children who have been referred from their home of birth by the state. Services include on site behavior observation and evaluation, work with biological families, recreation, service coordination with caseworkers, transportation, and contact with schools.

Eligibility: Group home: males from age 10 to 18, referred by Oregon Youth Authority; Proctor/Shelter homes: males or females from 10 to 18, for up to 90 days, referred by OYA, Office of Services to Children and Families, Benton County Juvenile Department or Benton County Mental Health.

Fees: Vary with program and service.

Office of Children, Adult and Family Services - State of Oregon

Description: Counseling and casework services are provided to children and families in the following program areas: child protective services, family counseling, sex abuse victim treatment, parent training and adoptions. Every possible effort is made to enable a child to remain at home. However, when necessary, an alternative living arrangement may be developed.

Eligibility: Benton and Linn children to 17 years of age, and their families.

Fees: None.

Old Mill Center for Children and Families

Description: Classrooms: serve children ages 3-6; provide assessments and special program services to meet unique needs of special needs children; half-day and full-day options available; includes developmentally appropriate large and small group, and individual activities; 1-to-3 staff to child ratio. Day Treatment: provides intensive therapeutic and educational services to severely emotionally disturbed children between the ages of 3 and 6; families also receive program services. Occupational Therapy: serves children 2 - 14 with fine and gross motor delay as well as neuro-developmental problems. Outpatient Counseling: services to troubled children, ages 2 - 21 and their families; treatment modalities include play therapy, family therapy, group therapy, individual therapy, and psychiatric consultation, facilitated by licensed mental health professionals. Outreach: consultation services to preschools, child care centers, and home child care providers who have children with social, emotional, behavioral or other developmental difficulties; assess children and work with center staff, parents and children to address each child's unique needs. Also provide sex abuse treatment groups for children, ADD/ADHD parent education groups, divorce adjustment groups, divorce workshops for parents, and grandparents support group.

Eligibility: Children 2 ½ to 18 years. Non-special needs children and children with developmental delays and/or social/emotional problems with their families.

Fees: Vary. Sliding scale is available. Call for information.

OSU Child Development Center - Oregon Head Start Pre-Kindergarten Program

Description: Developmental model preschool curriculum to enhance child development in the areas of creative expression, cognitive growth, sensory integration, fine and gross motor skills, social competencies, and language skills.

Eligibility: Children with special needs who are age 3 by September 1st through age 5. Income requirements for Oregon Head Start. Children from the community at large not meeting income guidelines can attend by paying tuition.

Fees: Free to eligible families through Oregon Pre-K. Tuition for paying students \$165 a month for morning session, \$120 per month for afternoon session.

Trillium Family Services - Children's Farm Home

Description: Provides a continuum of services including psychiatric residential, community-based group homes, therapeutic foster care and assessment/evaluation center. Nationally accredited. On-site junior and senior high school.

Eligibility: Children and adolescents, 6 - 17 years of age at time of admission with psychiatric/social/behavioral problems. Referrals accepted from Office of Services to Children and Families, Mental Health Division, Juvenile Court, or self referrals.

Fees: Fees vary. Private insurance accepted. Call for information.

SENIORS

Benton County Senior Citizen Dial-A-Bus

Description: Transportation to medical appointments, shopping, social activities and work.

Eligibility: Senior Citizen (over age 60) residing in Benton County.

Fees: Fare: \$1.00/trip in Zone 1; \$2.00/trip in Zone 2; \$3.00/trip in Zone 3, \$4.00/trip in Zone 4. Call for zone information.

Corvallis Senior Center (Chintimini)

Description: A community focal point that provides information and referral, classes, services, support groups and recreation for people in the Corvallis area. In addition, it hosts travel and hiking programs.

Eligibility: People 55 and older.

Fees: Some programs have fees. See monthly newsletter for specifics.

Grace Center for Adult Day Services

Description: Therapeutic activities, socialization, and health monitoring on a flexible schedule. Individualized plan includes group and individual activities, exercise, blood pressure and weight monitoring, noon meal and snacks, nursing consultation, social services, and referrals to other agencies. Maintenance therapy for people with stroke, Parkinson's Disease, multiple sclerosis, Alzheimer's Disease, and other neurological conditions.

Eligibility: Senior or disabled adults, and their family caregivers.

Fees: Discounts based on income. Services may be reimbursed by Medicaid or Oregon Project Independence. Accepts private insurance, check with insurance provider regarding coverage.

Linn-Benton Senior Companion Program

Description: Recruits and trains people over the age of 60 to help impaired seniors and persons with disabilities stay independent in their own homes and live fuller lives. Stipend companions work up to 20 hours a week and receive a stipend of \$2.55 an hour which is tax exempt and does not count against them when they apply for any benefits. Companions also receive mileage and meal reimbursement, pre-service training, monthly in-service training and annual medical exams.

Eligibility: Volunteers must be over age 60.

Fees: None.

Oregon Cascades West Council of Governments - Senior Services

Description: Arranges in-home care services, respite services, adult foster care, residential care, assisted living care, and nursing facility care. Counseling regarding nursing home admission, outreach services, and case management. Administers the Medicaid program and Food Stamps for those 60 and older. Adult foster home licensing. Protective Services staff investigates reports of abuse and/or neglect of elderly persons. Medishare enrollment site.

Eligibility: Benton and Linn counties, 60 years and older. Age eligibility may vary for some programs.

Fees: Vary. Call for information.

Retired and Senior Volunteer Program (R.S.V.P.)

Description: Matches volunteers with non-profit organizations or public agencies. Offers support services in volunteer counseling, placement, training, individual and group recognition.

Eligibility: 55 years of age and older.

Fees: None.

Volunteer Interfaith Caregivers of Corvallis

Description: Transportation for persons who cannot use Dial-A-Bus, shopping assistance, light housekeeping, friendly visitation chore service, yard work, minor home repair, and relief for family caregivers.

Eligibility: Elderly and disabled persons who are not able to obtain assistance from family, friends or cannot afford to purchase needed service. Reside in Corvallis, Philomath and surrounding areas. Exceptions can be made based on availability of volunteers and other factors.

Fees: None.

OTHER COUNSELING AND TREATMENT SERVICES

Addiction Counseling and Education Services, Inc. (ACES)

Description: Outpatient and Intensive Outpatient alcohol and drug treatment services for adults and adolescents. Information and referral to inpatient treatment centers. State certified DUII Diversion and Convicted 710 treatment services.

Eligibility: Anyone affected by alcohol and/or drug problems. Alcohol and Drug Evaluation Specialist referral required for DUII diversion/conviction services.

Fees: Vary with service. No one denied service based upon inability to pay.

After 8

Description: Information and referral services for the lesbian, gay, bisexual, transgender, and transsexual communities in the mid-Willamette Valley. Education and advocacy. Speaker's Bureau makes presentations to agencies, community groups, religious organizations and other interested groups.

Fees: None.

Benton County Health Dept. Mental Health Division, Alcohol & Drug Treatment Program

Description: Outpatient alcohol and drug detoxification. Alcohol and drug education. Treatment for chemical dependency/abuse for adults and adolescents. Services to family members affected by alcohol and drugs. Information and referral services to inpatient treatment, private and public providers.

Eligibility: Any Benton County resident affected by alcohol and/or drug problems.

Fees: Sliding fee scale. Accepts Oregon Health Plan.

Benton County Health Dept. Mental Health Division, Family Outpatient Program

Description: Child, adult, family, and group counseling and therapy. Screening and referral. Crisis Team on-call to respond to emergency needs. Psychological and psychosocial evaluation. Consultation and community education.

Eligibility: Benton County residents. Children, adults, and families experiencing adjustment difficulties. Additional services in child abuse.

Fees: Sliding fee scale. Accepts Oregon Health Plan.

Community Outreach, Inc. Alcohol and Drug Recovery Program

Description: 30 day intensive treatment program with 60 day follow-up services that include case management services and assistance developing tools for sober living. Clients access treatment services, meet individually with a case manager and do course work designed to educate and build skills. Clients also attend life skills classes and work individually with a counselor to learn to develop support networks in the community that foster drug and alcohol free lifestyles. Nutrition and physical health are stressed.

Eligibility: Low income men over the age of 18.

Fees: None.

Community Outreach, Inc. Counseling Services

Description: Counseling for individuals, couples, and families. No alcohol and drug, chronic mental illness or acute crisis counseling. Abuse Intervention Workshops for men and women.

Eligibility: Low income residents of Benton and Linn counties who have no other counseling resources (OSU/LBCC student, private insurance, Oregon Health Plan.)

Fees: Sliding fee scale. No one denied service based upon inability to pay.

Community Outreach, Inc. Crisis Intervention & Information & Referral

Description: Crisis intervention for issues such as suicide, child abuse, mental and emotional problems. Information about and referral to appropriate community services to meet special needs. Spanish translation available.

Eligibility: Linn and Benton county residents.

Fees: None.

Community Outreach, Inc. Multicultural Assistance Program (MCAP)

Description: MCAP helps people with limited English skills gain access to community resources. Services include crisis intervention, case management, translation, interpretation, and information and referral.

Eligibility: 125% of Federal Poverty Guidelines. Serves Linn and Benton counties.

Fees: Sliding fee scale. No one denied service based upon inability to pay.

Friends of the Family Ministries

Description: Goal is to strengthen marriages and families through teaching, training and counseling. Work with area churches, pastors, and the community. Services include: couples classes and conferences; premarital, marital and family counseling; marriage mentor training; parenting classes; woman-to-woman lay counseling. Services provided from a community-oriented evangelical Christian perspective.

Fees: Sliding fee scale for counseling. Fees for classes, workshops, and seminars are negotiated with host church or organization.

Healthy Start of Benton County

Description: Voluntary home visiting program that provides support and information for families with new babies in Benton County. Home visits are provided by trained community volunteers who share information on child development, health and safety, and community resources.

Eligibility: All parents with new babies living in Benton County.

Fees: None.

Milestones Family Recovery Program

Description: Adolescent and adult alcohol and drug treatment. Services include: evaluation, intensive outpatient and residential care, after care, and family treatment. DUII Diversion Program.

Eligibility: Persons with substance abuse problems and their families.

Fees: For-profit service, insurance coverage accepted. Some scholarship treatment available.

Pastoral Counseling Center

Description: Addiction Aftercare and Relapse Prevention: individual, couple or family counseling and psychotherapy for individuals who have recognized their addictions, have made significant changes in their lives and want to maintain their changes. Adult Survivors of Abuse: individual, couple, or family counseling and psychotherapy for individuals who have experienced emotional, physical, or sexual abuse. Anger Management/Abuse Intervention:

individual, group, or family counseling for both domestic and community offenders. Counseling: individual counseling and psychotherapy, marital therapy, family therapy, educational and preventive classes. All services offered by trained, certified and professionally accountable practitioners.

Eligibility: Anyone.

Fees: \$5 to \$75. Insurance accepted. No one denied service based upon inability to pay.

Valley Aids Information Network, Inc.

Description: 24-hour hotline for information, support and referrals. Can supply or lend AIDS and STD related pamphlets, brochures, newsletters, books and videos. Speakers' bureau and volunteer training. Prescription fund for persons with AIDS. Referrals for testing and community resources. Referrals to AIDS support groups for HIV-positive persons, their families and friends.

Eligibility: Anyone needing AIDS or STD information or support. Individuals at risk, HIV infected persons, their families, persons who have lost someone to AIDS, students, schools, churches, businesses, community organizations and agencies.

Fees: None.

D. Homeless Needs

As with most communities, Corvallis is challenged in its efforts to gather, provide and analyze standardized information about people who are homeless. While service providers typically collect information about their homeless clients, methods used vary both over time and between providers. Thus, the compilation of accurate community-wide statistics about the needs of homeless people is quite difficult.

Nonetheless, the needs of homeless people—both individuals and families—have been defined through coordination of information available from providers, as well as through interviews and a survey conducted for the previously noted *2002 Benton County Needs Assessment*. Tables which numerically define the gaps in current shelter/housing and services for homeless individuals and families are included in the Appendices to this Plan. After reviewing the information in the tables, as well as that included in the *Needs Assessment*, the Housing and Community Development Commission established the following priorities for activities to assist the homeless that will utilize federal funding from HUD and other non-federal City resources.

The following housing type was identified as a high priority housing need:

- Transitional housing for individuals, and for families with children

Moderate priority housing needs include:

- Emergency shelter for individuals, and for families with children
- Permanent housing for individuals, and for families with children

High priority homeless supportive services needs include those for:

- Substance abuse treatment for individuals
- Mental health care for individuals
- Life skills training for families with children

Moderate priority homeless supportive services needs include those for:

- Job training for individuals, and for families with children
- Case management for individuals, and for families with children
- Therapeutic and respite child care for families with children
- Substance abuse treatment for families with children
- Mental health care for families with children

Low priority homeless supportive services needs include those for:

- Housing placement services for individuals, and for families with children

High priority needs among homeless sub-populations include those for:

- Individuals who are, and families with children that include, chronic substance abusers
- Individuals who are, and families with children that include, seriously mentally ill
- Individuals who are, and families with children that include, dually-diagnosed
- Individuals who are, and families with children that include, victims of domestic violence
- Individuals who are considered homeless youth

Low priority needs among homeless sub-populations include those for:

- Individuals who are, and families with children that include, veterans
- Families with children that include persons with HIV/AIDS

E. Social Services

Corvallis and Benton County are recognized as a relatively “service rich” area, meaning that there is typically a service provider, and service available, to meet any individual need. That is not to say, however, that there is adequate capacity within each of those service offerings to help all of the people who have a particular need. As with affordable housing, where a number of well-funded programs exist but unmet needs remain, so it is with social services. No fewer than 50 agencies/service providers (government or non-profit) exist in Corvallis alone, a number of which (e.g., Benton County Health Department, Community Outreach Inc.) offer between five and ten separate service programs. Still, a lack of capacity to fully meet the community’s services needs exists, primarily due to a lack of adequate funding. Recent state-level budget cuts appear to be worsening this inadequacy.

Two efforts have been undertaken or completed in recent months, either by or with the cooperation of the City of Corvallis, to gather information and opinions related to our community’s unmet needs - with an emphasis on unmet social service needs. The first effort, the *2002 Benton County Needs Assessment*, has been described previously in this document. The other effort was carried out in conjunction with the development of this Plan in an effort to invite

additional public input, beyond that received in the required City Council public hearings, about unmet community needs. It consisted of a set of two community meetings, held in two locations in January and February 2003; attendees included service providers, service recipients, and interested community members.

The intent of the two community meetings was to build and expand upon input about unmet needs that was received in a Consolidated Plan public hearing held by the Corvallis City Council on January 21, 2003. Each community meeting began with small group discussions during which community needs were first identified, after which participants were asked to brainstorm potential solutions. Both meetings were held at a time when state funding cuts for social services were being decided, which added a sense of urgency to descriptions of needs, especially among the elderly and disabled populations. The ideas gathered in these meetings, as well as the results of the *Needs Assessment*, have been used by the Corvallis Housing and Community Development Commission in identifying CDBG and HOME program goals, strategies and activities.

In general, there was considerable agreement and overlap in the needs identified in the *Needs Assessment* and the outreach meetings. Priority social service needs, with the percentage of *Needs Assessment* respondents who identified each as a major concern, follow in Table 18.

Table 18: Ranked Community Problems Based on 2002 and 1999 Benton County Needs Assessments

<i>Problem</i>	<i>% Considering it "Major" or "Moderate" in 2002</i>	<i>% Considering it "Major" or "Moderate" in 1999</i>	<i>Increase or (Decrease) 1999 to 2002</i>
Lack of affordable housing	72%	79%	(7%)
Affordable medical care	59%	62%	(3%)
Alcohol and drug abuse	55%	64%	(9%)
Affordable dental care	51%	54%	(3%)
Poverty	45%	46%	(1%)
Crime	42%	45%	(3%)
Homelessness	36%	48%	(12%)
Juvenile crime	35%	55%	(20%)
Access to transportation	30%	41%	(11%)
Lack of youth activities	29%	48%	(19%)
Racial/ethnic discrimination	20%	40%	(20%)

Table 18 offers evidence that while all of the problems listed are still significant for the community, progress in addressing these problems has been made since 1999—in some cases significant progress. This suggests that the efforts of the City of Corvallis, Benton County, and others who fund or provide assistance to address service gaps have been effective in these targeted areas. It should *not* be interpreted to mean, however, that the problems listed have been solved or that attention should now be shifted elsewhere.

The content of Table 19 below depicts the percentages of respondents to the *2002 Benton County Needs Assessment* who said they needed help often or sometimes during the prior year with a specific problem. In general, residents who expressed a need for help with any problem were relatively young, those earning less than \$20,000 a year, men under the age of 45, renters, people of color, and OSU students.

Table 19: Survey Respondents Needing Help with Problems

<i>Problem</i>	<i>% Needing Help Often</i>	<i>% Needing Help Sometimes</i>	<i>Total Needing Help</i>
Having anxiety, stress or depression	4%	18%	22%
Assisting a person with a disability or serious illness with routine needs	3%	9%	12%
Assisting an elderly person with routine needs	3%	5%	8%
Not able to get dental care	3%	4%	7%
Not enough money for food	2%	4%	6%
Children or teenagers having serious behavioral or emotional problems	2%	4%	6%
Not enough money for housing	2%	4%	6%
Not enough money for utility bills	1%	4%	5%
Not able to get medical care	1%	4%	5%
Not enough money for clothing or shoes	2%	2%	4%
Problems related to alcohol or drinking	1%	3%	4%
Finding housing that meets the needs of the elderly	<1%	4%	4%
Not able to get mental health care	1%	3%	4%
Racial or ethnic discrimination	<1%	3%	3%
Underage drinking	1%	2%	3%

Finding housing that meets the needs of persons with disabilities	1%	2%	3%
Not enough money for child care	<1%	2%	2%
Problems related to drug use	1%	1%	2%
Abuse or violence in the home	--	1%	1%
Not able to get housing because of discrimination	1%	<1%	1%
Discrimination based on sexual orientation	<1%	<1%	1%

The data in the two foregoing tables provide guidance on the types of services needed in the community, and at least some of the specific needs these services should attempt to meet. The results generally suggest that there is a good awareness of the community’s needs on the part of agencies and funders. However, other results reported in the *2002 Needs Assessment* also suggest that there is room to improve residents’ awareness and understanding of the range of services offered in the community, and how to access those services. In the end, the area’s funders and service providers should continue to work together to communicate about the area’s needs and services, and also to monitor the severity of known needs and identify emerging needs—and then collaborate on solutions to meet them.

Since becoming an entitlement community the City has focused its use of CDBG Public Services funds on activities that meet the needs of the priority populations identified in our Consolidated Plan. The program that allocates Public Services resources is known in Corvallis as the CDBG Human Services Fund. And while each of the agencies and services funded with Human Services resources must address the needs of a priority population and meet CDBG program guidelines, this funding effort has added another level of capacity and community building goals that reach beyond the norm for social service funding activities. The Human Services Fund has four goals in addition to its basic population/regulatory criteria:

1. Assist projects or programs that create, build upon or support existing partnership collaborative efforts.

This goal is intended to create and foster project/program linkages, and leverage other, existing community resources through the application of Human Services Fund allocations. A partnership or collaboration will typically consist of shared personnel, financial, and/or other types of resources, and will be formalized through a subcontracting agreement or memorandum of understanding.

2. Assist projects or programs that foster community-building or neighborhood-building opportunities among individuals and families leading to both formal and

informal access to services and other types of support.

This goal is intended to help assisted individuals and families become integral members of the neighborhood and community in which they live. An emphasis of this goal is the fostering of cooperation among groups that are being assisted, or between assisted groups and other community groups.

3. Assist projects or programs that are delivered to people in their homes or through neighborhood centers.

This goal is intended to allow those who receive support services to live anywhere in the community, and to remain where they live as their need for support services changes or increases.

4. Assist projects or programs that expand capacity to extend services to underserved populations.

This goal is intended to encourage Fund recipients to improve their ability to provide support to those in the community who are most in need by developing more effective, efficient means of delivery.

F. Lead Based Paint

The Residential Lead Based Paint Reduction Act of 1992 identifies a lead-based paint hazard as “any condition that causes exposure to lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.”

Exposure to lead-based paint hazards may result in serious, irreversible health consequences, and can be especially damaging to children. Lead poisoning can cause reduced IQ levels, reading and learning disabilities, decreased attention span, and hyperactivity and aggressive behavior. The Benton County Health Department, in cooperation with the Oregon Health Division, monitors and investigates reported incidences of elevated blood-lead levels in the county. During the decade of the 1990s, three incidences of elevated blood levels were reported in Benton County; none of these incidences occurred in Corvallis. Since 2000 there have been no additional reported incidences.

Although there have been no recent occurrences of elevated blood levels, it is a certainty that lead-based paint hazards are present in Corvallis homes. Lead-based paint was often used in residential applications until it was banned in 1978. Thus, many homes built prior to 1978 may contain lead-based paint. Nationally, the percentage of units that contain lead increases with the age of the structure.

Table 20 below applies estimation factors to 1990 Census data to determine an estimate of the number of units rented or owned by low and very low income Corvallis households in which lead-based paint risks are present (this analysis has not yet been done with 2000 Census data). The factors used to calculate the presence of risk presented in the table were provided by the Health Division of the Oregon Department of Human Services. Properties typically more at risk of containing a lead-based paint hazard are those that are older, those that are deteriorated, particularly those with leaky roofs and plumbing, and those that have been rehabilitated where unsafe renovation practices were used.

Table 20: Estimated Housing Units Containing Lead-Based Paint by Age and Low Income Status

<i>Income Group</i>	<i>Estimated Number of Units with Lead-Based Paint Risk</i>						<i>Total Estimated Number of Units with Lead-Based Paint Risk</i>
	<i>Built Pre-1940</i>		<i>Built 1940-1959</i>		<i>Built 1960-1979</i>		
	<i>Total Occupied</i>	<i>Est. # w/ Risk</i>	<i>Total Occupied</i>	<i>Est. # w/ Risk</i>	<i>Total Occupied</i>	<i>Est. # w/ Risk</i>	
Very Low Income Renter	819	737	534	200	2,972	223	1,160
Low Income Renter	333	300	401	150	2,901	218	668
Very Low Income Owner	168	151	169	63	577	43	257
Very Low Income Owner	323	291	294	110	2,376	178	579
Total Low/Very Low	1,643	1,479	1,398	523	8,826	662	2,664

In recent years the City of Corvallis Housing Division has offered three housing rehabilitation loan programs that utilize federal funding. Where either federal or non-federal funds are utilized for housing rehabilitation the City implements the regulatory guidelines contained in the Residential Lead Based Paint Reduction Act of 1992 in carrying out this assistance activity. These programs face a significant challenge in finding project contractors who have been trained in lead-safe work practices—a requirement under HUD program guidelines. Because of this shortage of trained contractors, the cost of lead hazard reduction work remains high when compared to rehab work where no lead hazards are present.

G. Barriers to Affordable Housing

Corvallis housing prices are affected by a number of factors, including demand for land and housing, the availability of land, the size of available lots, the amenities and sizes of constructed homes, local policies for annexation, land speculation, inflation, the cost of material and labor, governmental regulations and charges, lack of government subsidy and assistance programs, sale turnover rates, realtor fees, mortgage interest rates, location, site conditions, costs of public facilities and streets, the system of taxation, and the rate of population growth. The City recognizes its role as a factor in influencing housing costs, and regularly evaluates the extent to

which this role creates barriers to housing affordability.

The primary means by which the City affects the housing market as a whole is through its application of the *Corvallis Comprehensive Plan* and the accompanying *Land Development Code*. In December of 1998 the City Council adopted an update of the *Comprehensive Plan* that represents a clear recognition of the need for affordable housing in Corvallis, and seeks to assure that City-created barriers are minimized. Article 9.5 of the *Plan* deals specifically with housing affordability. Significant affordable housing policies from that Article include:

- 9.5.1 The City shall plan for affordable housing options for various income groups, and assure that such options are dispersed throughout the City.
- 9.5.2 The City shall address housing needs in the Urban Growth Boundary by encouraging the development of affordable dwelling units which produce diverse residential environments and increase housing choice.
- 9.5.3 Annually, the City shall determine the number of units of housing sold that are affordable to households with incomes at or below both 80% and 50% of the Benton County median for a household of three persons. In conducting this process of measurement, results shall be tabulated on the basis of a three-year moving average.
- 9.5.4 It shall be the goal of the City that 15% of residential owner-occupied units be affordable to buyers with incomes at or below 80% of Benton County median for a household of three persons.
- 9.5.5 The City shall determine annually the number of rental housing units affordable to households with incomes at or below both 80% and 50% of the Benton County median for a household of two persons. In conducting this process of measurement, results shall be tabulated on the basis of a three-year moving average.
- 9.5.6 It shall be the goal of the City that 15% of residential rental units be affordable to renters with incomes at or below 50% of Benton County median for a household of two persons.
- 9.5.7 If either of the goals established in 9.5.4 or 9.5.6 above is not being met, the City shall investigate and implement programs and/or legislative initiatives in order to better meet said goals. Such initiatives could include, but should not be limited to, those identified in finding 9.5.j above. (*those programs and initiatives include: inclusionary housing programs; systems development offset programs; Bancroft bonding for infrastructure development; facilitation of, or incentives for, accessory dwelling unit development; minimum lot and/or building size restrictions; reduced development requirements (e.g., on-site parking reductions); density bonuses; a property tax exemption program; creation of a community land trust; loan programs for the creation of new affordable housing; and other forms of direct assistance to developers of affordable housing.*)

- 9.5.8 In determining how Federal entitlement funds shall be expended, the City shall evaluate strategies for coordinating the use of these funds with other local resources, such as the City's community development allocations funding and Benton County's affordable housing development loan fund.
- 9.5.9 The City shall monitor "expiring use" housing projects that are at risk of being lost as a source of affordable housing due to the expiration of HUD financing and the associated restrictions on rental charges. The City shall work in partnership with local housing organizations in an effort to assure that these housing units are preserved or replaced as a source of affordable housing.
- 9.5.10 The City shall continue to investigate and develop suitable methods and programs in order to assist low and very low income households in meeting their housing needs.
- 9.5.11 The City shall ensure that adequate land is designated and districted to allow for manufactured home parks and subdivisions.
- 9.5.12 The Land Development Code shall contain specific requirements to assure that manufactured home parks and subdivisions will be developed in a manner which is well planned and compatible with surrounding uses.
- 9.5.13 New subdivisions and planned developments of more than 5 acres in low density districts shall incorporate two or more of the following elements in at least 10% of the total acreage:
- A. Zero lot line or attached dwellings (where allowed);
 - B. Minimum allowed lot area; or
 - C. Dwelling size less than 1,200 square feet.
- 9.5.14 The City shall evaluate modifying residential district standards to include a wider variety of housing types in each district and incorporating any design standards necessary to improve the compatibility of those additional types.
- 9.5.15 The City shall evaluate increasing the minimum density in low density residential districts.

The City's *Land Development Code* provides the means by which the *Comprehensive Plan* goals are implemented. In the last two years a significant update was completed to bring the *Code* into alignment with the recently adopted *Comprehensive Plan*. This update recognizes housing affordability as a key goal and area of focus for future development in Corvallis, and integrates both affordability and diversity into a new pattern of and approach to land use. Final approval of the updated *Land Development Code* by the Oregon Department of Land Conservation and Development is pending.

In the meantime representatives of the City, the development community, and business interests have begun to revisit discussions about the role the City plays in contributing to the cost of housing and general development in Corvallis. To date there has been acknowledgment of the City's impact on building costs in the areas of planning and of plan review and permitting. Action has been taken by the City to reduce its impact, with steps taken to remove Planned Development (PD) Overlays on residentially-zoned lands, and new regulations that allow developers to request a PD but that do not require them; new procedures have been developed to better coordinate plan review and building permitting procedures in order to streamline this process overall; and work is being done to bring more flexibility to the site grading requirements imposed on developments, and to reduce the number of conditions that are placed on projects in the land use review process.

H. Fair Housing

As an entitlement jurisdiction, the City of Corvallis is required by HUD to affirmatively further fair housing and to address identified impediments to fair housing choice in Corvallis. An Analysis of Impediments to Fair Housing was completed by the City's Housing Division in early 2001, after which a Fair Housing Plan for Corvallis was completed in June of 2001 and accepted by HUD in November of that year. A copy of the Analysis of Impediments and the Fair Housing Plan is available in the offices of the City of Corvallis Housing Division.

The Fair Housing Plan outlines the actions the City intends to take to overcome impediments and affirmatively further fair housing in Corvallis. Actions the City intends to undertake in addition to those called for in the Fair Housing Plan are identified and described in each year's CDBG/HOME Action Plan; those actions for FY 03-04 can be found in Section IV of this document.

I. Economic Conditions

Historically, Corvallis' economy has been linked with Oregon State University's growth and development. In recent years, the expansion of Hewlett-Packard, and related high-tech industries, plus the growth of medical and professional services, has added to the diversity of the City's economy. As a result, Corvallis has enjoyed relatively stable economic conditions. Unemployment has traditionally been lower than that of the State as a whole (although the rate has trended slightly upward in the last year), and the City has not experienced any major economic contractions or dislocations.

Oregon State University's student enrollment has increased in recent years, and the University has expressed its intent to maintain and if possible, continue to expand. The University is seeking to serve adult and lifelong learners and other students throughout the State who may come to Corvallis relatively infrequently, but would need support services from local Corvallis businesses.

While OSU remains a major factor and an important influence on the local economy, most growth in the next twenty years is expected to come from the private sector economy. The challenge Corvallis faces for the future is to continue diversifying its economic base while

retaining the stability and quality of life that has marked its past.

The economic policies in the City's *Comprehensive Plan* are a significant reflection of the following characteristics of the Corvallis area: the presence of a major university and the activities it attracts; the role of Corvallis as a regional center for shopping, finance, service, medicine, and government; Corvallis' highly educated, experienced work force; the relatively unspoiled natural environment surrounding the Corvallis area; and Corvallis' distance to the freeway and location on a railroad spur line.

Another major factor affecting economic conditions is the range of community attitudes regarding desired types and amounts of economic development. Generally citizens want to maintain the existing high quality of life in Corvallis and plan for moderate and stable growth that is consistent with the character of the Urban Growth Boundary and within the City's fiscal capacity. As indicated in the *Corvallis 2020 Vision Statement*, Corvallis citizens value small, locally-owned businesses that demonstrate environmentally-sound practices, promote the use of alternative transportation, have family-friendly policies, and are active in community decision making processes.

Employment and Wages

According to the *2001 Regional Economic Profile* compiled by the Oregon Employment Department, Benton County and, specifically, Corvallis, are very different than surrounding communities and counties in terms of employment patterns, being based primarily on higher education and high-tech manufacturing. According to the *Profile*:

Benton County's economic base yields a stable source of jobs for area residents. Although its list of employers lacks the diversity normally desired, its two largest employers, Oregon State University and Hewlett-Packard, have provided the growth and payroll levels coveted by economic planners across the nation.

Oregon State University is a model of a consistent source of jobs. Not only does OSU directly provide roughly 8,000 jobs during the school year, but the food, shelter, and other needs of its students, faculty, other staff and their families ensure a market for a vast array of locally-produced goods and services.

The presence of OSU is credited as the main reason for the location of Hewlett-Packard and other "high tech" companies in the immediate area, which together provide over 5,500 jobs. And these jobs pay well. Benton's electronic equipment manufacturers reported an average payroll of over \$64,500 in 1999, far exceeding the area's lumber and wood manufacturing average of \$34,600.

Benton has fewer jobs than other Willamette Valley counties in the seasonal industries such as food processing and lumber and wood products. Benton County's food processing is mostly made up of dairy products, soft drinks, and

snack-type foods. The lumber industry accounts for only about two percent of its payroll employment compared with eight percent in Linn County and just over three percent statewide.

In 1980, according to the U.S. Department of Commerce's Bureau of Economic Analysis, per capita personal income for Benton County ranked 25th among all 36 Oregon counties, and stood at just 88% of per capita income for all of Oregon. By 1990, per capita income in the county had risen to 7th highest among all counties, although it still lagged behind the State as a whole, standing at 93% of Oregon per capita income. In 1996 per capita income in Benton County surpassed the level for the state, and according to the 2000 Census the county ranked 4th among all counties, behind the three Portland-metro area counties, with a per capita income 104.4% of the state's average.

The federal programs for which this Plan is being written generally require that funding be allocated to activities that benefit low, very low, and extremely low income people. As explained at the beginning of this Plan, the determination of which of these three income categories someone falls into is based on assessing their income relative to Corvallis' median family income. During the time this Plan was in development HUD released 2003 median income figures for use in the CDBG and HOME programs. According to HUD, the median family income for Corvallis is \$65,300, a figure which ranks second in the state among all Metropolitan Statistical Areas and counties, behind only the Portland-Vancouver area.

The discussion above makes it clear that Corvallis is among the most affluent communities in Oregon. However, these figures leave out an important element of the Corvallis economic community—those with incomes that fall below the poverty level. Turning once again to 2000 Census data, Table 21 presents a comparison of income data for the larger communities in the Linn-Benton-Lincoln region, as well as for the state and other Oregon entitlement communities, yielding the following estimates of the percentage of people in each community with income below 100% of poverty:

Table 21: *Percent of 2000 Population in Selected Oregon Cities with Income Below Federal Poverty Level*

<i>Linn-Benton-Lincoln Cities (Counties)</i>	<i>% of Individuals Below Federal Poverty Level</i>	<i>% of Families Below Federal Poverty Level</i>
Corvallis (Benton)	20.6	9.7
Albany (Linn)	11.6	9.3
Lebanon (Linn)	15.7	14.4
Lincoln City (Lincoln)	16.1	12.5
Monroe (Benton)	12.6	12.3
Newport (Lincoln)	14.4	12.2
Philomath (Benton)	8.2	6.5
Sweet Home (Linn)	17.5	14.0
Toledo (Lincoln)	19.3	18.6
<i>State & Other Oregon Entitlement Communities</i>		
State of Oregon	11.6	8.7
Beaverton	7.8	5.0
Eugene	17.1	8.7
Gresham	12.5	8.4
Hillsboro	9.2	6.0
Medford	13.9	10.3
Salem	15.0	10.5
Springfield	17.9	14.8

It should be emphasized here that, as the Oregon Employment Department's *2000 Regional Economic Profile* points out, much of the relatively high percentage of Corvallis' individuals with incomes below poverty can be attributed to our student population, and the fact that they account for roughly 34% of Corvallis' total population. This is not to suggest, however, that all of these below-poverty incomes may be accounted for by the presence of university students; rather, it suggests that the needs of a demographically diverse range of individuals and families must be considered as the City develops and implements anti-poverty initiatives.

In addition to considering demographic diversity in the delivery of programs, the City should also approach program delivery with geographic diversity in mind. In data provided by HUD based on an analysis of the 2000 Census, it was determined that of the 14 Census Tracts in Corvallis (some of which are partially inside and partially outside the City limits, in which case only the area within the City is included in this evaluation), ten are primarily low income, meaning more than 50% of the people who reside there live in a low income family or household. Further, of the 43 Census Block Groups (smaller, measurable portions of Census Tracts) in Corvallis, 27 are considered low income. This frequency and spread of low income Tracts and Block Groups suggests that the City should, until further study suggests otherwise, continue to make federal housing assistance resources available on a City-wide basis.

Unemployment

Over the last twenty years unemployment in Benton County has remained consistently below statewide levels and levels for surrounding counties. In 1980 the average annual unemployment rate in Benton County was approximately 6.6%; from there it fell every year until 1990, when it jumped from below 4% to a level of 5%. From 1990 to late 2000 the rate continued its downward trend, reaching a low of 1.9% at the end of 2000. Since early 2001 the unemployment rate has begun to rise, reaching 3.4% by the end of that year and climbing to its highest rate in many years, at 4.3%, in January 2003. Throughout this time of increasing unemployment, however, the rate for Benton County and the Corvallis MSA has remained the lowest of any MSA or county in the state.

Job Training and Employment Services

Community Services Consortium (CSC), a Community Action Agency located in downtown Corvallis, is the primary provider of job training and retraining services for the Benton County area in conjunction with the directives of the Job Training and Partnership Act of 1982. Job and employment training services offered by CSC include: comprehensive assessments, case management, career exploration, vocational training, on-the-job training, job search skills, basic and remedial education, occupational skills training, pre-employment training, and referrals. Those generally eligible for training and assistance include youth 14 to 21, dislocated workers, adults 22 and up, older workers 55 and over, and persons who are handicapped.

Educational Facilities

Corvallis is served by two quality higher-education facilities, one located here and the other in neighboring Albany.

Linn-Benton Community College (LBCC) Located in neighboring Albany, LBCC offers its students opportunities to obtain employment training, improve existing employment skills, begin a four-year college program, or gain life enrichment through learning. To be admitted to the college, a student must be 18 years of age or have graduated from an accredited high school, or

hold a GED. The college cooperates with local high school districts in supporting school improvement efforts by providing educational opportunities for the youth of Linn and Benton counties. LBCC offers Associate of Applied Science, Associate of Arts (Oregon transfer degree), Associate of General Studies and Associate of Science (with a major emphasis in a subject area) degrees, professional technical certificates and diplomas for high school completion.

Oregon State University (OSU) Reflecting recent increases, enrollment at OSU for the fall term of 2002 reached 18,789. OSU's role in nearly every aspect of the Corvallis community, from employment to economics, housing to community service, is one that impacts nearly every citizen. According to OSU's mission statement, "Oregon State University is a comprehensive, public, research university and a member of the Oregon University System. It is the state's land-grant, sea-grant and space-grant institution, and has programs and faculty located in every county of the state. OSU views the State of Oregon as its campus, and works in partnership with Oregon community colleges and other OUS institutions to provide access to educational programs. Oregon State University aspires to stimulate a lasting attitude of inquiry, openness and social responsibility. To meet these aspirations, we are committed to providing excellent academic programs, educational experiences and creative scholarship."

Economic Development

As reflected in the sections above, Corvallis enjoys a relatively stable economy and historically a lower rate of unemployment than any other area of the state. At least some of this relative economic health can be attributed to the work of public and private interests. In addition to local, state and federal government organizations and agencies, the following entities provide critical services related to economic development, business retention and development, and the promotion of tourism.

Business Enterprise Center (BEC) The Business Enterprise Center offers office facilities and reception services for small, start-up businesses in Corvallis.

Cascades West Council of Governments (COG) Community & Economic Development Program The COG provides a range of services to communities in the mid-Willamette Valley with the goal of facilitating economic development. Among the mix of services are community facilities planning and funding, business lending (through Cascades West Financial Services, a private, non-profit certified development company), support for downtown improvement efforts, the crafting and funding of diversification strategies, transportation advocacy, land use and transportation planning, and support for inter-jurisdictional collaboration.

Corvallis Chamber of Commerce The Chamber of Commerce represents the interests of business and economic development in Corvallis. The three primary goals of the Corvallis Chamber are: to ensure a prosperous economy—to make sure business interests are heard and considered, both locally and state-wide; to educate future employees—to prepare the students of today to be successful employees of tomorrow; and to enhance community life—to attract

employees to this area, and make sure they remain here.

Corvallis Convention and Visitors Bureau (CCVB) The CCVB serves to promote Corvallis as a destination for business and vacation travelers, attracting both visitors and permanent new residents by providing information about local activities, resources, amenities and services.

Economic Development Partnership (EDP) The mission of the Corvallis-Benton County Economic Development Partnership is to stimulate the development of primary jobs (those in companies which produce goods and services for export from the community/county) in Corvallis and throughout Benton County. This is achieved by pursuing a strategy in which the top priority is the retention, expansion and creation of local primary job employers. The second priority is the business development of new primary job employers to Corvallis and Benton County.

J. Crime and Crime Prevention

Within the City the Corvallis Police Department is the local agency with primary responsibility for law enforcement and crime prevention services. The Department undertakes a wide range of crime prevention activities and programs, the combination of which is responsible, at least in part, for Corvallis relatively low crime rate. Among these crime prevention efforts are the Business Watch Program, Neighborhood Watch Program/National Night Out, Safety Town, Citizen Police Academy, Police Reserves, the Ride Along Program, and various crime prevention presentations.

K. Public Facilities/Services Plans

Two primary City documents drive planning for the provision of public (City) services and facilities development: the City's annual budget and seven-year financial planning document, and the Capital Improvement Program (CIP) plan and budget document. These two critical, interdependent documents are produced annually under the leadership of the City's Finance Department (budget) and Public Works Department (CIP), with participation by all City departments and oversight by citizen commissions. In considering public facilities and services plans and budgets, City staff and commissions consider a variety of elements, including current/projected revenues and resources, current/projected expenditures, future service/facility needs, and ultimately, the funding priorities established by the City Council.

L. Transportation

The *Corvallis Transportation Plan* provides guidance to the development and maintenance of transportation facilities and services throughout the City. Developed and updated under federal and state direction and with considerable citizen assistance, the *Transportation Plan* exists: to set measurable community goals for the transportation system; to establish an achievable capital improvement plan for the community in terms of available resources, timing, and projected

growth; to provide a “roadmap” for future decisions concerning new development, neighborhood, downtown, and OSU transportation issues; and to inform the community of and clarify City Council policies regarding transportation issues.

The breadth of scope of the *Transportation Plan* and its goals for the next two decades are reflected in the following excerpt from the previously cited *Corvallis 2020 Vision Statement*:

Public and private sector collaboration has resulted in a regional transportation system which makes it easy for employees to walk, cycle or ride mass transit to work. The regional system also links with the north-south high-speed rail system for those traveling to Eugene, Salem, or Portland. Public and private incentives exist which encourage employees to use mass transit. This, in turn, has reduced the reliance on the automobile as well as eased traffic congestion and air pollution. Congestion, particularly through downtown, was also eased with the extension of the north-south bypass.

Air pollution has been lessened, thanks to changing attitudes and actions by residents, strict environmental regulations, an increased emphasis on non-polluting forms of heating and transportation, conservation and technological advances. The number of daily auto trips and the length of those trips has been significantly reduced by: close coordination of land use and transportation decisions creating a careful mix of uses within neighborhoods; designing and building neighborhoods that are safe, easy, and convenient to walk and bicycle in; and building pedestrian connections between neighborhoods.

The paratransit system has been expanded, and public transit works more successfully with increased ridership and more frequent service between compact pedestrian-friendly neighborhoods. The result is cleaner air, quieter neighborhoods, and a healthier populace.

M. Parks, Open Space, Recreation and Other Urban Amenities

The City’s *Comprehensive Plan*, in conjunction with parks, recreation and open space plans, provide practical and philosophical direction for the development and maintenance of these and other urban amenities in Corvallis. Again citing the *Corvallis 2020 Vision Statement* as the City’s guide for future development, with regard now to urban amenities:

Our natural features: hillsides, flood plains, streams, wetlands, and other natural areas are protected and treasured. Wildlife habitat areas, scenic areas, and other natural areas help shape development patterns as we grow. Our natural open space helps buffer flood events, purify our air and water, provide recreational and educational opportunities, and reinforce the community’s distinctive character. Corvallis has identified its open space resources, and has established

criteria and priorities for open space protection.

Corvallis is encircled by an emerald necklace of parks, scenic vistas, natural habitats, and farm and forests that define the City's boundaries . . . Our parks are among our most attractive assets. Scattered throughout the community, the parks vary in size, design, and function to meet the need of neighboring areas. Parks accommodate a wide range of recreational activities for all ages. This range includes provision of more passive activities such as bird watching, all the way to active sports.

Today, the Corvallis Parks and Recreation Department provides over 2,000 acres in parks, trails, open space, and beautification areas. Activities of the Department are overseen not only by the City Council, but also by four citizen boards and commissions: the Commission on Civic Beautification, which recommends public beautification projects for funding from the Civic Beautification Trust Fund; the Open Space Advisory Commission, which advises on the acquisition or protection of open space; the Park and Recreation Advisory Board, which advises the City Council on policy matters pertaining to Corvallis parks resources and recreation activities; and the Riverfront Commission, which advises on riverfront development or enhancement activities.

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CHAPTER III: HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

The foregoing elements of this Consolidated Plan provided the background information and descriptions of areas of need that will serve as the basis for the planning statements that follow in this Chapter and Chapter IV: Housing and Community Development Action Plan. This Chapter will examine the housing and community development resources that are available for use by the City of Corvallis, and will provide a strategic framework for the application of those resources over the five year period beginning July 1, 2003.

In addition to addressing the housing and community development needs that were identified in Chapter II, this Strategic Plan also provides documentation of the means through which the City will address the following CDBG, HOME and National Objectives as established by the U.S. Department of Housing and Urban Development:

CDBG Objectives:

- Provide decent housing
- Create suitable living environments
- Expand economic opportunities

HOME Objectives:

- Provide decent, safe and affordable housing
- Alleviate the problems of excessive rent burdens, homelessness, and deteriorating housing stock

National Objectives:

- Benefit low income persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency

A. Housing and Community Development Resources

Source	FY 01-02	FY 02-03	FY 03-04
CDBG	\$697,000	\$675,000	\$679,000
HOME	750,000	556,000	473,942
Program Income	8,000	8,000	35,000
Revolving Loan Fund	165,000	241,500	325,000
General Fund*	831,130	884,590	465,000

* General fund amounts represent anticipated expenditures under the Social Service Allocations Program and the Economic Development Allocations Program. Although the goals of these programs align generally with the goals of this Consolidated Plan, they operate under a separate set of City planning and delivery processes. Thus their allocation will not be outlined here.

Many local projects, programs and activities that are funded by the sources identified in the table above are also underwritten in part by other public, and sometimes private, funding entities. Among these are such state sources as the Oregon Housing and Community Services Department, Oregon Economic Development Department, and the Oregon Department of Human Services; federal sources such as the U.S. Departments of Transportation, Housing and Urban Development, and Health & Human Services; and various regional and national private foundations and grant making entities. In evaluating the expenditure of Community Development Block Grant or HOME resources for a housing and/or community development activity, the City will consider the amounts and types of other financial resources that will also underwrite that activity, and the extent to which CDBG and HOME funds may be used to leverage other sources of funds.

B. Housing and Community Development Needs

In determining strategies to address the priority housing and community development needs of low income Corvallis residents, this section will focus on three areas: housing priority needs, non-housing community development priority needs, and urgent needs. The priorities identified below are based on consideration of the Gaps Analysis, Housing Needs, and Non-Housing Community Development Needs tables that are included in the Appendices to this Plan, as well as the needs discussions in the foregoing chapter. Gaps Analysis data is based on homeless needs information submitted for purposes of this Consolidated Plan by providers of housing, homeless and special needs services in the community. The data represent a one-night count of shelter units provided, shelter units denied for lack of space, and subpopulation characteristics for those served or turned away. Additionally, survey results and local studies (primarily the *2002 Benton County Needs Assessment*), housing data provided directly by HUD, and interviews with local providers of public, social and economic development services were utilized in establishing estimates of need and prioritizing not only the CDBG and HOME program target populations below, but also the goals and strategies that follow in this Chapter.

General Allocation Strategy

Where competitive processes will be used to allocate project or program funding, the City will give initial priority to projects that provide housing and/or services to those with the lowest incomes. However, project design, feasibility, financial structure, location, and other essential or important project elements will also be considered, and in some cases may take precedence, in selecting the project(s) that will receive funding.

Priority Housing Needs

The City of Corvallis will assist, support and otherwise encourage affordable housing and associated supportive services for the priority groups listed below. The priorities are labeled for ease of reference in this document, and to assist agencies that may submit funding proposals to the City wherein reference to specific priorities is required. The printed order is not intended to

represent a relative ranking of greater or lesser priorities except in the case of low income families and individuals for whom, as noted above, those with the lowest incomes will generally be considered the highest priority.

Priority A: Families and individuals with low incomes

- Extremely low income, 30% of median and below
- Very low income, 50% of median and below
- Low income, 80% of median and below

Priority B: People who are homeless or at risk of becoming homeless

- Families
- Victims of domestic violence
- Individuals
- Youths

Priority C: Non-homeless families and individuals with special needs

- Persons with chronic/severe mental illness
- Frail elderly persons
- Persons with disabilities
- Persons with alcohol or drug addictions
- Elderly persons

Strategies to address the housing needs of these three priority groups are identified on the pages that follow. Goals and strategies related to efforts the City will undertake in the areas of fair housing, lead-based paint, and the elimination of barriers to affordable housing are also included within this section.

Housing Priority A: Families and individuals with low incomes (note: for purposes of this Plan, where the phrase “low income” is used, it includes not only families and individuals with incomes at or below 80% of median, but also those considered to be “very low income” (incomes at or below 50% of median) and “extremely low income” (incomes at or below 30% of median.)

Goal 1: Over the five year Consolidated Plan period, facilitate the creation of 250 housing opportunities that are affordable to low, very low and extremely low income occupants.

Strategy 1: Provide funding to facilitate the creation of new housing units that are affordable to low income occupants, or the commitment of existing units to long term affordability. Activities funded will include property acquisition (improved and/or vacant land), housing construction, construction of public infrastructure, housing rehabilitation and/or conversion in conjunction with acquisition, and refinancing of property debt in conjunction with

rehabilitation. In the case of the latter approach, HOME would be the applicable funding source, and in addition to the assistance being required to sustain or improve the affordability of a project, the following criteria would also be applied: The units being refinanced must also need rehabilitation in order to 1) alleviate deficiencies that may degrade structural integrity; 2) address lead-based paint hazards; 3) create or improve accessibility, livability and/or usability for tenants; 4) extend the useful life of the building; 5) meet HUD Housing Quality Standards; and/or 6) improve energy efficiency. Further, the amount of the City's HOME assistance allocated to the rehabilitation portion of the activity will typically not be less than 15% of the total HOME funding amount, but may be as low as 10% where the long term benefit to low income renters supports such a decision.

Strategy 2: Provide funding to facilitate home ownership opportunities for low income renter households.

Goal 2: Over the five year Consolidated Plan period, support the rehabilitation and improvement of 125 units of housing that are occupied by low, very low and extremely low income residents.

Strategy 1: Provide rehabilitation funding to improve the quality and maintain the affordability of housing units occupied by low income owners.

Strategy 2: Provide rehabilitation funding to improve the quality and maintain the affordability of housing units occupied by low income renters.

Goal 3: Maintain and improve the development capacity of private sector non-profit housing agencies in order to support the creation of new affordable housing opportunities for low income residents.

Strategy 1: Share City resources, information and expertise with Community Housing Development Organizations (CHDOs).

Strategy 2: On an annual basis, consider utilizing allowed HOME program operating setasides to support the development activities of CHDOs.

Goal 4: Maintain an awareness of the physical condition of Corvallis housing on a City-wide basis and within neighborhoods and smaller geographic areas in order to develop area-targeted rehabilitation, improvement, and/or redevelopment strategies.

Strategy 1: Periodically assess and map physical housing and infrastructure conditions on a city-wide basis.

Strategy 2: Provide the results of periodic condition assessments to housing

providers/developers and service agencies in order to facilitate area-focused development efforts.

Goal 5: Continue to monitor advances in residential construction techniques and technologies, and where appropriate, encourage their incorporation into construction projects in Corvallis.

Strategy 1: Track and evaluate building technologies, techniques and materials that result in housing construction that is relatively more affordable.

Strategy 2: Stay abreast of technology trends that lead to improved energy efficiency and reduced energy costs in residential construction.

Housing Priority B: People who are homeless or at risk of becoming homeless

Goal 1: Over the five year Consolidated Plan period, strengthen the community's ability to meet the housing needs of people who are homeless by facilitating the creation of at least four transitional housing units and by supporting the sustainability of existing emergency or transitional units.

Strategy 1: Provide technical assistance and consider providing funding to local service providers for the development of transitional housing projects for homeless families with children and/or for individuals, including homeless youths.

Strategy 2: Where appropriate, provide funding assistance for the acquisition, relocation and/or rehabilitation of existing housing for use or being used as transitional housing for homeless families with children and/or for individuals, including homeless youths, and temporary emergency shelter for victims of domestic violence.

Goal 2: Maintain an understanding of the housing needs of people who are homeless or at risk of becoming homeless, and foster better coordination of the resources that are available to assist them.

Strategy 1: Continue to communicate with private and public agencies working with homeless populations about the tools and methods currently being used to determine the number and needs of people who are homeless in Corvallis.

Housing Priority C: Non-homeless families and individuals with special needs

Goal 1: Over the five year Consolidated Plan period, strengthen the community's ability to meet the housing needs of people with special needs by facilitating the creation of at least four transitional housing units and by supporting the creation of new permanent, or the sustainability of existing permanent or transitional units.

Strategy 1: Provide technical assistance and consider providing funding to local agencies or service providers for the development of transitional housing projects for non-homeless families and individuals with special needs.

Strategy 2: Where appropriate, provide funding assistance for the acquisition, relocation and/or rehabilitation of existing housing for use or being used as permanent or transitional housing for non-homeless families and individuals with special needs.

Goal 2: Maintain an understanding of the housing needs of people in special needs populations, and foster better coordination of the resources that are available to assist them.

Strategy 1: Continue to communicate with private and public agencies working with special needs populations about the tools and methods currently being used to determine the number and needs of non-homeless families and individuals with special needs.

Fair Housing

The City of Corvallis has resolved to further fair housing by utilizing available resources to achieve the following goals:

Goal 1: Affirmatively further fair housing, and maintain a thorough understanding of fair housing issues and impediments to fair housing in Corvallis.

Strategy 1: Continue to carry out the activities called for in the current Corvallis Fair Housing Plan.

Strategy 2: Periodically update the City's Analysis of Impediments to Fair Housing.

Strategy 3: Develop and implement tools or programs to overcome and eliminate issues or problems identified in the Analysis of Impediments to Fair Housing.

Goal 2: Raise the community's awareness of fair housing law and the methods that are

available for reporting fair housing violations.

- Strategy 1:** Inform citizens about fair housing and fair housing law by utilizing a variety of media channels and educational opportunities.
- Strategy 2:** Educate service providers and those involved in the housing industry in order to increase understanding of fair housing law.
- Strategy 3:** Provide a local means for citizens to get specific information about fair housing, and report fair housing violations.

Lead-Based Paint

HUD requires that entitlement communities take steps to identify and eliminate lead-based paint hazards within their jurisdictions. The City of Corvallis will meet these requirements by pursuing the following goal and strategies:

- Goal 1:** Reduce the number of homes in Corvallis that present health risks to residents, and especially to children, due to the presence of lead-based paint hazards.
 - Strategy 1:** Utilize opportunities that arise through the delivery of the City's housing rehabilitation programs to assess and address lead paint hazard risks.
 - Strategy 2:** Educate loan recipients and the general Corvallis population about lead-based paint hazards and ways to assess and eliminate them.
 - Strategy 3:** Increase the number and capability of construction/rehabilitation/painting professionals who work in the Corvallis and mid-Willamette Valley area by supporting education efforts focused on lead-based paint hazards and the work practices required to address them safely.

Barriers to Affordable Housing

The elimination of barriers to affordable housing in Corvallis will be addressed primarily through the policies contained in the City's Comprehensive Plan, most specifically within Article 9 of that Plan, and by the implementation of Plan policies through enforcement of the Corvallis Land Development Code. Through implementation and application of those documents, the City will pursue the following goals:

- Goal 1:** Maintain an awareness of the presence and magnitude of barriers to affordable housing in Corvallis, and where it is within the City's ability, take steps to overcome

such barriers.

- Strategy 1:** Maintain compliance with policies in the Corvallis Comprehensive Plan that call for the evaluation of housing affordability for low income residents.
- Strategy 2:** Maintain compliance with Comprehensive Plan policies that call for implementation of one or a range of remedies if barriers to housing affordability are identified.
- Strategy 3:** Consider the potential impacts on housing affordability prior to enacting changes to requirements for residential development in the Land Development Code.

Priority Non-Housing Community Development Needs

The City of Corvallis will encourage and support the following priority non-housing development activities:

Priority A: Basic Human Service Support

- Supportive services and community facilities for families with children, and individuals, who are homeless or are at risk of becoming homeless
- Supportive services and community facilities for people with special needs
- Supportive services and community facilities for low income families and individuals

Priority B: Economic Development

- Economic opportunity for low income persons
- Support of living wage jobs

Priority C: Community Accessibility

- Transportation
- Accessibility improvements in public buildings

Non-Housing Community Development Priority A: Basic Human Service Support

Goal 1: Serve as a source of funding and technical assistance to agencies that are developing and/or delivering human services facilities, projects, or programs that assist homeless individuals (including youths) and families with children, and/or those who are at risk of homelessness.

Strategy 1: Support projects and programs that will provide human services assistance to homeless individuals (including youths) and families with children, and/or those who are at risk of homelessness.

Strategy 2: Participate with other funders and agencies in discussions about methods for gathering information about and understanding the human services needs of homeless individuals (including youths) and families with children, and/or those who are at risk of homelessness.

Strategy 3: Participate with other funders in an exploration of methods to coordinate the delivery of funding resources to agencies that address the human services needs of homeless individuals (including youths) and families with children, and/or those who are at risk of homelessness.

Goal 2: Serve as a source of funding and technical assistance to agencies that are developing human services facilities, projects or programs to serve non-homeless families and individuals with special needs.

Strategy 1: Support projects and programs that will provide human services assistance to the priority special needs populations identified in this Plan: persons with chronic/severe mental illness; frail elderly persons; persons with disabilities; persons with alcohol or drug addictions; and elderly persons.

Strategy 2: Participate with other funders and agencies in discussions about methods for gathering information about and understanding the human services needs of the priority special needs populations identified above.

Strategy 3: Participate with other funders in an exploration of methods to coordinate the delivery of funding resources to agencies that address the human services needs of the priority special needs populations identified above.

Goal 3: Serve as a source of funding and technical assistance to agencies that are developing human services facilities, projects, or programs to serve low income families and individuals.

Strategy 1: Support projects and programs that will provide human services assistance to low income families and individuals.

Strategy 2: Participate with other funders and agencies in discussions about methods for gathering information about and understanding the human services needs of low income families and individuals.

Strategy 3: Participate with other funders in an exploration of methods to coordinate the delivery of funding resources to agencies that address the human services needs of low income families and individuals.

Non-Housing Community Development Priority B: Economic Development

Goal 1: Promote and support activities in the community that improve or provide access to economic opportunities for low income residents of Corvallis.

Strategy 1: Work cooperatively with and support where appropriate entities that assist those who are homeless, have special needs, or have low incomes, by providing job training and access to employment.

Strategy 2: Develop a funding mechanism to support the creation of microenterprises by low income residents.

Strategy 3: Gather informational resources related to economic development activities for low income residents, and improve access to that information.

Goal 2: Provide support for the creation and continuation of living wage job opportunities in Corvallis.

Strategy 1: The City, where practical, will provide living wage job opportunities in all contracts for services to be provided to the organization.

Non-Housing Community Development Priority C: Community Accessibility

Goal 1: Improve knowledge about the transportation needs of the elderly and frail elderly, people with special needs, and low income residents of Corvallis, and about the transportation systems that are in place to serve them.

Strategy 1: Maintain and expand the City's understanding of the transportation requirements of the elderly and frail elderly, people with special needs, and low income residents.

Strategy 2: Where possible, participate in and consider providing funding for the improvement of services that provide transportation to the elderly and frail elderly, people with special needs, and low income residents.

Goal 2: Improve community accessibility for people who are elderly, disabled or have low incomes.

Strategy 1: Consider providing funding to underwrite costs related to accessibility upgrades or improvements in publicly-owned buildings and facilities.

Strategy 2: In delivering the federal resources of the Community Development Block Grant and HOME Investment Partnerships programs, assure that the requirements of the Americans with Disabilities Act and Section 504 are met as called for.

Strategy 3: Consider providing funding to support the development of publicly-owned community amenities (e.g., parks, infrastructure) in low income neighborhoods or areas.

C. Anti-Poverty Strategy

The City of Corvallis operates a variety of funding and other assistance programs which, together, strategically address the goals of reducing poverty and improving the self-sufficiency of low income residents. The activities undertaken in conjunction with this anti-poverty strategy can be separated into three primary areas of effort: human services programs targeted at the continuum of care needs of the homeless; housing development and retention programs targeted at low income residents; and an approach to economic development that supports opportunities for workers to earn a living wage.

Human Services and Continuum of Care

The City of Corvallis provides funding to agencies that address the needs of homeless, special needs and low income residents through a Social Services Allocations program. The goal of this program is to improve living conditions and self sufficiency for residents by meeting such basic needs as food, water, shelter, warmth, clothing, safety, access to information, basic health care, and freedom from fear and violence. This goal is carried out by providing funds to area agencies whose focus meets one or more of these targeted basic needs.

In addition to the City's efforts, additional continuum of care assistance coordination for Corvallis, as part of the Linn/Lincoln/Benton three-county area, also falls under the direction of Community Services Consortium (CSC). CSC has been designated as a Community Action Agency by the State of Oregon, with responsibility for carrying out state continuum of care activities in the region. Utilizing state, federal and other funding sources, CSC operates or funds a variety of federal anti-poverty programs targeted at the prevention of homelessness, outreach and assessment of the needs of the homeless, emergency shelter and safe, decent alternatives to the streets, support services, including case management, transitional housing and necessary support services, permanent housing or permanent supportive housing arrangements, job

training, and life skills training.

Coordination of activities by the City of Corvallis, Benton County, Community Services Consortium and private funders attempts to insure that a broad range of needs is met without overlap or duplication of services. Efforts at further and more integrated coordination will continue in the future in order to insure that the resources of the area's larger funding entities are used efficiently and effectively.

Affordable Housing Development

The second element of the City's anti-poverty strategy targets the development and retention of affordable housing. Activities within this element fall into two subcategories: internally operated programs, and support of activities and programs external to the organization.

Within the organization, the City's Housing Division operates primarily to provide opportunities for low income people to secure, or retain, housing that is affordable to them. Activities within the Housing Division typically include direct funding to low income residents through the following loan programs:

- *First Time Home Buyer Program* - a down payment assistance program that provides deferred/amortized, low interest loans to low income renters in order that they may become first time buyers of Corvallis homes.
- *Neighborhood Improvement Program* - a housing rehabilitation loan program that provides low interest, amortized loans to low income owner-occupants.
- *Emergency Repair Program* - another housing rehabilitation program targeted at owner-occupied homes, in this case offering no-interest, deferred payment loans to owners who are very low income.
- *Rental Rehabilitation Program* - the City's final rehabilitation program, this offered to owners of residential rental properties occupied by low income tenants.
- *NewHome Buyer Assistance Program* - the most recent addition to the City's affordable housing assistance portfolio, this program provides down payment assistance loan funding to low income buyers who are purchasing a newly-constructed home, with the amount of the loan being determined according to the cost of Systems Development Charges incurred in the construction of the home.

External program assistance typically takes the form of technical assistance to developers of housing that is affordable to low income residents, as well as direct funding of affordable housing development activities. Affordable housing providers assisted through the City's Housing Division include Corvallis Neighborhood Housing Services, Inc., Benton Habitat for Humanity, the Linn-Benton Housing Authority, Community Outreach, Inc., the ARC of Benton

County, Home Life, Inc., and the Center Against Rape and Domestic Violence.

Among these provider/developers, the City has established a particularly strong and effective partnership with Corvallis Neighborhood Housing Services (CNHS), a member of the Neighborhood Reinvestment Corporation's Neighborworks Network. As this Plan is being written CNHS is completing an application to become the City's first Community Housing Development Organization for purposes of the HOME program. In addition to providing direct operating funding and technical assistance to CNHS, the City has provided the organization with a variety of loans and grants, which in turn have leveraged the creation of 154 units of affordable housing by CNHS since 1993.

Economic Development

The second chapter of this Consolidated Plan (the *Housing and Community Development Needs* chapter) provided an outline of current economic development activities, programs and agencies that receive City support, which also represent the final element in the City's anti-poverty strategy. Activities and programs that promote economic opportunities and development are coordinated under a Corvallis City Council Policy (CP 96-06.03) of which the established purpose is:

“ . . . to preserve and support community livability by encouraging economic stability and sustainable economic opportunities for the citizens of Corvallis. In partnership with citizens, community, and regional organizations, this will be achieved through a balanced program that addresses retention and the creation of family wage jobs, infrastructure development, and the availability of support services such as housing and employment training.”

In addition to providing funding to area economic development entities in conjunction with the policy direction noted above, the City has passed a living wage initiative to improve the financial stability of lower-wage workers, and help them support themselves and their families in the Corvallis community. The initiative directs that entities (with some exclusions) contracting to provide services to the City will pay their employees a living wage (or a combination of wages and health benefits) currently set at \$9.64 per hour, to be adjusted annually by the CPI-W.

D. Institutional Structure

Within the preceding narrative of this Plan a large number, and wide variety, of public and private entities have been identified as the City's partners in the delivery of community development resources throughout Corvallis. This group of agencies and organizations constitutes a highly effective network, providing coordinated housing, human services, and economic development assistance to low income members of the community.

Also described briefly above are the various processes utilized by the City to carry out assistance through its Social Services Allocations program, Economic Development Allocations program,

and Housing Programs. In carrying out these and other assistance efforts, the City coordinates activities, at all levels, to assure that policy makers and staff remain aware of the needs of our citizens, and of the agencies that serve them. Examples of community development outreach and coordination activities that are key to Corvallis' institutional structure in this regard are:

- The Corvallis Housing and Community Development Commission, a ten-member citizen commission (including liaisons from the City Council and Planning Commission) that carries out Consolidated Plan and Action Plan development work, and provides program oversight to the City's Housing Division.
- City Council and staff representation on many of the Boards of Directors of the agencies that form the service delivery structure;
- A group of nearly 25 other citizen boards and commissions that advise the City Council on a variety of community needs and issues;
- Coordination and efforts to achieve consistency of planning efforts between the Linn-Benton Housing Authority (PHA Plan) and the City of Corvallis (Consolidated Plan);
- City Housing Division staff participation in the Benton County Affordable Housing Working Group, a body of housing and human services providers, the goals of which are to provide a forum for sharing ideas and information, and to provide inter-agency support in order to improve the delivery of services to those in need.

The institutional structure that provides for the delivery of services to target populations in Corvallis and the surrounding area is one that operates quite effectively, but unfortunately, not perfectly. In assessing the strengths and weaknesses of this institutional structure, the following conclusions emerge:

Strengths:

- a good general understanding of the needs of low income residents;
- a broad mix of services that leave few, if any needs completely unmet;
- good knowledge of and access to state, federal and other private funding for programs and activities;
- highly cooperative working relationships among housing and service providers;
- a strong and growing knowledge and understanding of the housing and facility development process; and
- a philosophy, supported by both the public and private sectors, that promotes the vision of a community in which the housing and service needs of all its members are or will eventually be met.

Weaknesses:

- fewer resources, in the form of funds, services, facilities and housing, than are required in order to fully meet the needs of the community, and specifically low income residents and residents with special needs;
- declining financial resources at the state and local government levels stemming from reduced tax revenues, which in turn are leading to a reduced availability of funds for programs that provide housing and human services assistance;
- some lack of coordination among existing service providers, and a resultant lack of understanding among providers and recipients about which agencies are the most appropriate from a referral standpoint;
- some lack of coordination among governmental and quasi-governmental entities that provide services, funding and technical assistance related to community development.

E. Coordination

As noted previously, the coordination of information and services is recognized as both a strength and a relative weakness of the community development service delivery system in Corvallis. It is anticipated that all of the City's coordination activities described in the section above will be continued for the foreseeable future. In addition, as noted among the goals and strategies outlined under the Housing and Community Development planning section of this chapter, the City will undertake a range of efforts over the next five years to work with local providers of housing and human services in order to maintain an awareness of and document needs. In turn, this will yield a better understanding of those needs, and in the long run, a more effective service delivery system.

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**CHAPTER IV:
HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN**

After FY 03-04, the first year covered under this five-year Consolidated Plan, this chapter is found in a separate, fiscal year-specific Action Plan document.

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APPENDIX A:**CONTINUUM OF CARE GAPS ANALYSIS - INDIVIDUALS
(HUD Table 1A)**

<u>Beds/Units</u>	<u>Estimated Needs</u>	<u>Current Inventory</u>	<u>Unmet Need/Gap</u>	<u>Relative Priority</u>
Emergency Shelter	62	31	31	Medium
Transitional Housing	64	16	48	High
Permanent Housing	37	0	37	Medium
Total	163	47	116	
<u>Estimated Supportive Services Slots</u>				
Job Training	92	9	83	Medium
Case Management	119	58	61	Medium
Substance Abuse Treatment	16	4	12	High
Mental Health Care	13	0	13	High
Housing Placement	7	2	5	Low
Life Skills Training	53	33	20	Medium
<u>Estimated Sub-Populations</u>				
Chronic Substance Abusers	16	0	16	High
Seriously Mentally Ill	11	8	3	High
Dually-Diagnosed	6	0	6	High
Veterans	12	7	5	Low
Persons with HIV/AIDS	0	0	0	None
Victims of Domestic Violence	20	10	10	High
Youth	25	9	16	High

APPENDIX B:

**CONTINUUM OF CARE GAPS ANALYSIS -
PERSONS IN FAMILIES WITH CHILDREN
(HUD Table 1A)**

<u>Beds/Units</u>	<u>Estimated Needs</u>	<u>Current Inventory</u>	<u>Unmet Need/Gap</u>	<u>Relative Priority</u>
Emergency Shelter	77	52	25	Medium
Transitional Housing	281	175	106	High
Permanent Housing	40	0	40	Medium
Total	398	227	171	

Estimated Supportive Services Slots

Job Training	71	10	61	Medium
Case Management	113	34	79	Medium
Child Care	38	12	26	Medium
Substance Abuse Treatment	5	2	3	Medium
Mental Health Care	5	2	3	Medium
Housing Placement	12	2	10	Low
Life Skills Training	104	14	90	High

Estimated Sub-Populations

Chronic Substance Abusers	11	3	8	High
Seriously Mentally Ill	4	1	3	High
Dually-Diagnosed	5	1	4	High
Veterans	16	11	5	Low
Persons with HIV/AIDS	1	0	1	Low
Victims of Domestic Violence	24	2	22	High

APPENDIX C:**HOUSING NEEDS
(HUD Table 2A)**

		<u>Units Needed</u>	<u>Need Level</u>	<u>Households to be Assisted (5 Years)</u>
<u>RENTERS</u>				308
<u>Small Related</u>	0-30% of MFI	684	High	
	31-50% of MFI	406	Medium	
	51-80% of MFI	219	Low	
<u>Large Related</u>	0-30% of MFI	48	High	
	31-50% of MFI	29	Medium	
	51-80% of MFI	51	Low	
<u>Elderly</u>	0-30% of MFI	210	High	
	31-50% of MFI	179	High	
	51-80% of MFI	139	Medium	
<u>Special Populations</u>	0-80% of MFI	149	High	
<u>All Other</u>	0-30% of MFI	1,864	High	
	31-50% of MFI	1,020	Medium	
	51-80% of MFI	348	Low	
<u>OWNERS</u>				75
	0-30% of MFI	282	High	
	31-50% of MFI	200	Medium	
	51-80% of MFI	274	Medium	

APPENDIX D:
NON-HOMELESS SPECIAL NEEDS
 (HUD Table 1B)

<u>SUB-POPULATION</u>	<u>NEED PRIORITY LEVEL*</u>
Elderly	Medium-High
Frail Elderly	High
Chronic/Severe Mental Illness	High
Developmentally Disabled	Medium-High
Physically Disabled	Medium-High
Persons with Alcohol/Other Drug Addiction	Medium-High
Persons with HIV/AIDS	Low

** Due to the difficulty of gathering data for this table that is both comprehensive and reliable, the priorities established here are based on input received during the two community meetings, interviews with service providers and the Benton County Health Department, and the locally-generated 2002 Benton County Needs Assessment, all of which were used to provide guidance throughout the development of this Consolidated Plan.*

APPENDIX E:

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS
(HUD Table 2B)
(5-Year Period)

<u>CATEGORY</u>	<u>ESTIMATED FUNDING</u>	<u>PRIORITY</u>
Anti-Crime Programs		
Overall	\$50,000	Medium
Crime Awareness	50,000	Medium
Economic Development		
Overall	\$199,100,000	Medium
Rehab; Publicly or Privately-Owned Commercial	171,000,000	Medium
Commercial/Industrial Infrastructure Development	25,000,000	Medium-Low
Other Commercial/Industrial Improvements (Airport)	3,000,000	Medium-Low
Micro-enterprise Assistance	100,000	Medium-High
Infrastructure		
Overall	\$53,465,000	Medium-High
Flood Drain Improvements	5,500,000	Medium-High
Water/Sewer Improvements	29,700,000	Medium-High
Street Improvements	15,500,000	Medium-High
Sidewalks	765,000	Medium
Removal of Architectural Barriers	2,000,000	Medium
Planning & Administration		
Overall	\$2,250,000	Medium-High
CDBG/HOME Administration	750,000	High
Area Plans, Code Development, Long Range Planning	1,500,000	Medium
Public Facilities		
Overall	\$49,050,000	Medium-High
Handicapped Centers	5,000,000	Medium-High
Parks, Recreation Facilities	6,300,000	Medium
Parking Facilities	10,000,000	Medium
Fire Stations/Equipment	1,750,000	Medium-High
Health Facilities	6,000,000	Medium-High
Non-Residential Historic Preservation	20,000,000	Medium

Public Services

Overall	\$8,515,000	Medium-High
Handicapped Services	4,600,000	High
Transportation Services	1,500,000	High
Substance Abuse Services	1,000,000	Medium- High
Employment Training	165,000	Medium-Low
Health Services	1,250,000	Medium-High

Senior Programs

Overall	\$4,600,000	Medium
Senior Centers/Care Facilities	3,000,000	Medium
Senior Services	1,600,000	Medium-High

Youth Programs

Overall	\$7,800,000	Medium
Youth Centers	2,000,000	Medium
Child Care Centers	5,000,000	Medium-High
Youth Services	600,000	Medium
Child Care Services	200,000	Medium

TOTAL	\$324,830,000	
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ATTACHMENT A:

AGENCY CONSULTATIONS

The following table contains a listing of the agencies that were contacted directly for consultation about the needs delineated in this Consolidated Plan, and to gather suggested service, project or programmatic solutions to meet those needs.

Agency Contacted	Contact Topic
Arc of Benton County	Special Needs Housing, Handicapped Services
Benton County Community Health	Lead-based Paint Hazards
Benton County Health Department	Health Care Facilities
Benton County Mental Health	Mental Illness, Alcohol/Drug Addiction, Dual Diag.
Benton County Information & Referral	HIV/AIDS, Youth, Other General
Cascades West COG - Disability Services	Disabled Individuals
Cascades West COG - Senior Services	Elderly, Frail Elderly
Center Against Rape & Domestic Violence	Battered and Abused Women and their Families
City of Corvallis - Comm. Development	Planning, Historic Preservation
City of Corvallis - Parks & Rec. Dept.	Parks and Open Space, Senior Facilities
City of Corvallis - Police Department	Community Safety and Crime Prevention
City of Corvallis - Public Works Dept.	Capital Improvement Program, Transit System
Community Outreach, Inc.	Homeless Individuals and Families with Children
Community Services Consortium	Continuum of Care, Employment, Homelessness
Corvallis Clinic	Health Care Facilities
Corvallis Neighborhood Housing Services	Housing Needs
Economic Development Partnership	Economic Development Activities and Needs
Good Samaritan Hospital	Health Care Facilities
Grace Center for Adult Day Care	Senior Facilities and Services
Home Life, Inc.	Special Needs Housing, Handicapped Services
Jackson Street Youth Shelter	Homeless Youth
Linn Benton Food Share	Food Distribution and Facilities
Linn Benton Housing Authority	PHA Plan, Housing Needs, Section 8 Housing
Microenterprise Development Project	Microenterprise Development
Old Mill School	Needs of Children
Oregon Department of Veterans Affairs	Homeless Veterans
Oregon Housing & Community Svcs. Dept.	Continuum of Care, Housing, OR Consolidated Plan
Oregon Office of Mental Health Services	Needs of Persons with Psychiatric Disabilities
Oregon State University - Facilities	Historic Structures, Housing Needs

Services for Children and Families (State)
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Abused and Neglected Children

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ATTACHMENT B:

**CDBG/HOME Program
Public Outreach Meeting Notes**

January 30, 2003

Group 1: Facilitated by Paula Renaud, Recorded by Karen Potts

Project Development/Construction

Housing

<i>Needs</i>	<i>Solutions</i>
<p>Housing affordable for seniors on fixed incomes - primarily rental. Are having to move from Corvallis, but still have social/community life here so must travel.</p>	<p>Utilize HOME funding to assist in creating/maintaining affordable senior rental housing. Consider funding cooperative senior housing, perhaps on cul-de-sac pattern.</p>
<p>General lack of affordable housing - both to purchase and to rent.</p>	<p>Allow use of HOME for new construction; for acquisition/rehab; and for rehab with refinance of owner-occupied homes. Also allow use of HOME for construction and pre-development loans.</p>
<p>Section 8 program is falling short - waiting lists too long, not enough vouchers available.</p>	<p>Emergency help - rental assistance. Use HOME for Tenant-based Rental Assistance.</p>
<p>No transitional housing for people moving from COI's homeless shelter - need units where case management services can be provided.</p>	<p>Fund utilization of COI for provision of transitional housing for agency clients.</p>
<p>People who have received City housing assistance loans (First Time Home Buyer) may become unemployed, have difficulty making payments when they become due after five year deferral period.</p>	<p>No solution offered. <i>(Note: The City's loan policies have a provision allowing continued loan deferral in the event the borrower has a financial hardship, which would include unemployment/inadequate income.)</i></p>

Community Facilities

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

Public Infrastructure

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

Other

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Services/Assistance Programs

Social Services

<i>Needs</i>	<i>Solutions</i>
<p>With the economic downturn and loss of state funding, many agencies are losing funding, will likely not be able to maintain service levels/client support.</p> <p>Oregon Project Independence is vanishing (provides in-home supports to seniors to allow aging in place). Seniors also lack transportation between Albany and Corvallis.</p> <p>Treatment programs for single people with mental illness, addictions, etc. are being cut.</p>	<p>Remove limitation in the CDBG Human Services Fund that only allows a program to be funded for three years. Allow continued funding of an agency's core programs.</p> <p>Provide housing as suggested under the cooperative housing point in the "Housing" section above. Also consider funding Dial-a-Bus services between Corvallis and Albany.</p> <p>Develop a "disaster relief plan" to address the losses in program/service funding due to state and local budget cuts.</p>

Information

<i>Needs</i>	<i>Solutions</i>
Lack of centralized source of information about housing assistance programs.	Create a "Regional Housing Center." (<i>Note: the Oregon Housing & Community Services Department is creating such centers around the state; in the mid-valley, the City is cooperating with other jurisdictions/housing providers to create such a center to serve Benton, Linn and Lincoln counties.</i>)

Economic Opportunities

<i>Needs</i>	<i>Solutions</i>
<p>Training and funding needed to encourage development of micro-enterprises/micro-entrepreneurs who are low income and/or have other special needs.</p>	<p>Cooperate with/provide funding for a training and technical assistance program within the Micro-enterprise Development Project. Work with MDP to identify a lending institution to provide low-interest start-up loans for micro-entrepreneurs.</p>

Other

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

Group 2: Facilitated by Bruce Sorte, Recorded by Tracy Daugherty

Project Development/Construction

Housing

<i>Needs</i>	<i>Solutions</i>
<p>Low income housing for seniors, people with a mental illness, victims of domestic violence - especially transitional housing for people coming out of the hospital or a group home. Currently a need for 33 such clients.</p> <p>Tenant-based rent support outside of Section 8 voucher program.</p>	<p>Create a 6-8 unit subsidized housing project to allow people to transition from being hospitalized to a more stable housing situation. Should be located near public transportation, have good accessibility.</p> <p>Use HOME to fund a Tenant-based Rental Assistance program.</p>

Community Facilities

<i>Needs</i>	<i>Solutions</i>
<p>Space in Benton Plaza used to provide assistance/case management for tenants needs to be maintained.</p> <p>Drop-in centers for people with disabilities/mental illness should be maintained/expanded/created.</p> <p>Confidential shelter space for victims of domestic violence.</p>	<p>Continue funding for space rental; promote development of small shops in Benton Plaza owned/operated by tenants.</p> <p>Expand Circle of Hope Drop-in facility; encourage them to put fliers at the library, other businesses.</p> <p>Provide CDBG funding to assist with the purchase/rehab/remodel of a single family home to serve as a confidential shelter.</p>

Public Infrastructure

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Other

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Services/Assistance Programs

Social Services

<i>Needs</i>	<i>Solutions</i>
<p>Transition services to support people with disabilities, seniors, people with mental illness.</p> <p>Funding from state for prescription medications for people with mental illness is being dropped; typical costs of \$900-\$1,000 per month will go uncovered. Will lead to increase in homelessness/correctional placements/hospitalizations.</p> <p>Case management and support for people losing assistance from Oregon Health Plan.</p>	<p>Provide funding for more providers and activities. <i>(Note: to date the City has utilized the full amount of CDBG funds allowed by HUD for use in support of social services. The City cannot increase its CDBG allocation to such services. HOME funds may not be used for this purpose.)</i></p> <p>Fund transportation to places where prescription medications may be purchased less expensively.</p> <p>Request that such entities as the Northwest Medical Team provide services in Oregon.</p>

Information

<i>Needs</i>	<i>Solutions</i>
<p>More community inclusion work needed - direct assistance to disabled community members to help them live/work in the community. As many as 200 individuals in need of such assistance now.</p>	<p>Provide more funding for inclusion specialists. Promote coordination of inter-faith volunteers to support inclusion efforts.</p>
<p>Community understanding of issues surrounding people in crisis - especially those losing funding for medications. Need for understanding of ways to help them. Need among general public, strongest for landlords and apartment owners.</p>	<p>No suggestions</p>

Economic Opportunities

<i>Needs</i>	<i>Solutions</i>
<p>Need for work opportunities for low income, special needs people. Many developmentally disabled people losing them because of state budget cuts.</p>	<p>Promote the following as employment providers: resale centers; recycling efforts/can processing centers; service to pick up excess/out-of-date food items at grocery stores and deliver to those in need.</p>

Other

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

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CDBG/HOME Program Public Outreach Meeting Notes

February 12, 2003

Group 1: Facilitated by Paula Renaud, Recorded by Wayne Stover

Project Development/Construction

Housing

<i>Needs</i>	<i>Solutions</i>
<p>Housing for families with low incomes - especially families with children participating in after-school activities.</p> <p>Mentally ill people coming from hospitalization have no place to go temporarily while they gain stability.</p> <p>Mentally ill and elderly losing previously state-funded benefits (e.g., prescription medication coverage, general assistance) which will mean no money to cover prescriptions, housing, or both.</p>	<p>Create more affordable housing opportunities - both ownership-focused and renter-focused. Solutions could include subsidies for home purchases, tenant-based rental assistance, or other subsidized rental unit creation.</p> <p>Transitional housing - group home living situation with in-home service supports.</p> <p>Deeper subsidies (e.g., tenant-based rental assistance) for people losing state benefits.</p>

Community Facilities

<i>Needs</i>	<i>Solutions</i>
<p>No place for people who are making a transition from another culture to gather for language study, information sharing, conversation - generally just to "connect."</p>	<p>Create/fund a community center to meet this need.</p>

Public Infrastructure

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

Other

<i>Needs</i>	<i>Solutions</i>
<p>No suggestions</p>	<p>No suggestions</p>

Services/Assistance Programs

Social Services

<i>Needs</i>	<i>Solutions</i>
<p>Children are transported from school to after-school programs at the Boys & Girls Club but there is no transportation home from B&G Club.</p> <p>The STARS program has no funding to provide scholarships for low income families.</p> <p>Lack of transportation for mental health clients - especially in S. Corvallis and who have been going to Kairos House, but whose services will be moving to the County Public Services Building. Lack of transportation will become more of a problem as services become more centralized.</p> <p>Lack of support for workers with disabilities - loss of employment slots due to state budget cuts.</p>	<p>Provide shuttle/bus transport for kids who live in S. Corvallis, to Lincoln School, from B&G Club.</p> <p>Make more funding available.</p> <p>Utilize Lincoln School health clinic as site for dispensing medications, seeing mental health clients in S. Corvallis.</p> <p>No suggestions</p>

Information

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Economic Opportunities

<i>Needs</i>	<i>Solutions</i>
<p>No outlet for skills, crafts/products that are/could be produced by non-English speakers.</p> <p>Lack of job training for disabled workers.</p>	<p>Micro-enterprise development/assistance.</p> <p>No suggestions.</p>

Other

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Group 2: Facilitated by Tracy Daugherty, Recorded by Roy Gaffney**Project Development/Construction****Housing**

<i>Needs</i>	<i>Solutions</i>
<p>"Brownstone" type row housing along S. 3rd.</p> <p>Low income home owners experiencing major home system failures - e.g., sewer, water heater, furnace - resulting in major cash outlay for repairs.</p> <p>Need more affordable rental units.</p> <p>New/low income home buyers not prepared to handle home maintenance expenses/needs. Incomes may not keep up with needs of their home for major repairs.</p>	<p>Fund construction; include low-income.</p> <p>Set aside funds to cover repairs. (<i>Note: the Neighborhood Improvement Program and Emergency Repair program do that.</i>) May need funds that can be delivered quickly.</p> <p>No suggestions.</p> <p>Provide funding for follow-up maintenance & repairs, also training programs. (<i>Note: City rehab loans generally OK for homes bought through City's 1st Time Buyer program.</i>)</p>

Community Facilities

<i>Needs</i>	<i>Solutions</i>
<p>Public transportation runs less frequently than needed in S. Corvallis; not enough to/from after school programs or for non-school days (kids).</p> <p>Tunison Food Bank at risk of losing current space; would leave a hole in food provision to low income families in S. Corvallis.</p> <p>Need transitional housing/shelter space for 18-21 year-old youths.</p> <p>No place for non-sheltered youth to get information about available services.</p> <p>Lack of nearby youth activities center in S. Corvallis.</p>	<p>Create a S. Corvallis bus terminal; run buses more frequently & on both sides of 3rd; provide vouchers for low income people; run a subsidized van/taxi service, especially in connection with Lincoln School activities.</p> <p>Create/acquire ~1,000 - 1,200 sq. ft. facility, or fund lease payments. Perhaps also use as shared space with Gleaners.</p> <p>Create/acquire facility.</p> <p>Create drop-in program - preferably near skate park.</p> <p>Expand B&G Club - build satellite in S. Corvallis (<i>in long-term plans of B&G Club</i>).</p>

Public Infrastructure

<i>Needs</i>	<i>Solutions</i>
<p>S. Third street dangerous to cross.</p> <p>Too few bus stops in S. Corvallis.</p>	<p>Install a median strip.</p> <p>Build new stops at 3rd & Mayberry; near/at Lincoln School.</p>

Other

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Services/Assistance Programs

Social Services

<i>Needs</i>	<i>Solutions</i>
<p>Many programs need shuttle services (CARDV, Stone Soup, COI, Youth Shelter) - S. Corvallis residents have limited access.</p> <p>Ongoing support needed for Benton County Youth Shelter.</p> <p>Lack of non-school day activities for kids in S. Corvallis.</p> <p>B&G Club at risk of losing CDBG funding from City.</p>	<p>Provide grants for vanpool/shuttle services; money for purchasing, maintaining, insuring vehicles.</p> <p>Provide continued support.</p> <p>Fund programs at Lincoln School.</p> <p>Remove 3 year limitation on funding from Human Services Fund.</p>

Information

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

Economic Opportunities

<i>Needs</i>	<i>Solutions</i>
<p>Combined need for transportation for kids in S. Corvallis attending activities after school in N. Corvallis, and micro-level economic enhancement.</p>	<p>Micro-enterprise van/shuttle system - fund a startup.</p>

Other

<i>Needs</i>	<i>Solutions</i>
No suggestions	No suggestions

ATTACHMENT C:**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MEETING MINUTES****February 19, 2003**Present

Bruce Sorte, Chair
 Ed Fortmiller
 Roy Gaffney
 Karen Potts
 Wayne Stover, Vice Chair
 Tracy Daugherty, Planning Commission Liaison

Absent

Paula Renaud
 Tracy Rome
 George Grosch, City Council Liaison

Staff

Kent Weiss
 Bob Loewen
 Joe DeMarzo
 Terri Heine

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Consideration & Approval: HCDC Draft Minutes of 01/15/03	Approved as Submitted
II. Status: Loan Funds	Information Only
III. Human Services Fund Three-year Program Funding Limit	Discussion
IV. Identification of Priority Populations & Activities for Consolidated Plan	Discussion
V. Meeting Dates for Agency Presentations/Allocations (FY 03-04 CDBG Funds)	Discussion
VI. Other Business: First Time Home Buyer Policy Exception Request	Discussion

CONTENT OF DISCUSSION

I Consideration & Approval: HCDC Draft Minutes of January 15, 2003

Chair Sorte called the meeting to order at 5:30 p.m., asking for consideration of the HCDC minutes from January 15, 2003. The minutes were approved unanimously.

II Status: Loan Funds

Housing Program Specialist Loewen reported that three First Time Home Buyer (FTB) loans had closed since the last meeting, adding that one more is in progress. Housing Program Specialist DeMarzo reported that no new rehabilitation loans have closed since the last meeting, but several are in the application/project review process.

III Human Services Fund Three-year Program Funding Limit

Chair Sorte directed members to copies of a memorandum included in their packet from Housing Division Manager Weiss that explained the Human Services Fund three year funding limit currently in effect. Also included in member's packets were copies of City Council minutes from January 21, 2003, that summarized the first Public Hearing on the topic of the FY 03-04 through FY 07-08 Consolidated Plan. Weiss explained that during the first City Council public hearing, and again during the recent HCDC-led outreach meetings, a number of agencies had noted that they would like to see the three year limitation on CDBG Human Services Fund funding suspended, either permanently or at least temporarily. Weiss added that this suggestion has been based at least partially on the issues of budget cuts at the state level, and agencies' concerns that removing Human Services Fund support now will simply mean the programs previously supported will end.

Chair Sorte explained that the original intent in setting the three year funding limit was to give agencies the opportunity to test the effectiveness of new programs in the community and to encourage collaboration with other agencies. It was also hoped that this would be enough time for agencies to look for and acquire funding from other sources so they wouldn't become dependent upon the City's CDBG funds over the long term.

A lengthy discussion followed. Staff suggested that if HCDC is considering lifting the Human Services Fund three year program funding limit, they do so in a targeted way. It was decided that agencies seeking a fourth year of funding for the same activity will need to make a strong case explaining how the target population they serve has been significantly impacted in a negative way by state budget cuts. If they are able to do this convincingly, the agency will remain eligible for funding for the fourth year. The HCDC also suggested that staff make the City Council aware of this change now in preparation for their vote on whether to accept the HCDC's funding allocation recommendations during a Council meeting in the near future.

IV Identification of Priority Populations & Activities for Consolidated Plan

Weiss directed members to copies of several reports and tables included in their packet. He noted that the FY 03-04 through FY 07-08 Consolidated Plan will need to identify priority populations to be served by the activities and housing or community facility projects that will be funded as identified in the Plan. Copies of tables that identified these priorities for the current Consolidated Plan included: a) Continuum of Care Gaps Analysis - Individuals; b) Continuum of Care Gaps Analysis - Persons in Families with Children; c) Housing Needs; and d) Non-Homeless Special Needs. Members were also given copies of notes from the two recent public outreach meetings, as well as a table compiled from recent data provided to the City by Community Services Consortium, the agency in Corvallis with responsibility for continuum of care planning, regarding

the current estimated need, current inventory, and unmet need/gap for the homeless and special needs population in the community.

Weiss explained that one of the goals of tonight's meeting is to determine whether changes are needed with regard to the prioritization of populations. Another goal is to look at the groups and activities listed on each of the CSC reports from the current Consolidated Plan, and discuss if additions or changes need to be made based on information heard at the public hearing and outreach meetings. Finally, HCDC will also need to discuss and make preliminary choices about what types of activities to include in the Consolidated Plan as eligible activities for funding during the period between FY 03-04 and FY 07-08.

On the topic of priority homeless and special needs subpopulations and related services, there was consensus that while the numbers of people in need look to have increased in general, the needs of the groups included look to have stayed the same in terms of their relative ranking. In the end it was decided to maintain the priorities used in the FY 00-01 through FY 02-03 Consolidated Plan. There was also consensus that these needs should be monitored over the short-term to evaluate any impacts from state budget reductions.

A lengthy discussion followed on the topic of eligible activities. One of the main topics of discussion was the inclusion of micro-enterprise activity in the new Consolidated Plan. It was decided to specify micro-enterprise as an eligible activity with support mainly in the area of technical assistance and monitoring during the first year, as no specific funding proposals have come forward. Another topic discussed was the possibility of building a small transit mall in south Corvallis as transportation to and from that area was brought up as a need at the community meetings. Weiss suggested that such a project would require coordination with transit and transportation plans, but that staff will follow up with the Public Works department to see if such activity is being planned. It was also decided to include language in the new Consolidated Plan to encourage the building of specific types of community facilities, such as warehouse space for local food banks.

Commissioner Potts asked if City funds could be used to help people establish an emergency home maintenance fund for new homeowners. Several options were discussed and it was decided that follow up discussion should take place in the near future. In the interim staff will discuss expanding the Home Buyer Education Program with CNHS to include an element on home repair.

Weiss noted that rental assistance for low income people was one of the needs brought up during the public outreach sessions. He explained that technically this would be possible if HOME funds were used. Weiss added that the City does not have the capacity to administer this type of program, so if HCDC and the Council think it should be provided staff would need to find an agency to subcontract for this service. Currently, the Linn-Benton Housing Authority is the most likely local agency with the necessary staff capacity to take this on, but has expressed in recent conversations that they would be unwilling to do so.

Discussion followed during which it was pointed out that from a philosophical standpoint, the past approach for choosing activities to support with CDBG & HOME resources has been to put funds toward long-term community benefit instead of immediate, dissolving individual benefit. An example of this philosophy in the area of transitional housing would be to use funds to build or acquire rental units that would then have low rents locked into an affordability period of 15 to 50 years, rather than pay a family's rent while they're living there. In the end consensus was reached that rental assistance would not be included as a HOME-funded activity in the FY 03-04 through FY 07-08 Consolidated Plan.

V Meeting Dates for Agency Presentations/Allocations (FY 03-04 CDBG Funds)

Weiss noted that it seemed to work best for most members to meet on March 6 and 7 to hear agency presentations and to discuss funding allocations for FY 03-04 CDBG funds. It was decided to meet on March 6 beginning at 5:15 p.m. and on March 7th beginning at 4:00 p.m. Both meetings will be held in the board room of the United Way office.

VI Other Business: Potential First Time Home Buyer Policy Exception Request

Loewen distributed a letter and spreadsheet received from a local couple interested in buying a home with City First Time Home Buyer program assistance in the near future. He explained that the husband had lost his job at Hewlett-Packard in December, 2002 and will be returning to graduate school. The wife is pregnant and working part-time, and is planning to return to work at least part-time after the child is born. The couple has saved approximately \$40,000 toward the purchase of a home, but would like to keep a large percentage of those funds (approximately \$29,500) in reserve for education and living expenses for the next two years. They already have a lender in place for their loan to purchase a home, but are interested in acquiring a First Time Home Buyer loan to help reduce their payments.

Loewen asked members for feedback/direction on whether the couple should continue to pursue their request for a loan policy exception. Following a brief discussion, it was decided that because the amount of the payments would be only approximately \$20 less per month if City funds were used, the loan policy exception request would receive re-consideration only if the loan to purchase the home was not able to proceed without the use of City funds. Staff will follow up with the couple to acquire additional details.

There being no further business, the meeting was adjourned at 7:45 p.m.

ATTACHMENT D:**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MEETING MINUTES****April 2, 2003**Present

Bruce Sorte, Chair
 Ed Fortmiller
 Karen Potts
 Paula Renaud
 Wayne Stover, Vice Chair

Absent

Roy Gaffney (excused)
 Tracy Rome
 Tracy Daugherty, Planning Commission Liaison (excused)
 George Grosch, City Council Liaison

Staff

Kent Weiss
 Bob Loewen
 Joe DeMarzo
 Terri Heine

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Reconsideration: Corvallis Affordable Rent Levels for CDBG Program	Recommendation
II. Discussion: Draft FY 03-04 through FY 07-08 Consolidated Plan and FY 03-04 Action Plan	Recommendation

CONTENT OF DISCUSSION**I Reconsideration: Corvallis Affordable Rent Levels for CDBG Program**

Chair Sorte opened the meeting. He reviewed for members the discussion that took place during the March meeting regarding the setting of affordable rent levels for the CDBG program, noting that a recent significant increase in the median income levels had prompted discussion about whether to continue using the current methodology that sets the levels at what is considered affordable for households at 60% of the current year's median income. Chair Sorte asked for members' reconsideration of their recommendation during the last meeting to continue using the current methodology. He explained that although he had suggested at the previous meeting that leaving affordable rent levels at the 60% level would allow for more flexibility within the guidelines, he has reconsidered and concluded that this would place CDBG affordable rent levels at a threshold higher than the current market. Chair Sorte noted that dropping the affordable rent level to 50% of the current year's median income would keep it more in balance with previous years' levels relative to

the market. Staff noted agreement that the 50% levels look appropriate for smaller units, but that they seem low relative to the market for larger units.

Following a thorough discussion, Commissioner Renaud moved, with Commissioner Fortmiller's second, to set affordable rent levels for the CDBG Program based on using 50% of the current year's median income figures for 0 - 2 bedroom units, and using the current HUD Fair Market Rent levels for 3 - 6 bedroom units. The motion passed unanimously.

II Discussion: Draft FY 03-04 through FY 07-08 Consolidated Plan and FY 03-04 Action Plan

Chair Sorte directed members to copies included in their packet of the Draft FY 03-04 through FY 07-08 CDBG/HOME Consolidated Plan, which includes the Action Plan for FY 03-04. He noted that staff is asking members for their comments on the goals/strategies/actions and expenditures section, and to make sure the needs prioritization section of the Plan reflects their interpretation of community needs. He asked as well for any other additions/deletions/changes in any part of the Plan.

A lengthy discussion followed. Chair Sorte suggested that the section containing projected population trends and age distributions be changed to reflect more current information now available since the first Consolidated Plan was developed three years ago. He added that he would provide staff with the necessary documentation to support these changes. Chair Sorte also suggested that the "Households in Need" narrative section, which describes Corvallis' greatest housing need as units that are affordable to low income residents, be expanded to include moderate income residents as well. Commissioner Potts suggested that Love, Inc., be added to the section that lists local social service organizations. Commissioner Stover suggested that the organization, We Care, be included as well. Regarding the Economic Conditions section, Chair Sorte suggested that the narrative include information describing the high mobility rate in the area, due in most part to those who work in the high-tech industry and for companies that provide services related to that industry. He added that he would forward a report to staff that supports this information. Commissioner Potts added that she would like to see information included in the Economic Conditions section regarding the issue of declining job creation in the area.

Regarding the FY 03-04 Action Plan portion of the Consolidated Plan, Chair Sorte suggested that information be included that would allow non-traditional housing solutions, such as duplexes and co-operative housing. Weiss explained that these types of housing fall into the area of "owner- and renter-occupied new housing creation" addressed in the Plan. Chair Sorte then noted that the number of people defaulting on home loans seems to continue to increase, and suggested that language be included that would note that the City may explore and possibly develop a bridge-type financing tool to help homeowners who find themselves in this predicament. Commissioner Renaud and Commissioner Fortmiller noted that many times the default situations are due to monthly payments being very high, and suggested that the City consider raising the limit for down payment assistance loans in order to help lower mortgage payments. Weiss noted that a First Time Home Buyer loan policy exception can currently be brought forward for HCDC review at any time, which could allow for higher loans. He added that the First Time Home Buyer Administrative Policy is coming up for review this summer and the HCDC can discuss at that time if it would like to raise the \$6,000 limit and move higher loans out of the policy exception process.

Commissioners then reviewed information regarding community need numbers and prioritizations included in the following five appendices of the Plan: 1) Continuum of Care Gaps Analysis - Individuals; 2) Continuum of Care Gaps Analysis - Persons in Families with Children; 3) Housing Needs; 4) Non-Homeless Special Needs; and 5) Non-Housing Community Development Needs.

Weiss noted that there had been no changes in the information since it was reviewed by HCDC in February of this year, when the Commission determined that although the magnitudes of problems had generally increased, the relative priority rankings of needs should not change from what is in the current Consolidated Plan. Commissioner Renaud moved, with Commissioner Fortmiller's second, to approve the needs prioritization information as written in Appendices A, B, C, D & E for inclusion in the new Consolidated Plan. The motion passed unanimously.

Commissioner Stover then moved, with Commissioner Potts' second, to recommend approval of the FY 03-04 through FY 07-08 CDBG/HOME Consolidated Plan and FY 03-04 Action Plan, with the changes suggested today, to City Council at the hearing scheduled for May 5th. The motion passed unanimously. Weiss noted that copies of the final draft Consolidated Plan and Action Plan will be provided to Commissioners prior to May 5th.

There being no further business, the meeting was adjourned at 1:20 p.m.

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ATTACHMENT E:
CITY COUNCIL MEETING MINUTES
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PUBLIC HEARINGS (EXCERPTED)

CITY OF CORVALLIS
COUNCIL ACTION MINUTES

January 21, 2003

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:00 pm on January 21, 2003, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Zimbrick, Roach, Griffiths, Gándara, McRoberts, Wershow, Brauner, Empol, Grosch

II. CONSENT AGENDA

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

X. NEW BUSINESS

V. MAYOR, COUNCIL, AND STAFF REPORTS

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

X. NEW BUSINESS – Continued

Mayor Berg recessed the Council at 2:23 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Zimbrick, Roach, Griffiths, Gándara, McRoberts, Wershow, Brauner, Empol, Grosch

VI. VISITORS' PROPOSITIONS

VII. PUBLIC HEARINGS

- A. A public hearing to receive comments regarding the Community Development Block Grant/HOME Investment Partnerships (CDBG/HOME) Program Consolidated Plan for Fiscal Year 2003-2004 through Fiscal Year 2007-2008 and Action Plan for Fiscal Year 2003-2004

Mayor Berg reviewed the order of proceedings and opened the public hearing.

Staff Report

Housing Division Manager Weiss explained that tonight's public hearing is the first step in a planning process to develop the next five-year Community Development Block Grant (CDBG)/HOME Consolidated Plan and the next one-year CDBG/HOME Action Plan. The process is somewhat prescribed by the United States Department of Housing and Urban Development (HUD) regarding CDBG and HOME Programs. The City exceeds the HUD process to ensure capturing more than the basic information. Tonight's public input will address how the City has performed with the CDBG and HOME funds during the past few years as an entitlement community; needs in the community, particularly regarding lower-income and special-needs populations where projects or activities might be beneficial; and specific or general types of activities or projects people would like to propose. He announced that less-formal public outreach meetings will be held January 30th and February 12th, with attendance by the Housing and Community Development Commission (HCDC), which plays an important role in developing the plans. The HCDC will compile information from tonight's public hearing and the January and February public outreach meetings and incorporate this information with the Census 2000 data. The Benton County Needs Assessment is almost completed, and its information should be very helpful. Other survey data will also be available to the process. HCDC will identify priorities based upon the data and citizen input and help guide development of the Strategic Plan, the Action Plan, and the Consolidated Plan; the plans will then be presented to the Council. No action is needed tonight, other than receiving testimony regarding needs and how they can be served. The Council will be asked to approve the Consolidated Plan, probably during April; the Plan will then be forwarded to HUD for review and approval.

Questions of Staff

Mayor Berg noted that, while many of the identified activities are included under both the CDBG and HOME Programs, only the HOME Program has a line item regarding construction of new affordable housing units to be occupied by owners or renters. Mr. Weiss responded affirmatively, explaining that CDBG funds cannot be used for new construction; the HOME Program can be used to encourage new construction.

Public Testimony

Karin Frederick with The ARC of Benton County stated that her agency received \$70,000 of CDBG funds last year, for which she thanked the Council. Her agency worked on rehabilitating a group home with an accessible bath, which has inspired other improvements in the home. Faulty plumbing has been replaced, the ceiling has been insulated, and the agency is beginning rehabilitation of a water-damaged older bathroom, which will increase safety for staff and residents. She would like her agency to continue receiving CDBG funds because more group homes need significant work, as most are approximately 40 years old. She would like the City's CDBG program to include funding for rehabilitation projects for special-needs populations. She also opined that part of the CDBG funds should continue to be used for an inclusion specialist in the community.

Ms. Frederick said she received an e-mail message today from the Parks and Recreation Department regarding adapted recreation programs that included the statement, "The Parks and Recreation Department reserves the right to determine appropriate placement of participants." She said this statement sounded discriminatory with the potential for segregation. She expressed understanding for staff believing they may need to serve someone differently or feeling inadequate to serve someone within the program. Having someone assigned to assist people to participate fully in City programs means the City is doing a better job of serving everyone.

Mayor Berg responded that Ms. Frederick's concern is addressed through the policy of the Parks and Recreation Department, and inclusion is part of the City's mission and responsibility.

Councilor Griffiths inquired whether, under the social service portion of the plan, Ms. Frederick believes the City needs to increase the Parks and Recreation program for disabled citizens. Ms. Frederick responded that she would prefer that the City find a means for people to participate in regular programming. Councilor Griffiths clarified that she is interested in ways to help more people participate than is possible with current resources. Ms. Frederick concurred.

Councilor Grosch noted that the Council had questions this morning regarding the potential impacts if State Measure 28 is not passed by voters. He noted that CDBG funds help support some of the activities provided by Ms. Frederick's agency in terms of support to disabled citizens. He inquired as to the anticipated impacts, should State Measure 28 fail.

Ms. Frederick responded that she addresses one area that will be impacted by failure of State Measure 28. Citizens with developmental disabilities have the mixed fortune of a lawsuit settlement to protect their funding; however, there is no funding to cover what was promised. Agencies such as Ms. Frederick's do not know if services will be lost. Her agency serves approximately 35 community citizens with developmental disabilities who have part-time employment through Cornerstone or Work Unlimited; these people will lose their jobs, and many will need some type of supervision or organizational activities during the day. The ARC of Benton County is considering reorganizing its social leisure programs to be more focused on social safety.

Ms. Frederick acknowledged that the City cares about its citizens and that the statement from Parks and Recreation is in draft form, so she is certain it will be clarified or reworded.

Marcie Alvarez said she is the Community Inclusion Specialist for Home Life, Inc. Half of her position is funded by the CDBG Program. She is currently serving approximately 40 people, but the number increases daily. She inquired why the City allows only three years of CDBG funding, since the needs and participants are continuously changing. She emphasized that the community inclusion activities are only serving some of the needs of people with developmental disabilities. She would like to see other disabled people provided with the same services, but she believes three years of funding is not enough to serve all people in Benton County needing the services. She inquired whether the three-year funding limitation could be changed.

Mr. Weiss responded that the HCDC established the three-year funding limitation as a goal to guide use of the Human Services Fund. He explained that the City is allowed to use 15 percent of its CDBG funds for social services each year. The initial goals were focused on facilitating new programs. The City must fund new programs with CDBG allocations, and this was viewed as a "rolling effort" to continue the goal in the future. The City has funded three years of activities, and it may be necessary for the HCDC to reconsider the goal.

Councilor Grosch encouraged Ms. Alvarez to attend the public outreach meetings and bring clients with her, as their comments will be appreciated by the HCDC. He said the HCDC has not reviewed the policy since it was established. He explained that the HCDC hoped that the policy would prompt innovation of new programs, bringing together several organizations to create new programs that would be more productive than simply providing continuing funding of individual programs. He acknowledged that the HCDC must determine whether the goal was successful or should be modified.

In response to Councilor Zimbrick's inquiry, Mr. Weiss stated that Ms. Alvarez's program is considered public services within the CDBG Program. He explained that "Human Services Program" was chosen to be more descriptive than "Public Services Program."

Kathleen Petrucela of the Boys and Girls Club of Corvallis expressed concern regarding the City funding only three years of a program. In her case, the funding affects the community's youth. She opined that funding a program for three years and then funding new programs does not provide sustainability. She said local youth are trapped in low-income circumstances and suffer when programs are discontinued because of insufficient funding. She believes supporting programs that are proven successful in terms of outcomes is more effective than creating new programs every two or three years. She opined that the City must give local children tools to become an integral part of the community and must provide program consistency. She urged the City to consider changing the policy regarding funding programs for only three years. She noted that the Club received CDBG funding, which helped youth participate in Club activities and pursue athletic programs they probably would not be able to do without the funding.

Dennis Dolan identified himself as Director of Development for Community Outreach, Inc. (COI), which has received CDBG funds for two years. The funds helped COI expand some of its human services programs, provide more transitional housing in its Families in Transition Program, create case management for its new women's shelter, and expand case management provided to its new family shelter. He concurred with previous comments regarding the City considering allocating a greater percentage to human services, particularly to programs, rather than capital. He noted that the City resolved the problem regarding capital, but agencies then struggle for operating funds. COI is considering a new direction that may qualify for CDBG and HOME funding. He said there

is an identified need for transitional housing for homeless clients and clients in the alcohol and drug treatment program. COI provides 90 days of in-house services, but an additional six months to one year of follow-up services, group work, and case management are needed on a fairly intensive level. COI believes it can best provide these services in an off-site, transitional housing environment. He expressed appreciation for the funding COI received from the City, as it has been very important in COI expanding its services.

Mr. Weiss confirmed Councilor Grosch's understanding that the Federal government limits human services funding to 15 percent of the annual CDBG allocation. Councilor Grosch added that the City chose to use the maximum allowance.

Judy Wilson, Program Director of Mid-Valley Housing Plus (MVHP), stated that she began the agency in 1994. MVHP helps people with mental illnesses find housing in the community and provides support services to its clients. She expressed appreciation for the three years of CDBG funding provided to MVHP. Her agency currently serves 33 clients and responds to approximately 30 information and referral inquiries each month. MVHP has also received City social services grant funding this year for emergency and transitional housing. She expects that everyone in the community will be affected by the state budget reductions and their impacts on citizens with mental illnesses. She anticipates more homeless individuals and more people without needed medications. She reported that ten of her clients will not have medication coverage after January 31st; these medications stabilize people with mental illnesses and allow them to live in the community successfully. She noted that her son suffers a mental illness and will be without medication coverage after next week. She sent letters to her Congressional representatives regarding the situation in Oregon. Many of her clients are extremely distraught over the prospect of losing their homes and jobs as a result of losing the stability provided by their medications. Three of her clients are losing their general assistance subsidy (\$314 per month each while they wait for social security disability benefits to be approved); these three clients will have no income, and Ms. Wilson is struggling daily to keep them from becoming homeless. She said the people with very low or no income will be most affected by state budget reductions; 35 Benton County residents are receiving general assistance and will have no income. She asked the Council to consider extending the three-year funding limitation. MVHP may receive a grant from Northwest Health Foundation; however, the grant requires extensive mental health services, which will be reduced, if State Measure 28 fails. If MVHP receives the grant, she is unsure whether the mental health professionals will be available to provide the community services identified in the grant application.

Nancy O'Mara, Executive Director of Center Against Rape and Domestic Violence (CARDV) and CARDV Board member Berry Kerr appeared before the Council. Ms. O'Mara requested that the City include in its Consolidated Plan a provision that CDBG funds may be used for community facilities for low-income persons. She said community facilities are an eligible activity under Federal CDBG regulations, and she would like them included in the City's Consolidated Plan. CARDV is requesting CDBG funds to acquire a facility that could be used as a confidential shelter for victims of domestic or sexual violence. During Fiscal Years 2000-2001 and 2001-2002, 233 women and children stayed in CARDV shelters; two men stayed in CARDV shelters during Fiscal Year 2000-2001, and one man was sheltered during Fiscal Year 2001-2002. During the first six months of the current fiscal year, 125 women and children stayed in CARDV shelters. She believes Corvallis residents place a high priority on the safety and well being of all community citizens. While the results of the recent Benton County Needs Assessment are not known, she

recalled that the 1999 assessment reported that 41 percent of people polled cited family violence as a very high priority or major concern. The current Consolidated Plan identifies a priority group that includes people at risk of becoming homeless, including victims of domestic violence. She explained that many people making the transition from a violent home utilize shelters. She opined it critically important to have a confidential shelter available as part of the City's comprehensive support services. She asked the Council to include providing or improving community facilities for low-income citizens as an element of the next Consolidated Plan.

Berry Kerr thanked the Council for its support of CARDV over the years, noting that CARDV has a long record of effective work in the community, which is appreciated by residents. He added that City support of CARDV is very valuable.

Councilor Grosch noted that the last Consolidated Plan included community facilities as an eligible activity. He surmised that CARDV would like these facilities specifically included in the next Consolidated Plan. The activity has always been eligible for CDBG funding, and the Council would have considered other projects during the last planning period that were of a similar nature, but none were presented.

Mitch Anderson identified himself as Deputy Administrator of Benton County Health Department's Mental Health Division. He is happy with how the human services funds are being used in the City. He was involved several years ago in the planning for implementing the City's human Services Fund program; at that time there was extensive discussion regarding building a community for citizens with disabilities and mental illnesses. He said this type of language was incorporated into the Human Services Fund process and has produced quality programs. His Division works with a consumer-operated drop-in program that received CDBG funding and is an excellent community resource. The CDBG program funded MVHP and its programs to support homeless individuals. The Jackson Street Youth Shelter received some CDBG funding and was an essential need in the service system. He said all of these programs represent pieces of a continuum of care necessary in terms of his Department's efforts to provide services to people with mental illnesses. He opined that these programs provided many more options, and he encouraged the Council to continue funding these programs. He concurred with earlier comments that the budget crises many agencies are facing make it important to consider the length of funding for some of the programs and whether the programs will cease if funding ceases. He encouraged the Council to consider this factor so the community does not lose new and essential aspects of the local continuum of care, in addition to potential State budget reductions.

Mr. Anderson commented that he has been working for a few years to address housing needs for mentally ill individuals. Transitional housing is an essential need in order to build some capacities. Many people with major mental illnesses or addictions may lose their housing or rental tenant histories and be out of the housing market. He emphasized that it is essential to have the type of housing that allows these individuals to develop a new tenant history, obtain supportive services, and move into open-market housing. He explained that this is another gap in the continuum of services. He has worked on a proposal to construct transitional housing within the next year or so; he expects to apply for HOME Program funds to help with the project. Mr. Anderson distributed to the Council some need assessment information regarding this issue.

Mayor Berg reported that the Benton County Needs Assessment data was gathered and is being analyzed for reporting.

In response to Mayor Berg's inquiry, Mr. Anderson explained that he is initially considering specialized, single-unit housing for people with addictions or major mental illnesses and no other housing options. These people typically need in-home support that does not require housing vouchers, but they need very low rental rates. This scenario allows these people to move into a facility where they can be stabilized to aid in their transition toward recovery. They would then be transitioned to regular housing.

Councilor Griffiths inquired whether Mr. Anderson had any recommendations for addressing situations of people losing State-funded medication coverage. Mr. Anderson responded that all agencies are seeking solutions. He expects that all social service agencies will be challenged to find other funding sources. He suggested that the main recommendation would involve pressure on State Legislators to reconsider some of their decisions. He said it is unfortunate that the State is in a cycle where the majority of cuts affect the local systems of care and community systems; meanwhile more-expensive programs involving the state hospital are predominantly unaffected. He opined it important to give feedback to State Legislators regarding this situation. Other states facing similar crises are reducing the state hospital bed programs and state infrastructure in order to preserve the local service continuum. This is based upon the presumption that providing local services directly to recipients may negate their need for more expensive services. He acknowledged that a simple funding solution does not exist, but he believes citizens should talk with State officials regarding the local impacts of targeted budget reductions. He commented that his Department is facing an annual revenue reduction of almost \$550,000, beginning next month; this equates to 500 to 600 fewer clients who can be accommodated in local programs. He said this reduction does not include the loss of the medically needy spend-down program, ability of citizens to obtain medications, and loss of supported employment. He emphasized that maintaining local programs is critical at this time.

Councilor Grosch commented that Mr. Anderson was helpful in developing the first Consolidated Plan by having some of his clients give testimony at an HCDC public outreach meeting. He said this testimony was very compelling and had a great impact. He encouraged Mr. Anderson to invite his clients to address the public forums, as their testimony is important in developing a new Consolidated Plan.

Jim Moorefield, Executive Director of Corvallis Neighborhood Housing Services (CNHS), commented that most of the language in the current Consolidated Plan is still effective. He said Housing Priority 1 Goal 2 addresses affordable housing for families and individuals with low incomes and references new construction and home ownership. He said this goal does not reference acquisition, rehabilitation, or other activities involving existing housing stock, other than an earlier goal regarding housing rehabilitation. He suggested that creating new affordable housing or preserving, stabilizing, and improving affordable housing constitute neighborhood improvement efforts.

Mr. Moorefield stated that CNHS did its first project ten years ago. To date 130 of the 150 housing units completed by CNHS involved publicly owned lands. He said this situation will not continue, although CNHS will seek and appreciate similar opportunities. CNHS is considering other options, such as looking at a neighborhood, section, or area of the community and determining what targeted action can be taken to make it a better place to live. This can involve many actions, such as in-fill, building on vacant land, developing underdeveloped land, and replacing deteriorating housing stock not worth saving. He added that not all of the tools needed

to accomplish this objective are included in the current Consolidated Plan, but he believes they should be included in the new Plan. He said Housing Priority 1 Goal 2 should allow acquisition, with rehabilitation as an eligible activity. The HOME Program requires that, to use HOME Program funds to refinance a purchase, refinancing must be identified in the Plan as an eligible activity; this is not in the current Plan. He said CNHS must be able to purchase land when it becomes available in order to address focused, neighborhood-improvement projects. He added that language in Priority 1 Goal 3 includes statements regarding evaluating opportunities to improve livability and address the housing stock conditions in targeted areas. He suggested that the language be amended to include action and financing, rather than merely evaluation.

Mr. Moorefield stated that, when Corvallis became a HOME participating jurisdiction, CNHS began losing ten to 15 percent of its operating funds. For several years CNHS received Community Housing Development Organization (CHDO) operating funds from the State. CNHS previously applied to the State for HOME funds; now it applies to the City for the funds. When CNHS becomes a qualified CHDO under the City's HOME Program, it will not be eligible for State funding. He added that this could happen within the next few weeks. CNHS has a contract with the State, giving it operating funds from the State's HOME Program; this contract will terminate when CNHS becomes a CHDO under the City's HOME Program, resulting in a funding loss of \$40,000 per year. The loss can be mitigated by the City making CHDO operating funds an eligible activity under the City's HOME Program.

Brian McBride stated that he is with AmeriCorps National Service Vista (AmeriCorps) assigned to a microenterprise development project in Linn and Benton Counties; he distributed to the Council a handout regarding the project. Microenterprise development would be a new project for CDBG funding consideration. He explained that a microbusiness has fewer than five employees and requires \$35,000 or less in initial capital. A microenterprise is a microbusiness owned by someone with a social, physical, or mental disadvantage, including poverty. This is the main focus of AmeriCorps and partially his primary focus. Microenterprise development is a strategy to help microentrepreneurs access markets and turn an entrepreneur into a business person. Generally, microenterprise development programs involve four or five elements; training and technical assistance are important. He reviewed the business operation elements addressed through AmeriCorps training. The program is currently unfunded, but his position is funded for the next three years, ensuring that an AmeriCorps Vista representative will be in the community. The program is currently open to partnering and working with existing community organizations. He observed that people being served by agencies represented tonight would be eligible for participation in the AmeriCorps Vista program, which attempts to help people gain economic freedom and to employ people. He commented that the economic development strategy of opening a manufacturing facility that employs 50 or 60 people has not worked for five to ten years. Conversely, AmeriCorps Vista attempts to convert a randomly sold commodity into a traded-sector good.

In response to Councilor Gándara's observation, Mr. McBride explained that the curriculum listed in the handout represented training topics that would be discussed at a weekly rate, although some might be condensed. Training may last eight weeks with weekly two-hour sessions. The microenterprise program attempts to develop a cohort – a group of 15 to 20 microentrepreneurs who learn together from the curriculum and each other. As an AmeriCorps representative, he is not allowed to teach or participate in direct service. Two scenarios are available – obtain funding to hire a program director who would teach and recruit or conduct workshops for people wanting

to progress to advanced marketing for small businesses. The teaching positions are part-time in nature and are often filled by volunteers.

Councilor Empol said she was accustomed to microenterprise discussions in relation to global poverty, but she was excited about Mr. McBride's proposal.

Councilor Griffiths noted that the program is coordinated through the Linn-Benton Community College (LBCC) Business Development Program. Mr. McBride clarified that LBCC is one of five collaborators of the AmeriCorps program; CNHS is another collaborator, providing local matching funds. LBCC provides office space. Partners are still being sought, and a board of directors will be established. The program is seeking grant funding.

Mayor Berg summarized the interests expressed through tonight's testimony: services and needs of people with developmental disabilities, Boys and Girls Club of Corvallis, COI, mental illness, domestic violence, Benton County Mental Health Department, CNHS, and AmeriCorps. She reminded citizens of the public forums January 30th and February 12th.

Questions of Staff

Councilor Gándara commented that, from his experience, more capital is often needed to start a program and restart it after it has ceased than to keep a program functioning at a certain level. He supports the Council reconsidering the three-year funding limitation.

Councilor Grosch concurred that the Council should reconsider the three-year funding limitation. When the City first received CDBG funds, concerns were expressed regarding using the human services funds in ways that would foster innovation and creativity to prompt partnerships within the community. The Council has not evaluated the successfulness of the objective. Another element of the planning phase that was also a Council goal involved reviewing the human services fund through the CDBG fund and the social services fund from the City's General Fund and considering whether the City is achieving maximum use of the funds and reaching Council goals and objectives for the organization regarding human services. He commented that the review is still in process. When the Benton County Needs Assessment is completed, funders and participants will meet to consider CDBG, the City's social services funding, and other community funding sources and determine whether efforts can be coordinated. He emphasized that the three-year funding strategy must be reconsidered and evaluated. He noted that the economy is very different from when the City's CDBG program began.

Bruce Sorte, HCDC Chair, concurred that an in-depth discussion is needed before the next round of funding allocations. When the program was begun, the new CDBG funding source could not substitute for current resources used for programs. Social service agencies were advised at the time of their proposal that the new CDBG funding would not be continuous funding. The agencies were asked about their plans. The HCDC emphasized to the agencies the importance of incorporating their programs into the community, diversifying their funding sources, and becoming a core part of the community. The programs tended to involve multiple agencies working together, with support from the City.

The HCDC evaluated the funding concept on a continuing basis and determined that it is not very successful. The social service agencies are forced to regularly reinvent their programs to obtain

funding; this effort overshadows efforts to bring the programs into the community. Last year a program was declined, even though it was desired by the HCDC; the decision was based upon the program failing for two consecutive years to integrate into the community. The HCDC wanted to know how the agencies were learning about people and gathering support from other sources.

Mr. Sorte commented that foundations often fund programs for short periods of time, after which the programs cease or find other funding. Last year an agency closed because of narrow funding sources. The HCDC stressed to social service agencies that overlaps of services is not a good use of funds; the HCDC urged the agencies to subcontract with each other and consider shared goals. He expects that the current economic environment in the state will cause future changes in funding for social service agencies, increasing the importance of community building by agencies. While he considers the three-year funding limitation a "noble approach," he is uncertain that it can be successful during a period of constrained economic circumstances. In the long term, he expects that the City will need to follow the three-year funding limitation, with some resulting consolidation of social service agencies.

Councilor Griffiths thanked Mr. Sorte for the background information. She noted that the City has struggled with its role in the continuum of social services and whether it should be funding continuing services. She expressed appreciation for the HCDC in addressing these issues. She believes the Council should examine which funding policies are appropriate and which should be amended. She referenced a list of categories and eligible activities but noted that not all of the categories would be eligible under the Corvallis CDBG Program. Mr. Weiss confirmed. The items are not listed concisely in the Consolidated Plan, but the current Consolidated Plan indicates the activities currently eligible for funding. Councilor Griffiths inquired whether the item "public facilities and improvements" included schools. Mr. Weiss responded that the types of projects, programs, or activities that can be funded must meet a national objective set by HUD. Staff then must determine whether the activity is eligible for funding, will benefit eligible clientele, and meets the local level for approval. When the beneficiaries of an activity will be a low-income and/or special-needs populations, the service or facility housing the function will typically be eligible for funding.

Councilor Zimbrick requested a list of the agencies and programs that received CDBG funding, the period for which they received funding, and when the funding began. He commented that this information will be beneficial when the Council reconsiders the three-year funding limitation.

Councilor McRoberts referenced Appendix C of the Consolidated Plan and inquired whether it was intended that by 2003 130 rental units and 110 owner units were hoped to be developed. Mr. Weiss responded that the City intended to meet the housing needs of 130 renters and 110 owners, by the end of the three-year period covered by the Plan, through the programs identified in the goals, strategies, and activities. The Consolidated Annual Performance Evaluation Report includes a cumulative balance against the targets.

Councilor Grosch concurred with Mr. Sorte, stating that the HCDC clearly stated that the CDBG funding would not be of a continuing nature. The City is the largest funder of human services in the community. For this reason he believes it is important to work with the other funders and determine whether, together, they can help meet some of the goals and develop collaborative efforts.

Mayor Berg noted that the needs in the community are enormous, but the available funding is clearly inadequate. She commended service providers for seeking all possible opportunities to obtain funding for their programs.

Mayor Berg closed the public hearing.

Mayor Berg recessed the meeting from 8:46 pm until 8:55 pm.

VI. VISITORS' PROPOSITIONS – Continued

IV. UNFINISHED BUSINESS

XI. ADJOURNMENT

The meeting was adjourned at 10:52 pm.

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ATTACHMENT F:
CITY COUNCIL MEETING MINUTES
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PUBLIC HEARINGS (EXCERPTED)

CITY OF CORVALLIS
COUNCIL ACTION MINUTES

May 5, 2003

Mayor Berg recessed the Council at 1:40 pm and reconvened the Council at 5:30 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Empol, Grosch, Zimbrick, Roach, Griffiths (5:33), Gándara (5:36), McRoberts, Wershow, Brauner

VII. PUBLIC HEARINGS

- A. A public hearing to receive comments regarding the Community Development Block Grant/HOME Investment Partnerships (CDBG/HOME) Program Consolidated Plan for Fiscal Year 2003-2004 through Fiscal Year 2007-2008 and Action Plan for Fiscal Year 2003-2004

Mayor Berg reviewed the order of proceedings and opened the public hearing.

Staff Report

Housing Division Manager Weiss introduced members of the Housing and Community Development Commission (HCDC) and Housing Division staff members present.

HCDC Chair Bruce Sorte thanked Mr. Weiss for his work with the Commission. (Councilor Gándara arrived at this time.) He commented that the State's reduction in social service funding greatly impacted the local community. The HCDC would like the Council to consider the revised Consolidated Plan, which will be effective from July 1, 2003, through June 30, 2008. The HCDC hopes the Plan will achieve the overall goals of providing safe, decent, and affordable housing; alleviate excessive rent burdens and homelessness; establish and maintain a suitable living environment; and expand economic opportunities. He acknowledged that agency representatives who testify repeatedly before the Council must assert that these goals are still important in relation to the goals of all other agencies requesting the City's financial assistance. He believes these goals will become progressively more important to the City.

Mr. Sorte referenced statements in the written staff report regarding housing prices increasing 125 percent; and he questioned how much the total cost of housing increased, explaining that, while housing costs increased, financing costs decreased. He surmised that housing values increased more rapidly than normal because of easier access to financing. He referenced a recent article in "*The Oregonian*," which indicated that the refinancing and values of houses have carried the economy during the past two years. He added that houses represent a working person's primary source of wealth and establishment of wealth

over a lifetime. Approximately 68 percent of United States residents own houses. He surmised that the rate of home ownership in Corvallis would be higher if students were not factored into the percentage.

Mr. Sorte does not expect Corvallis to recover from the current economic situation soon. Local job openings have not increased, despite reports that the economic recession has ended. He cited a local need for good housing. The HCDC has heard reports of more bankruptcies, refinancing, and provisions for extending financing. He cautioned that the local community may be on the threshold of increased needs. He noted that Oregon usually lags behind the rest of the United States in economic recovery cycles and did not fully recover from the recession of the 1980s; he does not expect Oregon to fully recover from the recent recession. He added that people tend to hold onto their housing investments, which provide them with stability and incentives to stay in their communities, despite changing life circumstances.

Mr. Sorte referenced the One-Year Action Plan outlined on page vi of the Consolidated Plan. The HCDC spent a great deal of time discussing social service allocations and allocations involving large amounts of money. During the remainder of the year, the HCDC addresses routine allocation requests that are outside of normal policies and procedures, and gathering information for the annual allocations. He opined that the proposed allocations are reasonable and represent good resource investments.

Mr. Sorte commented that the HCDC tried at the beginning of its last Consolidated Plan period to help social service agencies develop independence from only one or a few public funding sources; the effort was not successful. Many social service agencies are overwhelmed by their caseloads and have different skills than those needed to obtain a diversified set of funding sources. If funding sources had been more diversified over the past year, the community would not have experienced the abrupt changes in services provided or resources sought by agencies. At some point, communities must subscribe to social service agencies, rather than forcing agencies to rely on less-predictable funding sources, such as contributions. The HCDC reviewed allocations and considered agencies that had submitted repeated applications. The needs are great. HCDC members met during public input meetings with agency clients on the verge of losing medications, and the impacts of their situations had a great influence on the HCDC's allocation recommendations.

HCDC member Paula Renaud concurred that staff provided tremendous assistance to the HCDC. She explained that the HCDC and staff used different information to determine unmet needs in the community. Two community meetings were held during January and February 2003 with both citizens and social service agencies invited to participate in a discussion of needs and possible solutions. The HCDC also met with social service agencies individually and heard testimony regarding local needs, which corresponded with those cited in the Benton County Needs Assessment, including rental and ownership housing for low-income residents, senior citizens, and people with disabilities and mental illnesses. Social service agency representatives asked that "someone" consistently listen to and recognize the problems currently unmet or that may soon be unmet. The HCDC can allocate a small amount of its budget to social services.

Ms. Renaud referenced a perceived "division" between North and South Corvallis, which she has heard discussed many times and which, she believes, needs attention. She cited, as an example, transportation availability between locations in North and South Corvallis, which seems to divide a small community. Housing and transportation are common issues for residents of South Corvallis, particularly senior citizens and people with disabilities and mental illnesses. The HCDC hears from different people regarding the same issues. This year the HCDC received less testimony regarding youth, but more testimony regarding transitional housing.

HCDC member Tracy Dougherty also thanked staff for their assistance to the HCDC. He reviewed the HCDC's allocation process:

- During December, agencies seeking funding submitted proposals.
- During January and February, staff reviewed the proposals to ensure consistency with Federal regulations and local program guidelines.
- Under Community Development Block Grant (CDBG) guidelines, 15 percent of each year's allocation may be used to support public services.
- During March, the HCDC heard presentations from agencies seeking funding. The HCDC observed cooperation among the social service agencies.
- The HCDC developed allocation recommendations.

Mr. Dougherty referenced the non-housing community development priorities outlined on page v of the Consolidated Plan and the Fiscal Year 2003-2004 Action Plan Summary on pages 121 to 130 of the Plan.

Mayor Berg queried hypothetically what would happen if Corvallis were not an entitlement community with the advantage of Federal funding, yet still had community needs during an economic recession.

Councilor Wershow referenced Ms. Renaud's comment regarding a perceived division of Corvallis. He noted that Ward 6 in North Corvallis includes seven of the low-income and assisted housing projects listed on page 32 of the Consolidated Plan. He inquired whether there is an actual division between North and South Corvallis and whether the neighborhood of Hispanic residents in Ward 6 has adequate social services. Ms. Renaud responded that the HCDC's latest public hearing included testimony from people representing Hispanic residents. She surmised that transportation is the primary issue for residents of South Corvallis, along with lack of funding for the new health center at Lincoln Elementary School.

Mr. Dougherty added that people testifying at the HCDC's meetings indicated that South Corvallis residents felt physically separated from the rest of Corvallis because of the highway bisecting the area.

Councilor Gándara inquired whether the issue could be addressed by operating public transportation later in the evening. Ms. Renaud responded that children returning home from the Boys and Girls Club at different times creates its own problems. Mr. Dougherty referenced discussions regarding adding bus shelters along the public transit route, adding bus routes, or developing a median in the center of the highway through South Corvallis.

Mayor Berg commented that the City will contribute public transit passes as part of Benton County Health Department's grant application for an expanded public health center. She observed very great needs in a community with very high incomes, which contribute to the cost of housing, and very low incomes. She added that the range of prosperity in Corvallis can be observed by anyone campaigning door to door for public office or a ballot measure, and that the range of incomes in Corvallis makes it difficult to address social service needs.

Councilor Griffiths expressed doubt that public transit can resolve the referenced transportation issue, and she inquired whether the HCDC considered, or would consider, creative solutions to the problem. She opined that the problem is not restricted to North Corvallis versus South Corvallis, noting that anyone without funds has difficulty reaching their desired destination. She encouraged the HCDC to consider means of resolving the transportation problem.

Referencing the issue of affordable housing, Councilor Griffiths suggested that the HCDC compare the increased cost of housing with increased house sizes. She speculated that housing costs are affected by square footage and that a trend toward larger homes has resulted in higher prices.

Nancy O'Mara, Executive Director of the Center Against Rape and Domestic Violence (CARDV) thanked staff and HCDC members for their time and attention to the Consolidated Plan and the social service agency representatives who attended the HCDC's meetings. She found the meetings well coordinated for hearing agencies' concerns and stimulating creative solutions to problems. She thanked the HCDC for recommending approval of CARDV's application for purchase of a shelter in Corvallis. In response to Mayor Berg's inquiry, Ms. O'Mara explained that CARDV received \$50,000 from the Oregon Department of Justice and just over \$1,000 in contributions from community members toward purchase of the shelter.

Judy Wilson, Founder, former President, and current Program Director of Mid-Valley Housing Plus (MVHP), introduced Pete Kozak, MVHP's Board of Directors President. She has been busy ensuring the stability of MVHP's clients as a result of recent reductions in State social service funding and was unable to request a local proclamation regarding May being Mental Health Month; this year's theme is "Mental Health Matters Every Day." She participates on a state committee, which asked Governor Kulongoski to declare May Mental Health Month.

Ms. Wilson stated that several MVHP Board members and clients participated in the HCDC's meetings regarding the Consolidated Plan, expressing needs in the local mental health community. She said the needs began to multiply during the past two months. Of MVHP's 30 regular clients, 11 lost medication coverage through the Medically Needy Spend-Down Program. MVHP has been trying to maintain medication for these clients; without medication, the quality of life for people with mental illnesses rapidly deteriorates. Three MVHP clients have been suicidal during the past two weeks, and five clients lost their general assistance income of \$314 per month; the latter group of clients was in the process of applying for Social Security disability benefits, which can take two to three years and may involve another 15 months for two of the clients. Meanwhile, these local MVHP clients have no income, so she is providing them with basic supplies during her daily visits with them. She emphasized that this situation exists in Corvallis and Oregon.

Ms. Wilson expressed gratitude for being able to apply for City funding again this year. Referencing Mr. Sorte's comment about social service agencies needing to find additional funding sources, she explained that MVHP did not know that needs would be so intense and severe as they are.

Ms. Wilson concurred that transportation is very critical for people with mental illnesses; only two of MVHP's 30 clients have vehicles, and the remainder rely upon public transit to obtain services, groceries, and household and personal supplies. She opined that circumstances in the mental health community are very frightening and devastating, and the State Legislature is not expected to restore any of the reduced services in the near future. On June 30th, many more people will lose all of their medication coverage when the Oregon Health Plan standard benefits package is canceled. She urged the Council to remember community members with major mental illnesses.

Peter Kozak expressed appreciation for MVHP's opportunity to participate in the City's CDBG process. He said the City's commitment to the population segment served by MVHP indicates Corvallis' character. He urged the Council to consider continuing support for MVHP.

Mayor Berg said the Federal Government requires CDBG entitlement communities to identify and attempt to meet true community needs.

Niki Smith, Housing Development Coordinator of Corvallis Neighborhood Housing Services (CNHS), thanked staff and the HCDC for their diligence and work on the Consolidated Plan. She has worked in many nearby communities and has lived most of her life in Corvallis and is happy to participate in a program in her community. She commended staff for their persistence in establishing a source of

matching funds for the HOME Investment Partnership Program. With decreasing state and local funding for affordable housing projects, seeking matching funds has increased significance for agencies utilizing the funding source to develop affordable housing that is critically needed in the community. The flexibility afforded by the Consolidated Plan will enable agencies to use limited funding sources in the manner that provides the greatest return. She noted that staff listened to agencies' suggestions for creative investments of CDBG and HOME funds and investment flexibility.

As a Board member of the Benton County Commission on the Prevention of Child Abuse, which delivers the Parent Enhancement Program, Ms. Smith thanked the Council for the City's funding of the Commission and other social service agencies testifying tonight who will benefit from the social services funding aspect of the CDBG Program. She noted that these agencies are a significant resource to CNHS in terms of partnerships.

Mayor Berg observed that Ms. Smith supports the Consolidated Plan. She recognized staff's efforts to obtain HOME Investment Partnership Program matching funds and the continuing input from agencies receiving financial support from the City. She noted that obtaining a house is a major step for many people and allows them to obtain and retain employment and care for their children. Purchasing a house enables people to begin acquiring tangible assets.

Ms. Smith commented that Corvallis does an excellent job of meeting a continuum of housing needs, which should be maintained over time.

Councilors Grosch and Griffiths, respectively, moved and seconded to authorize Mayor Berg to sign the application and certification documents, as stipulated by the United States Department of Housing and Urban Development (HUD), and approve the Community Development Block Grant and HOME Investment Partnership Program Consolidated Plan and Action Plan as presented.

Councilor Griffiths requested clarification of the \$94,600 targeted for a qualified Community Housing Development Organization (CHDO), \$23,600 of which is designated for operational support of the organization and \$71,000 of which is designated for projects. Mr. Weiss said the \$71,000 is a required funding set-aside. He explained that the HOME Investment Partnership Program is intended to develop public and private partnerships, and regulations require that entitlement communities set aside 15 percent of their HOME allocation for projects conducted by CHDOs; the City can also choose to fund operations. The HCDC recommended exercising this latter option.

Councilor Griffiths noted that the Consolidated Plan twice references the local student population, but at different levels (30 percent and 35 percent). She questioned whether the Corvallis population figures include students living on or off the Oregon State University campus. Mr. Weiss responded that the population figures include all students. Councilor Griffiths inquired whether the student portion of the population figure could be segregated to determine the impact of students on local need issues. Mr. Weiss suggested subtracting student enrollment from the total population; however, this would not identify the different classifications of students, such as part-time, "older," and permanent-resident students.

Councilor Grosch suggested reviewing Census data regarding incomes and age groups, recognizing that traditional college students are 18 to 22 years of age. He acknowledged that there is no easy way to identify the true student population.

Councilor Grosch said he is Council Liaison to the HCDC, and he acknowledged that the Commission does a great amount of work and a great service to the community. He concurred with the HCDC's recognition of staff's support, but he opined that the HCDC deserves credit for designing and

facilitating the community meetings and gathering and compiling information. He expressed appreciation for the efforts of staff and the HCDC.

Councilor Grosch noted that the Council's goals and objectives are often achieved through the efforts of staff and advisory boards and commissions. The Council's housing goals and some new economic development goals are addressed by the Consolidated Plan. The current Plan includes provision for expanded economic opportunities by establishing, stabilizing, and expanding microenterprises. This Plan element has been previously allowed, but the local community did not have opportunity to focus on it; a VISTA volunteer has been employed to conduct microenterprise development in the area. This work will help people start their own businesses and generate family-wage jobs. He opined that this is a key opportunity regarding economic diversification. He noted that larger agencies will not be able to focus on microenterprises as well as smaller agencies can. He is glad this element is included in the plan.

Councilor Grosch referenced page 137 of the Consolidated Plan, which identifies the 2003 Corvallis Metropolitan Statistical Area HUD Median Income Levels. He noted that the income level for a family of four increased from \$53,800, when the last Consolidated Plan was completed, to \$65,300 and that a very-low income family of four earns \$32,650. Based upon these figures, the people being assisted by the Consolidated Plan are often in the extremely-low income and United States poverty levels of \$19,600 and \$18,400, respectively, for a family of four. Similarly sized families at 60 and 80 percent of area median income have some resources but would still benefit from Consolidated Plan resources. While some programs focus on people earning 50 to 80 percent of area median income, the social service agencies testifying to the Council tonight are assisting people at and below the United States poverty level who have no economic power in the community.

Councilor Grosch observed that, since the last Consolidated Plan, Corvallis became the single largest funder of human service and community service projects in Benton County, other than Benton County Health Department. For this reason, the City is proposing a "funders' summit" to coordinate Consolidated Plan activities with City human services funding and activities of other agencies to focus on critical need issues throughout the community.

Councilor Grosch noted that the local social service agencies hold the City accountable to meeting the community's needs and remind City officials that the agencies are at the forefront in meeting the needs and that the City must be supportive and must find ways to do so. He opined that the Consolidated Plan incorporates the testimony of community citizens and social service agencies and reflects the Council's direction. He said he is pleased to support the Plan.

The motion passed unanimously.

ATTACHMENT G:

SUMMARY OF CITIZEN COMMENTS RECEIVED DURING PUBLIC HEARINGS

In the foregoing Attachments F and G, citizen comments provided during the two public hearings held for purposes of preparing the City's Consolidated Plan are captured. The public hearing of January 21, 2003 was held prior to the preparation of a draft Consolidated Plan. A summary of each comment received, and an explanation of how the comment was or was not translated into the Plan (and if not, why not) follows.

<i>Speaker</i>	<i>Comments</i>
Karin Frederick:	Ms. Frederick spoke about the need in the community for both housing and services assistance for developmentally disabled adults, noting particularly the need for housing rehabilitation and funding for a community inclusion specialist. (Both activities have been identified for funding in the FY 03-04 Action Plan.)
Marcie Alvarez:	Ms. Alvarez also spoke about the need for funding to support Home Life's community inclusion specialist for adults with developmental disabilities. (The activity has been allocated funding in the FY 03-04 Action Plan.)
Kathleen Petrucela:	Ms. Petrucela identified a need for funding for the Corvallis Boys and Girls Club. (A proposal to fund the Club was received and reviewed by the Corvallis Housing and Community Development Commission but was not recommended for funding, primarily because the program does not provide a focused, direct benefit for low income youths.)
Dennis Dolan:	Mr. Dolan noted a need for continued funding for Community Outreach Inc. and their single women's emergency shelter and emergency family shelter. (Both activities have been identified for funding in the FY 03-04 Action Plan.)
Judy Wilson:	Ms. Wilson spoke about the need to continue funding for Mid Valley Housing Plus to support the agency's efforts to provide critical services to people with a mental illness. (This activity has been allocated funding in the FY 03-04 Action Plan.)
Nancy O'Mara and Berry Kerr:	Ms. O'Mara and Mr. Kerr spoke of their agency's (Center Against Rape and Domestic Violence, or CARDV) need for funding that would allow them to purchase a single family home to serve as a confidential shelter for victims of domestic violence. (This activity has been allocated funding in the FY 03-04 Action Plan.)
Mitch Anderson:	Mr. Anderson spoke of the need to continue funding for agencies that have been receiving Human Services Fund allocations for three years where those services are still critical to the community. He also spoke of the need for transitional housing for mentally ill individuals, noting that he will be working to develop a transitional project in the next year or so. (The three year limit on funding from the Human

Services Fund was waived for FY 03-04 allocations in light of severe budget cuts for services at the state level. Transitional housing for special needs populations has been made eligible in the 2003-2008 Consolidated Plan, with a goal of creating at least four units during that time frame.)

Jim Moorefield: Mr. Moorefield asked that property acquisition, housing rehabilitation, and new housing creation be included as eligible activities in the Consolidated Plan. He also requested that the City consider allowing the use of HOME funds for refinancing of debt in conjunction with housing rehab activities. He suggested the City provide funding for area-targeted livability improvement projects. He suggested that CHDO operating setasides be provided through the City's HOME program. (All of Mr. Moorefield's suggestions have been incorporated into the Consolidated Plan and Action Plan. All but the area-targeted livability improvements are explicitly included; that item is implicitly included in the targeted project development support the City will provide to CNHS upon their becoming a CHDO.)

Brian McBride: Mr. McBride suggested there is a need for funding to support an education program for low income people who would like to start a microenterprise. (This activity has been included as eligible within the Consolidated Plan; however, because no specific funding proposal has been received it is initially included as a Technical Assistance activity. If a funding need is identified during FY 03-04, the use of CDBG program contingency funds has been identified as allowable.)

The public hearing of May 5, 2003 (minutes comprise Attachment G) was held to consider the draft Consolidated Plan prior to its submittal for HUD review and acceptance. A summary of each comment received, and an explanation of how the comment was or was not translated into the Plan (and if not, why not) follows.

<i>Speaker</i>	<i>Comments</i>
Nancy O'Mara	Ms. O'Mara expressed support for the draft Consolidated Plan's goals and the actions it proposes for FY 03-04. She also expressed her appreciation for the Plan's inclusion of funding to assist her agency, the Center Against Rape and Domestic Violence, purchase a new confidential shelter facility. She noted her participation in one of the public input meetings held during the development of the Plan, and her feeling that the meeting was well organized and productive, and that she felt the input gathered there had been captured in the Plan. (Ms. O'Mara did not propose any additions or changes to the Plan.)
Judy Wilson and Pete Kozak	Ms. Wilson and Mr. Kozak expressed their support for the draft Consolidated Plan's proposed goals and actions, and their appreciation for an allocation of Human Services Fund resources to support their agency, Mid Valley Housing Plus. (Neither Ms. Wilson nor Mr. Kozak proposed any additions or changes to the Plan.)
Niki Smith	Niki Smith, representing both Corvallis Neighborhood Housing Services Inc. and the Parent Enhancement Program, voiced support for the proposed goals and actions contained in the draft Consolidated Plan. She expressed appreciation for the

Plan's flexibility in it's approach to providing assistance for housing activities.
(Ms. Smith did not propose any additions or changes to the Plan.)

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ATTACHMENT H:

GLOSSARY

Affordable Housing: Affordable housing is generally defined by HUD as housing for which the occupant household is paying no more than 30 percent of gross household income for gross housing costs, including utility costs.

Affordable Rent: For purposes of rental housing projects assisted with Community Development Block Grant funds, affordability for zero through two bedroom rental units is defined as the level at which households earning 50% of the Corvallis median income spend no more than 30% of their income for rent and utilities. The income considered for a zero-bedroom unit shall be that of a one person household; the income considered for a one-bedroom unit shall be that of a 1.5 person household; the income considered for a two-bedroom unit shall be that of a three person household. Affordable rent/utility levels for units with three or more bedrooms will conform with the Section 8/Fair Market Rent levels established each year by HUD.

The Corvallis Housing Division shall maintain a listing of rents considered affordable by unit size, and update that list annually using income and Fair Market Rent figures provided by the U.S. Department of Housing and Urban Development.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area of Racial or Ethnic Concentration: An area of racial or ethnic concentration is considered to exist when the percentage of the population of a race or ethnicity in an area of study is ten or more percentage points higher than their rate within the City as a whole.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person

is one which, during the period covered by this Action Plan, will receive housing-related benefits through the use of Federal funds, either alone or in conjunction with the investment of other public or private funds.

A renter is benefitted upon taking occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed. A renter is also considered to be benefitted upon their successful utilization of the City's First Time Home Buyer program.

An existing home owner is benefitted during the year the home's rehabilitation is completed.

A homeless person is benefitted during the year if the person becomes an occupant of transitional or permanent housing.

A non-homeless person with special needs is considered to be benefitted only if the provision of the supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit during the year.

Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards found at 24 CFR 882.109.

CDBG: Community Development Block Grant, a federal program authorized under Title I of the Housing and Community Development Act of 1974, with the primary objective of developing viable urban communities, by providing decent housing opportunities and a suitable living environment, and expanding economic opportunities, principally for persons of low incomes.

Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability.

Disabled Person: A person shall be considered to have a disability if the person is determined to have a physical, mental, or emotional impairment that: 1) is expected to be of long-continued and indefinite duration; 2) that substantially impedes his or her ability to live independently; and 3) is of such a nature that the ability could be improved by more suitable housing conditions.

A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006.) The term also includes the surviving member or members of any household described in the first sentence of this definition who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Disproportionate Need: When a need measured for a particular population group is ten or more percentage points greater than the need as measured for the population as a whole.

Elderly Household: A one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific subpopulations of the homeless.

Extremely Low Income (ELI): Households or families whose incomes do not exceed 30 percent of the median income for the area, as determined by HUD.

Fair Housing: Housing that provides inclusive patterns of occupancy free from discrimination, as well as housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities.

First Time Home Buyer: An individual or family who occupies rental property and has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming or household management activities).

HOME Investment Partnerships Program: A federal program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 and administered by HUD. The goals of the HOME program are to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for low and very low income families.

Homeless Family: A family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Subpopulations: Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, persons fleeing domestic violence, youth, and persons with HIV/AIDS.

Homeless Youth: Unaccompanied person 17 years or younger who is living in situations described by the terms "sheltered" or "unsheltered".

Housing Problems: Households with housing problems include those that 1) occupy units meeting the definition of Physical Defects; 2) meet the definition of

Overcrowded; or 3) meet the definition of Cost Burden Greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as a separate living quarters.

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency.

Low Income: Households or families whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD.

Low Income Concentrations: Any area (Census block group) in which the percentage of low income persons is 51 percent or greater.

Minimum Property Standards: When carrying out housing rehabilitation activities with federal funds where other specific property standards do not apply, the City will apply HUD Section 8 Housing Quality Standards as the minimum that must be achieved as a result of assisted rehab activities. A housing unit need not fail to meet these Minimum Property Standards in order to qualify for rehabilitation funding if the purpose of the activity is to improve the affordability or livability of a low income unit.

Moderate Incomes: Households whose incomes are between 81 percent and 95% of the median income for the area, as determined by HUD.

Non-Elderly Household: A household which does not meet the definition of an "Elderly Household".

Non-Homeless Person with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families and families participating in organized programs to achieve economic self-sufficiency.

Other Household: A household of one or more persons that does not meet the definition of a Small Related, Large Related, or Elderly household.

Overcrowded: A housing unit containing more than one person per habitable room.

Owner: A household that owns the housing unit it occupies.

Physical Defects: A housing unit lacking complete bathroom facilities.

Poverty Level Family: Family with an income below the poverty line, as defined by the federal Office of Management and Budget and revised annually.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payments for rent.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a persons' ability to live independently.

Severely Disabled Person: Persons are considered to have a severe disability if they: (a) have used a wheelchair another special aid for six months or longer; (b) are unable to perform one or more "functional activities" or need assistance with and "ADL" or "IADL"; (c) are prevented from working at a job or doing housework; or (d) have a selected condition including autism, cerebral palsy, Alzheimer's disease, senility or dementia, or mental retardation. Also, persons who are under 65 years of age and who are covered by Medicare or who receive SSI are considered to have a severe disability.

For purposes of this definition, the term “functional activities” includes seeing, hearing, having one’s speech understood, lifting and carrying, walking up a flight of stairs, and walking. An ADL is an “activity of daily living” which includes getting around inside the home, getting in or out of bed or a chair, bathing, dressing, eating, and toileting. An IADL is an “instrumental activity of daily living” and includes going outside the home, keeping track of money or bills, preparing meals, doing light housework, and using the telephone.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Standard Condition: A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability or exterior elements (see “Substandard Condition but Suitable for Rehab” below). Such units may be eligible for rehab funding if interior conditions are such that the HUD Section 8 Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists.

Substandard Condition and not Suitable for Rehab: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability or exterior elements that cause its classification as “substandard,” or will be considered to be unoccupiable by the City’s Building Official for reasons of safety.

Substandard Condition but Suitable for Rehab: Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. Such units may be lacking one of three

primary habitability elements (complete plumbing facilities, an identified heat source, or a complete kitchen), and/or it may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or a missing/failing foundation). In order to be suitable for rehab the unit value must exceed the cost of the repairs or upgrades that would be required in order to bring it to standard condition. This category of properties does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: Any change to the Consolidated Plan that either allows a new category of activities or population to be served (or disallows same), or involves a large change in funding allocation.

Supportive Housing: Housing, including Housing Units and Group Quarters, that has a supportive environment and includes a planned service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys.)

Very Low Income: Households or families whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD.

ATTACHMENT I:
CITY OF CORVALLIS, OREGON
RESIDENTIAL ANTI-DISPLACEMENT AND
RELOCATION ASSISTANCE PLAN

A. Antidisplacement

1. It is the intent of the City of Corvallis to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of activities funded through the Community Development Block Grant (CDBG) or HOME Investment Partnerships (HOME) programs. Accordingly, the City will comply with the regulations set forth in 24 CFR 570.606 for activities assisted with funds provided under the Housing and Community Development Act of 1974 as amended.
2. Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, the City will take the following steps to minimize the displacement of persons from their homes:
 - a. The City will analyze all applications for CDBG and/or HOME funds to determine whether the proposed project will cause the permanent displacement of any persons.
 - b. The City will encourage applicants for CDBG and/or HOME funds to locate sites for projects in a way that will avoid or minimize displacement of persons (for example, to locate projects on sites with vacant or no housing).
 - c. The City will encourage applicants for CDBG and/or HOME funds, where practical, to plan and phase projects in a way to avoid or minimize the effects of displacement (for example, by using temporary housing).

B. One-for-One Replacement

1. The City will take steps to insure that all occupied and vacant occupiable low income dwelling units that are demolished or converted to a use other than as low income dwelling units in connection with an activity assisted with CDBG and/or HOME funding will be replaced with comparable low income units.
2. In the event a vacant or occupiable low income dwelling will be demolished or converted, and a replacement dwelling created, that replacement unit will:

- a. Be provided by the City, another governmental agency, or a private developer within the City limits of Corvallis, and preferably within the same neighborhood or general area;
- b. Be capable of housing the same number of occupants as the dwelling being demolished or converted, meaning that it will consist of at least the same number of bedrooms (the unit being replaced may not be replaced with smaller units—for example, a two-bedroom dwelling being replaced with two one-bedroom units—unless the City’s Consolidated Plan shows that such replacement is advantageous and would align with the needs assessment contained in the Plan);
- c. Be a decent, safe and sanitary unit that meets the HUD Section 8 Housing Quality Standards (HQS). Replacement units may include, but are not limited to, public housing or existing housing receiving HUD Section 8 project-based assistance. In addition, replacement units may include units brought from substandard condition to standard condition if 1) no person was displaced from the unit, and 2) the unit was vacant for at least three months before execution of an agreement between the City and the property owner to carry out activities to bring it to standard condition;
- d. Be designed to remain affordable to low income occupants for at least ten years from the time of initial occupancy;
- e. Be made available for occupancy at any time during the period beginning one year before the recipient makes public the information required under 3. below and ending three years after the commencement of the demolition or rehabilitation related to the conversion (or the conversion alone if no rehabilitation is required).

The foregoing requirements shall not apply in the event the Secretary of the U.S. Department of Housing and Urban Development (HUD) finds, on the basis of objective data, that there is an adequate supply of habitable affordable housing for low income persons in Corvallis.

3. Before obligating or expending CDBG and/or HOME funds that will directly result in demolition or conversion of a low income dwelling unit, the City will make public and submit to the HUD Field Office the following information in writing:
 - a. A description of the proposed assisted activity;
 - b. The location on a map (unless the new use will serve a purpose for which, for safety purposes, the location will not generally be known nor published, such as a confidential shelter for victims of domestic violence) and number of dwelling units by size (number of bedrooms) that will be demolished or converted;
 - c. A time schedule for the commencement and completion of the demolition or conversion;

- d. The location on a map and number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission will identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size will be submitted to HUD and disclosed to the public as soon as it is available;
- e. The source of funding and a time schedule for the provision or replacement units;
- f. The basis for concluding that each replacement dwelling unit will remain affordable to low income occupants for at least ten years from the date of initial occupancy; and
- g. Information that demonstrates that any proposed replacement of dwelling units with smaller dwelling units (e.g., replacing a two-bedroom unit with two one-bedroom units) is consistent with the needs assessment contained in the City's HUD-approved Consolidated Plan.

C. Relocation Assistance

1. Relocation benefits shall be provided for all low income persons who occupied housing demolished or converted to a use other than for low income housing when City CDBG and/or HOME funds are utilized to carry out that demolition or conversion. Such benefits may include advisory services, as well as reimbursement for actual and reasonable moving expenses, security deposits, credit checks, and other moving-related expenses, including interim living costs. In addition, displaced persons will be eligible to receive one of the following:
 - a. Compensation sufficient to ensure that, for a five-year period, the displaced person(s) shall not bear, after relocation, a ratio of shelter costs to income that exceeds 30%; or
 - b. If elected by the displaced person(s), a lump-sum payment equal to the capitalized value of the benefits available under a. above to permit the person(s) to secure participation in a housing cooperative or mutual housing association.
2. Persons displaced shall be relocated into comparable replacement housing that is:
 - a. Decent, safe and sanitary;
 - b. Adequate in size to accommodate them;
 - c. Functionally equivalent to the dwelling from which they were displaced; and
 - d. In an area not subject to unreasonably adverse environmental conditions.

3. Persons displaced shall have the right to elect, as an alternative to the benefits described in 1. and 2. above, to receive benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC 4602 et seq., if such persons determine that it is in their best interests to do so.

4. Where a claim for assistance under 1. above is denied by the City, the claimant may appeal to the Secretary of HUD, and the decision of the Secretary shall be final.

CERTIFICATIONS

In accordance with applicable statutes and regulations governing this Consolidated Plan, the City of Corvallis makes the certifications stated below.

General Certifications:

Affirmatively Furthering Fair Housing. The City will affirmatively further fair housing by: conducting an analysis to identify impediments to fair housing choice within our jurisdiction; taking appropriate actions to overcome the effects of any impediments identified through that analysis; and maintaining records reflecting the analysis and actions in this regard.

Anti-displacement and Relocation Plan. The City certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG and/or HOME program.

Drug-free Workplace. The City certifies that it will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the City's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The City's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1 above;
4. Notifying the employee in the statement required by paragraph 1 above that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and

- (b) Notify the City in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency (HUD) in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. The City, in the event that it is the employer of convicted employees, will provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency (HUD) has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying. The City certifies, to the best of its knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the City shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The City shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction. The City certifies that the Consolidated Plan is authorized under State and local law (as applicable), and that it possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan. The City certifies that the housing activities to be undertaken with CDBG and HOME funds are consistent with the Strategic Plan.

Acquisition and Relocation. The City certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

Section 3. The City certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

Signature of Authorized Official: _____ Date: _____

Name and Title: Helen Berg, Mayor

Specific Community Development Block Grant Program Certifications:

Citizen Participation. The City certifies that it is in full compliance with and is following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

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

Following a Plan. The City certifies that it is subject to the current Consolidated Plan of the State of Oregon, which Plan has been approved by HUD. The City further certifies that it will follow its own Consolidated Plan upon the Plan's approval by HUD for the first time and for the City's first CDBG entitlement Plan year.

Use of Funds. The City certifies that it has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, the City certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention of slums or blight. The Action Plan may also include activities which the City certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) July 2000 - June 2003 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. The City will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force. The City certifies that it has adopted and is enforcing a Civil Disturbance Policy that applies to the use of excessive force against any individuals engaged in nonviolent civil rights demonstrations. As stipulated therein, it is the policy of the Corvallis Police Department that:

1. Law enforcement personnel shall not use excess force against any individuals engaged in nonviolent civil rights demonstrations; and
2. Applicable state and local laws that prohibit physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within Corvallis shall be enforced.

Compliance with Anti-discrimination Laws. The City certifies that CDBG-funded activities will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

Compliance with Lead-based Paint Procedures. The City certifies that its notification, inspection, testing, and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608.

Compliance with Laws. The City certifies that it will comply with applicable laws.

Signature of Authorized Official: _____ Date: _____

Name and Title: Helen Berg, Mayor

Specific HOME Investment Partnerships Program Certifications:

The City of Corvallis certifies that:

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

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

Signature of Authorized Official: _____ Date: _____

Name and Title: Helen Berg, Mayor