

PUBLIC COMMENT DRAFT

2005 ACTION PLAN 2005-2010 Consolidated Plan (Volume III)

PROGRAM YEAR 2005 ACTION PLAN

**Washington County, Oregon
City of Beaverton**

July 1, 2005–June 30, 2006

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March 2005

Approved by the Washington County Board of Commissioners
Minute Order #XX-XXXX
Date to be filled in upon approval

CONTENTS

PART 1

PY 2005 Action Plan—Washington County, Oregon

Executive Summary	1
Introduction	3
Resources	5
FEDERAL PY 2005 ENTITLEMENT FUNDS	5
OTHER RESOURCES	6
Citizen Participation	13
PY 2005 Activities	15
PRIORITIES, OBJECTIVES, AND ACCOMPLISHMENTS	15
COMMUNITY DEVELOPMENT	15
AFFORDABLE HOUSING, HOMELESSNESS, AND SPECIAL NEEDS HOUSING	23
GEOGRAPHIC DISTRIBUTION	24
OTHER ACTIONS	33
Program-specific Requirements	48
CDBG PROGRAM	48
HOME PROGRAM	48
Monitoring Standards and Procedures	57
Listing of Proposed Projects	59
Funding Sources	98

PART 2

PY 2005 Action Plan—City of Beaverton

Community Development Activities	100
Resources	100
Proposed Projects	101
Geographic Distribution	106
Meeting Underserved Needs	107
Monitoring Standards and Procedures	110
Amendments	110
Listing of Proposed Projects	111
Funding Sources	117

Appendix: Citizen Participation Maps

EXECUTIVE SUMMARY

In January 2004, Washington County undertook the development of the *2005-2010 Consolidated Plan*, the strategic planning document that provides a framework for the County in targeting the critical but limited federal resources to the highest priority needs. Work commenced with a comprehensive housing and non-housing needs assessment which culminated in a Needs Assessment Summary designed to bridge the time period between the early application intake process and the start of the new five year cycle. The County and its partners, the cities of Beaverton and Hillsboro, set a high value on citizen participation and their input was fundamental to the development of this plan throughout the duration of the process. Volume I of the *2005-2010 Consolidated Plan* consists of the quantitative and qualitative data gather through the process as well as the goals and strategies developed by the Consortium and its partners. Volume II of the Consolidated Plan contains the documentation for all the data contained in Volume I. The 2005 Action Plan, or Volume III of the Consolidated Plan, implements the first year of the new five-year cycle by linking the projects selected with the priorities developed during the planning process. The Plan describes how Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) program resources will be used in the coming year to address the priority needs and local objectives established in the Consolidated Plan. The County's 2005 program year runs from July 1, 2005 to June 30, 2006. Washington County entitlement funds are available countywide to meet the housing and community development needs of low- and moderate-income families.

Affordable Housing

High priority housing needs in Washington County include:

- Very low income renter households
- Homeownership programs targeted to low income households
- Housing Rehabilitation Programs
- Purchase/preservation and rehab of housing for low and very low income households
- Permanent housing (for homeless) and homeless prevention services
- Assistance for persons with disabilities and low income households with children

The Consolidated Plan presents specific five-year objectives for these and other priority need categories. It also states proposed accomplishments for high-priority objectives according to the number of units that will be assisted or produced with federal housing and community development resources.

Community Development

The County's CDBG program will address the following long-range objectives in PY 2005:

- A. Develop and improve public facilities to benefit income qualifying neighborhoods and income qualified special need populations.
- B. Improve the infrastructure of income qualified areas to ensure the health and safety of communities, and to increase neighborhood pride and viability.
- C. Provide limited public services that ensure the health and welfare of income qualified people living in the community.
- D. Ensure existing housing occupied by income qualified persons is structurally safe, accessible, and energy efficient.

2005 Action Plan – Washington County

Introduction

The Annual Action Plan implements Washington County's Consolidated Plan, a five-year plan addressing the County's housing and community development needs. The County submits the Plan to the U.S. Department of Housing and Urban Development (HUD) to apply for funds under the Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grant, and American Dream Downpayment Initiative programs. This annual Action Plan covers the program year from July 1, 2005 to June 30, 2006.

References to applicable sections of the Consolidated Plan (Volume I and II) are made throughout this document. None of those sections are duplicated here.

The programs covered by the Plan include:

Community Development Block Grant (CDBG) Program. Washington County and the City of Beaverton each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.

HOME Investments Partnerships (HOME) Program. The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of 1). Expanding the supply of affordable housing for low and very low-income families with an emphasis on rental housing; 2). Building state and local nonprofit capacity to carry out affordable housing programs; and 3) providing coordinated assistance to participants in development of affordable low-income housing. The County and the cities of Beaverton and Hillsboro are partners in the HOME consortium with Washington County being lead agency.

Emergency Shelter Grant (ESG) Program. ESG funds are used in support of the continuum of care system of homeless services. The funds are used in support of emergency shelters, transitional housing and essential services.

American Dream Downpayment Initiative (ADDI). The ADDI was signed into law December 2003. Funds made available under this initiative will be allocated to eligible HOME participating jurisdictions to assist low-income families become first-time homebuyers.

Housing Opportunities for Persons with AIDS (HOPWA) Program. HOPWA funds are administered by the City of Portland on behalf of the six county region: Multnomah, Washington, Clackamas, Clark, Columbia and Yamhill. HOPWA funds – sources and uses - are not reflected in this document.

PY 2005 Action Plan

The County estimates it will invest approximately \$5.7 million in new and reallocated entitlement funds (including program income) in an array of housing and community development activities in PY 2005. These CDBG, HOME, ESG and ADDI program resources will be allocated as follows:

	HOME	ADDI	CDBG	ESG
CDBG Projects				
Public Facilities			\$357,126	
Infrastructure			\$773,521	
Public Services			\$464,084	
Youth Programs			\$530,074	
Housing Rehab			\$455,000	
Emergency Shelter Grant				\$88,325
HOME Projects	\$1,330,343	\$80,423		
HOME - City of Beaverton	\$308,418			
CHDO Operating Grants	\$87,643			
CDBG/Housing Admin			\$916,381	
HOME Admin	\$193,821			
Contingency			\$111,768	
Unprogrammed funds (HOME)	\$90,490			
Program Totals	\$2,010,715	\$80,423	\$3,607,954	\$88,325
			GRAND TOTAL	\$5,787,417

Details on specific projects and activities are provided in the Listing of Proposed Projects.

RESOURCES

Federal PY 2005 Entitlement Funds

The U.S. Department of Housing and Urban Development (HUD) has allocated the following federal entitlement resources to Washington County for projects and activities to be carried out in PY 2005:

Community Development Block Grant Program (CDBG)	\$3,018,679
CDBG Program Income	\$389,275
HOME Investment Partnerships Program	\$1,752,874
HOME Program Income	\$257,841
Reprogrammed HOME Funds	\$0
American Dream Downpayment Initiative	\$80,423
Emergency Shelter Grant	\$88,325
Total	\$5,787,417

Washington County's Office of Community Development receives and administers CDBG entitlement funds on behalf of a consortium comprised of eleven cities - including the city of Hillsboro CDBG entitlement—and unincorporated areas of the county.

In addition, Washington County and the cities of Beaverton and Hillsboro make up the Washington County HOME Consortium. Effective July 1, 2003, the Office of Community Development began administering the HOME program for the Washington County consortium. Since that time, the County has taken on two additional programs.

In December of 2003, the American Dream Downpayment Initiative was signed into law by President Bush. Through this initiative, funds were made available to HOME participating jurisdictions to assist low-income families become first-time homebuyers.

Because the County did not have an existing first-time homebuyer program, the 2003 and 2004 program year funds could not be spent until the necessary program and policy development had been completed. The County has been working with the State, other jurisdictions, banking institutions and homebuying counseling programs to develop the program for the County. Program development is nearing completion and public input will be obtained. Upon completion of all the necessary steps, the County will seek HUD's approval to expend ADDI funds, which will include the 2005 allocation of \$80,423.

Washington County subcontracts the administration of the Emergency Shelter Grant dollars to Community Action to provide for consistent and uninterrupted dispersal of funds. The current Consolidated Plan continues to support ESG assistance as a high priority stating that funds will provide emergency shelter, transitional housing, homelessness prevention assistance, and/or other essential services to 1,080 homeless persons each year over the course of five years.

The City of Portland administers the Housing Opportunities for Persons with AIDS (HOPWA) program for the six-county Portland Eligible Metropolitan Area. Sponsors of projects serving Washington County residents with HIV or AIDS may obtain HOPWA funding through the Portland's Bureau of Housing and Community Development.

Other Resources

The consortium's Consolidated Plan estimates that some \$4.3 billion is needed to address priority housing and community development needs in Washington County through 2010. Clearly, multiple sources of financing must be combined with federal grant funds to even begin to address some of these needs. As a result of both federal mandate and local policy, each of the county's entitlement programs require or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the county's CDBG funding process award a higher point value to project proposals that will leverage significant additional resources.

Historically, the CDBG and HOME entitlement programs have been utilized in tandem with a broad variety of funding sources to support community development and housing activities, often to attract other public and private investments. Many of these resources are competitive, or are available under limited circumstances; therefore, dollar amounts cannot be predicted overall. However, based on information contained in current project applications, the County has compiled a detailed summary of resources expected to be leveraged by the projects proposed for Washington County CDBG, HOME and ESG funding in PY 2005 (see Table 1).

Altogether, \$4.5 million in CDBG, HOME, ESG and ADDI project dollars will leverage another \$27.9 million in public and private resources for a leveraging ratio of 1:7, resulting in a total community investment of \$32.4 million. Twenty-three county CDBG projects will attract a total of \$4.7 million in additional public and private investment, while three HOME-assisted activities (not including CHDO operating grant activities) will leverage another \$22.9 million.

Approximately \$25 million in private, and other resources, including bank loans, investor equity, and cash and in-kind donations, are expected to be leveraged by county CDBG and HOME funds, making up 77 percent of all resources going to assisted projects. Other federal resources, including Low Income Energy Assistance Program, Emergency Food

and Shelter Program, Supportive Housing Program, HOME, and prior-year entitlement funding, represent \$1,324,681, or 4 percent, of all invested resources.

An additional resource for housing and community development projects is program income received from some entitlement-funded activities. The HOME program requires that a HOME Investment Trust Fund be established for deposit of repayments (principal and interest) of HOME funds advanced for affordable housing development. HOME trust fund resources may be utilized only for HOME-eligible housing programs. CDBG-funded rehabilitation programs generate program income through the low-interest loans that are made available to homeowners.

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**Table 1
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2005**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
HOUSING									
19	Community Action - Comprehensive Weatheriz.	CDBG	20,000	55,000	100,000	175,000	-	-	175,000
20	Community Action - Self Help Weatherization	CDBG	25,000		25,000	50,000	-	-	50,000
21	Rebuilding Together Washington County	CDBG	10,000	-	-	10,000	31,000	-	41,000
22	OCD - Housing Rehabilitation Program	CDBG	300,000	-	-	300,000	-	-	300,000
23	OCD - HARDE Program	CDBG	100,000	-	-	100,000	-	-	100,000
34	CPAH – Greenburg Oaks	HOME	479,343	297,893	-	777,236	1,726,168	1,292,093	2,503,404
33	TVHP – Merlo Station	HOME	676,000	-	113,161	789,161	9,437,774	3,313,161	10,226,935
32	WWHfH – Lindsay Lane	HOME	175,000	-	-	175,000	1,013,161	1,133,000	1,188,161
35	Beaverton Senior Housing Project	HOME	308,418	-	-	308,418	10,500,000	300,000	10,808,418
28	CPAH - CHDO Operating Grant	HOME	21,715	-	-	21,715	-	-	21,715
29	HDC – CHDO Operating Grant	HOME	22,606	-	-	22,606	-	-	22,606
30	TVHP - CHDO Operating Grant	HOME	21,002	-	-	21,002	-	-	21,002
31	WWHfH – CHDO Operating Grant	HOME	22,320	-	-	22,320	-	-	22,320
36	American Dream Downpayment Initiative	ADDI	80,423	-	-	80,423	-	-	80,423
	<i>Housing Subtotal</i>		\$2,261,827	352,893	238,161	2,852,881	22,708,103	6,038,254	25,560,984

**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2005**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
Homeless									
2	Good Neighbor Center Renovation	CDBG	35,000	-	-	35,000	15,000	-	50,000
18	Community Action Homeless Children's Program	CDBG	100,000	-	107,556	207,556	28,878	-	236,434
16	LCSNW HopeSpring	CDBG	65,600	254,541	161,112	481,253	245,337	-	726,590
1	Luke-Dorf Safe Haven	CDBG	300,000	168,397	40,000	508,397	7,525	-	515,922
14	Open Door Counseling Center	CDBG	100,000	399,810	31,500	531,310	284,979	-	816,289
27	Community Action Emergency Shelter Grant	ESG	88,325	21,704	66,621	176,650	-	-	176,650
	<i>Homeless Subtotal</i>		688,925	844,452	406,789	1,940,166	581,719	-	2,521,885
INFRASTRUCTURE									
7	Cornelius Davis Street Improvements	CDBG	345,000	-	360,000	705,000	-	-	705,000
8	Tigard Hall Blvd. Sidewalks	CDBG	136,725	-	57,408	194,133	-	-	194,133
9	Hillsboro SE Oak Street Sidewalks	CDBG	134,687	-	405,973	540,660	-	-	540,660
10	Hillsboro NW Bailey Avenue Street Improvements	CDBG	215,840	-	28,520	244,360	-	-	244,360
	<i>Infrastructure Subtotal</i>		832,252	-	851,901	1,684,153	-	-	1,684,153

**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2005**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
PUBLIC FACILITIES									
4	Tualatin Stoneridge Park	CDBG	55,000	-	10,000	65,000	-	-	65,000
6	Gaston Brown Park Field Lights	CDBG	60,000	-	25,000	85,000	-	-	85,000
Public Facilities Subtotal			115,000	-	35,000	150,000	-	-	150,000
PUBLIC SERVICES									
11	NW Medical Teams Mobile Dental	CDBG	35,800	-	-	35,800	99,200	-	135,000
13	Essential Health Clinic	CDBG	77,610	-	10,000	87,610	1,042,435	-	1,130,045
15	St. Vincent de Paul Rent Assistance	CDBG	30,000	-	-	30,000	90,000	-	120,000
17	Community Action Emergency Basic Needs	CDBG	25,000	127,336	38,730	191,066	37,486	-	228,552
Public Services Subtotal			168,410	127,336	48,730	344,476	1,269,121	-	1,613,597
YOUTH/SENIOR PROGRAMS									
5	Hillsboro Boys and Girls Club	CDBG	400,000	-	-	400,000	350,000	-	750,000
12	CASA Stabilization	CDBG	30,074	-	-	30,074	128,213	-	158,287
3	Forest Grove Senior Center	CDBG	37,200	-	9,000	46,200	1,000	-	47,200
Youth/Senior Programs			467,274	-	9,000	476,274	479,213	-	955,487
TOTAL RESOURCES			4,533,688	1,324,681	1,589,581	7,447,950	25,038,156	6,038,254	32,486,106
% of Total Resources by Category			14%	4%	5%	23%	77%	19%	

CITIZEN PARTICIPATION

The Action Plan document implements the goals and strategies identified in *the 2005-2010 Consolidated Plan*. During the preparation of the Consolidated Plan for the upcoming five-year cycle, numerous public hearings were held. In June 2004, Washington County held a public hearing/comment period on the Needs Assessment Summary. In December 2004, Washington County held a public hearing/comment period on the first draft of the Consolidated Plan. From January through December 2004, the County received feedback from program participants and other interested parties on housing and community development needs and priorities. A full discussion of the public participation can be found in the Consolidated Plan (Chapter One and Appendix G). An additional hearing on the public comment draft of both the 2005-2010 Consolidated Plan and the PY 2005 Action Plan took place on March 30, 2005 and April 14, 2005 in Beaverton and Hillsboro, respectively. Public hearing minutes of the March 30th and April 14th hearings will be included in the Volume II, Appendix G, of the Consolidated Plan as well as in the Appendix of this document.

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PY 2005 ACTIVITIES

Priorities, Objectives, and Accomplishments

Table 2 summarizes the community development and housing needs to be addressed by CDBG, HOME, ADDI and ESG activities in PY 2005. Each funded project addresses a priority need and specific objectives set forth in Washington County's *2005-2010 Consolidated Plan*. Washington County expects projects assisted with 2005 CDBG, HOME, ESG and ADDI funds (including program income) to benefit altogether a total of four community housing development organizations (CHDOs), six public facilities, 443 housing units, and 45,271 low- and moderate-income persons. Some of the CDBG projects span multiple program years. The accomplishments identified for low and moderate-income persons may not be fully realized in this fiscal year but over a three-year time period.

Community Development

The accompanying Listing of Proposed Projects describes the projects to be undertaken in Washington County with federal resources. Excluding administrative funds, all of the projects undertaken during PY 2005 will address high-priority needs. The County's Policy Advisory Board (PAB) approved the proposed list of projects on February 10, 2005, for recommendation to the Washington County Board of Commissioners. The PAB, and its Housing Programs Advisory Subcommittee, originally rated and ranked these projects in January 2005.

Table 3 shows the specific CDBG objectives to be addressed by projects proposed for CDBG funding in PY 2005. These and other program objectives are outlined in the *2005-2010 Consolidated Plan*.

**Table 2
Priority Needs and Objectives to be Addressed by Washington County Federal Entitlement Programs, PY 2005**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
HOUSING							
<i>CHDO Operations</i>							
Low Income Renters	H	28	CPAH - CHDO Operating Grant	HOME	21,715	1	Organization
Low Income Renters	H	29	HDC - CHDO Operating Grant	HOME	22,606	1	Organization
Low Income Renters	H	30	TVHP - CHDO Operating Grant	HOME	21,002	1	Organization
Low Income Renters	H	31	WWHFH – CHDO Operating Grant	HOME	22,320	1	Organization
<i>Total CHDO Operations</i>					\$87,643	4	Organizations
<i>Rental Housing</i>							
Low Income Renters	H	34	CPAH – Greenburg Oaks	HOME	\$479,343	84	Housing Units
Low Income Renters	H	33	TVHP – Merlo Station	HOME	\$676,000	84	Housing Units
Low Income Renters	H	35	Beaverton Senior Housing	HOME	\$308,418	25	Housing Units
<i>Total Rental Housing</i>					\$1,463,761	193	Housing Units
<i>Rental or Owner-occupied Housing</i>							
Low Income Renters, Low/Mod Income Homeowners	H	19	CA - Comprehensive Weatherization	CDBG	\$20,000	50	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H	20	CA - Self Help Weatherization	CDBG	\$25,000	120	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H	23	OCD - HARDE Program	CDBG	\$100,000	46	Housing Units
<i>Total Rental or Owner-occupied Housing</i>					\$145,000	216	Housing Units

**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County Entitlement Programs, PY 2005**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
<i>Owner-occupied Housing</i>							
Low/Mod Income Homeowners	H	21	Rebuilding Together - Washington County	CDBG	\$10,000	3	Housing Units
Low/Mod Income Homeowners	H	22	OCD - Housing Rehabilitation Program	CDBG	\$300,000	23	Housing Units
<i>Total Owner-occupied Housing</i>					\$310,000	26	Housing Units
 <i>Homeownership Programs</i>							
	H	36	American Dream Downpayment Initiative	ADDI	\$80,423	8	Housing Units
	H	32	WWHFH – Lindsay Lane	HOME	\$175,000	14	Housing Units
<i>Total Homeownership Programs</i>					\$255,423	22	Housing Units
TOTAL HOUSING PROGRAMS							
Homeless Programs							
	H	27	Community Action Emergency Shelter Grants	ESG	\$88,325	1,080	Persons
	H	16	LCSNW – HopeSpring	CDBG	\$65,600	230	Persons
	H	14	Open Door Counseling Center	CDBG	\$100,000	27,000	Persons
	H	18	Community Action Homeless Children’s	CDBG	\$100,000	700	Persons
	H	2	Good Neighbor Center Renovation	CDBG	\$35,000	1	Public Facility
	H	1	Luke-Dorf Safe Haven	CDBG	\$300,000	1	Public Facility
Total Homeless Programs					\$688,925	29,010	Persons Public Facilities

**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County Entitlement Programs, PY 2005**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
INFRASTRUCTURE							
Sidewalk Improvements	H	8	Tigard Hall Blvd. Sidewalk Improvements	CDBG	\$136,725	2,740	Persons
Street Improvements	H	9	Hillsboro SE Oak Street Improvements	CDBG	\$134,687	1,250	Persons
Street Improvements	H	10	Hillsboro NW Bailey Avenue Improvements	CDBG	\$215,840	60	Persons
Street Improvements	H	7	Cornelius Davis Street Improvements	CDBG	\$345,000	1,141	Persons
Total Infrastructure					\$832,252	5,191	Persons
PUBLIC FACILITIES							
Parks and Recreation Facilities	H	4	Tualatin – Stoneridge Park	CDBG	\$55,000	1	Public Facility
Parks and Recreation Facilities	H	6	Gaston – Brown Park Field Lights	CDBG	\$60,000	1	Public Facility
Total Public Facilities					\$115,000	2	Public Facilities
PUBLIC SERVICES							
Health Services	H	11	NW Medical Teams Mobile Dental	CDBG	\$35,800	500	Persons
Health Services	H	13	Essential Health Clinic	CDBG	\$77,610	6,720	Persons
Other Public Service Needs	H	15	St. Vincent de Paul Rent Assistance	CDBG	\$30,000	2,400	Persons
Other Public Service Needs	H	17	Community Action Emergency Basic Needs	CDBG	\$25,000	1,250	Persons
Total Public Services					\$168,410	10,870	Persons

Table 2 (Cont.)

Priority Needs and Objectives to be Addressed by Washington County Federal Entitlement Programs, PY 2005

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
YOUTH/SENIOR PROGRAMS							
Youth Centers	H	5	Hillsboro Boys and Girls Club	CDBG	\$400,000	1	Public Facility
Youth Services	H	12	CASA – Stabilizing Funding For Supervisors	CDBG	\$30,074	200	Persons
Senior Centers	H	3	Forest Grove Senior Center Kitchen	CDBG	\$37,200	1	Public Facility
Total Youth/Senior Programs					\$467,274	2 200	Public Facilities 200 Persons

Table 3
Washington County CDBG Objectives to Be Addressed by Proposed Projects,
PY 2005

CDBG Objective	Proposed Project That Will Positively Impact the Objective
YOUTH/SENIOR PROGRAMS	
C.11.b Provide quality support for children involved in custody litigation.	CASA For Children
A.9.a Provide youths with community centers where they can take advantage of recreational and educational opportunities at no cost.	Hillsboro Boys and Girls Club
A.6.a Provide adequate community spaces for seniors to meet, recreate, and access various services.	Forest Grove Senior Center Kitchen
PUBLIC FACILITIES	
A.2.a Provide low-income neighborhoods with green spaces through park land acquisition, development of new park facilities and improvements to existing parks.	Tualatin Stoneridge Park Gaston Brown Park Field Lights
A.10.b Improve existing homeless shelters in Washington County.	Good Neighbor Center
A.11.c Develop facilities to house and provide services for the mentally ill.	Luke-Dorf Safe Haven
INFRASTRUCTURE	
B.2.a Construct, repair, and replace sidewalks to provide a safe pedestrian environment.	Tigard Hall Blvd. Sidewalks
B.3.a. Increase neighborhood safety by replacing, repairing and developing streets and related infrastructure.	Hillsboro SE Oak Street Hillsboro NW Bailey Avenue Cornelius Davis Street
B.4.a. Improve pedestrian and traffic safety through stormwater improvements to prevent flooding of city streets.	Cornelius Davis Street

**Table 3
Washington County CDBG Objectives to Be Addressed by Proposed Projects,
PY 2005**

CDBG Objective	Proposed Project That Will Positively Impact the Objective
PUBLIC SERVICES	
C.5.a Improve access to health and dental care services for low-income, uninsured and underinsured families.	NW Medical Teams Mobile Dental Program Essential Health Clinic LCSNW HopeSpring
C.5.b Provide health education and related services to low-income families.	Essential Health Clinic
C.9.a Offer an array of support service for low income and at-risk students beyond what school districts are able to provide.	Community Action Homeless Children's
C.9.b Increase educational and recreational enrichment opportunities for youth by offering summer and after-school programs.	LCSNW HopeSpring Community Action Homeless Children's
C.10.b Provide childcare and supervised parenting for mothers and children leaving abusive situations.	
C.10.e Provide short-term and drop-in childcare slots in existing facilities.	Community Action Homeless Children's
C.12.b Offer emergency, basic needs assistance to families in crisis.	St. Vincent de Paul Rent Assistance Community Action Basic Needs
C.12.d Offer homeownership classes and services to low-income homeowners	Open Door Counseling Center
C.12.h Enhance information and referral services and implement systems among social service agencies to track homeless clients.	Open Door Counseling Center
C.12.i Provide support services such as child care, housing education addiction counseling, and employment training to homeless, mentally ill, and transitioning individuals.	Open Door Counseling Center LCSNW HopeSpring
C.12.j Obtain resources to coordinate volunteers and donations for homeless population.	Open Door Counseling Center
HOUSING	
Washington County and the City of Beaverton will use federal funds to assist at least 60 low and moderate-income homeowners each year through existing housing rehabilitation programs.	Housing Rehabilitation Program HARDE Program Comprehensive Weatherization Self Help Weatherization Rebuilding Together

Note: The specific CDBG objectives shown in Table 3 above can be found in Appendix A of Volume II of the Consolidated Plan. Housing objectives shown above can be found in Appendix C of Volume II of the Consolidated Plan.

Affordable Housing, Homelessness, and Special Needs Housing

The Listing of Proposed Projects also describes those projects and activities to be undertaken in the coming year that address the need for affordable and special needs housing. Three HOME development projects are identified (not including CHDO operating grant activities). Projects proposed to receive HOME funds in PY 2005 were selected through the County's annual funding cycle.

Local HOME policy requires that 20 percent of each annual HOME allocation—or \$350,575 in PY 2005 funds—be reserved for housing to be owned, developed, or sponsored by nonprofit Community Housing Development Organizations (CHDOs). Eighty-one percent of the consortium's PY 2005 HOME allocation - \$1,417,986 - has been awarded to projects to be developed by CHDOs. In addition, Washington County makes available up to the maximum 5 percent of its total annual HOME allocation for operating grant assistance to CHDOs. A total of \$87,643 in new County HOME funds is being made available for this purpose in PY 2005. This year, Willamette West Habitat for Humanity requested certification as a CHDO. During application intake, the Agency was evaluated for compliance with applicable HOME requirements for CHDO certification and was awarded funds under this allocation.

The County and its service partners will use ESG and HOME funds for the following activities that will address the emergency shelter, transitional housing, and service needs of homeless individuals and families with children, as well as to prevent extremely low-income households from becoming homeless.

- Two HOME projects (preserving 84 housing units and creating an additional 84 units) located in Beaverton and Tigard, through their proposed rent structure and case management services, anticipate attracting households in transition and at risk of homelessness.
- One CDBG project located in Tigard to renovate the Good Neighbor Center Shelter.
- ESG funds will be awarded to Community Action to continue the provision of a continuum of care of homeless services throughout the County. The funds will be awarded to Community Action which will, in turn, subaward the funds to five service agencies in the County:
 - Community Action to fund operation costs of the emergency shelter in Hillsboro.
 - Family Bridge to fund operation costs of the homeless day center in Hillsboro.
 - Open Door Counseling Center to fund essential services such as information referral, case management and counseling.
 - Good Neighbor Center to fund operation costs of the emergency shelter in Tigard
 - Domestic Violence Resource Center to fund operation costs of an emergency shelter.
 - Lutheran Community Services NW HopeSpring to fund drug/alcohol counseling for women who are in a transitional housing program and provide rent subsidies as a means of preventing homelessness.

Non-entitlement homeless assistance funds made available through the McKinney-Vento Homeless Assistance Act, were awarded to the County's Department of Housing

Services for PY 2005: \$1,050,034 in Supportive Housing Program funding for Luke-Dorf's Safe Haven Project (which includes approximately \$168,000 for rehabilitation of the facility); \$400,903 in Supportive Housing Program funding for Lutheran Community Services Northwest's HopeSpring Project; and \$315,972 in Shelter Plus Care vouchers for programs run by Cascade AIDS Project, Homestreet-Banyan Tree, Open Door Counseling Center, LifeWorks NW and the Good Neighbor Center. These funds support critically needed transitional housing programs and permanent housing for the disabled in Washington County.

The County's strategy for special needs populations is to allocate resources and services to residents having the greatest need and to emphasize programs that foster greater self-sufficiency. In the 2005 program year, five CDBG and one HOME-funded project will address the special needs of persons who are not homeless but require supportive services. These include projects:

- To repair, weatherize, and make accessibility improvements to the homes of low- and moderate-income households, particularly those with elderly or disabled family members (\$130,000 in CDBG funds to projects #19, #21, and #23)
- To develop a 10-unit Safe Haven housing (group home) project for the chronically mentally ill (\$300,000 in CDBG funds). This project also meets homeless objectives as well in that chronically mentally ill is a sub-population of homeless.
- To develop 25 units of housing for low income seniors.

Geographic Distribution

Table 4 identifies the areas to which Washington County will direct federal assistance during the 2005 program year. At this time, the County is not able to identify the geographic distribution of the ADDI funds, but the program will be marketed countywide. For each funded project, the table lists the priority level of the need being addressed, in addition to any groups with special needs that will be targeted for assistance.

In particular, the Washington County CDBG and HOME programs will fund:

- Four infrastructure improvement projects (#7-#10) to be carried out in low- to moderate-income neighborhoods in Hillsboro, Cornelius and Tigard.
- Two park development projects serving low-income neighborhoods in Gaston (#6) and Tualatin (#4).
- One acquisition project located in Hillsboro (#5).
- One senior center project in Forest Grove (#3).
- Four public service projects (#11, #13, #15, #17) based in Tigard and Hillsboro but serving residents countywide (excluding residents of Beaverton).
- Two weatherization projects (#19 and #20) administered from a Hillsboro facility but serving residents countywide (excluding residents of Beaverton).
- Three housing rehabilitation programs (#21-#23) based in Hillsboro and Beaverton serving residents countywide (County programs exclude residents of Beaverton).
- Four new HOME-assisted housing projects located in Tigard (#34), Beaverton (#33 and #35), and Hillsboro (#32).

- Four CHDO operating grant projects (#28-#31).
- Six homeless projects located in Tigard and Hillsboro (#1, #2, #14, #16, #18, #27).
Two of the six projects are to provide emergency shelter and permanent housing.

Maps of project locations can be found in the Appendix.

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Table 4
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2005

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Beaverton	31200	17	Rebuilding Together	CDBG	\$10,000	H	Elderly, Persons with Disabilities
	31300	16	LCSNW HopeSpring	CDBG	\$65,600	H	Homeless Persons
	31300	27	ESG – subaward to LCSNW HopeSpring (4 th of 6 sites)	ESG	\$21,704	H	Homeless Persons
		33	TVHP Merlo Station	HOME	\$676,000	H	
	31003	30	TVHP – CHDO Operating Grant	HOME	\$21,00	H	
	31200	35	Beaverton Senior Project	HOME	\$308,418	H	Elderly
Cornelius	32900	23	ESG – Subaward to Open Door Counseling (1 st of 6 sites)	ESG	\$13,324	H	Homeless Persons
	32900	14	Open Door Counseling Center	CDBG	\$100,000	H	Homeless Persons
	32901	10	Cornelius Davis Street	CDBG	\$345,000	H	
Forest Grove	33200	3	Forest Grove Senior Center	CDBG	\$37,200	H	Elderly
Gaston	33000	6	Gaston Brown Park Field Lights	CDBG	\$55,000	H	
Hillsboro	32500	19	CA – Comprehensive Weatherization	CDBG	\$20,000	H	Elderly, Persons with Disabilities
	32500	20	CA – Self Help Weatherization	CDBG	\$25,000	H	
	32500	22	OCD – Housing Rehabilitation Program	CDBG	\$300,000	H	
	32500	23	OCD – HARDE	CDBG	\$100,000	H	Elderly, Persons with Disabilities

**Table 4 (Cont.)
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2005**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Hillsboro	32403	18	Community Action Homeless Children's Program	CDBG	\$100,000	H	Homeless Persons
	32500	17	Community Action Basic Needs	CDBG	\$25,000	H	
	32604	10	Hillsboro NW Bailey Avenue	CDBG	\$215,840	H	
	32403	9	Hillsboro SE Oak Street	CDBG	\$134,687	H	
	32500	1	Luke-Dorf Safe Haven	CDBG	\$300,000	H	Chronically Mentally Ill/Homeless
	326.01	27	ESG – subaward to Family Bridge (2 nd of 6 sites)	ESG	\$13,324	H	Homeless Persons
	325/ 324.03	27	Community Action – Emergency Shelter Grants (3 rd of 6 sites)	ESG	\$13,325	H	Homeless Persons
	32601	36	American Dream Downpayment Initiative	ADDI (HOME)	\$80,423	H	
	32601	13	Essential Health Clinic	CDBG	\$77,610	H	
	32601	12	CASA Stabilizing Funding	CDBG	\$30,074	H	
	32500	15	St. Vincent de Paul Rent Assistance	CDBG	\$30,000	H	
	32500	5	Hillsboro Boys and Girls Club	CDBG	\$400,000	H	
	32300	31	WWHfH CHDO Operating Grant	HOME	\$22,320	H	
	32402	31	WWHfH Lindsay Lane	HOME	\$175,000	H	
	32403	29	HDC CHDO Operating Grant	HOME	\$22,606	H	

**Table 4 (Cont.)
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2005**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Tigard	30801	11	NW Medical Teams Mobile Dental	CDBG	\$35,800	H	
	309	8	Tigard Hall Blvd. Sidewalks	CDBG	\$136,725	H	
	309	2	Good Neighbor Center	CDBG	\$35,000	H	Homeless
	309	34	CPAH Greenburg Oaks	HOME	\$479,343	H	
	309	28	CPAH CHDO Operating Grant	HOME	\$21,715	H	
	309	23	ESG – subaward to Good Neighbor Center (5 th of 6 sites)	ESG	\$13,324	H	Homeless Persons
Tualatin	32002	4	Tualatin Stoneridge Park	CDBG	\$55,000	H	

Note: The Emergency Shelter Grant s subaward to DVRC (\$13,509) will not be shown on this table in that the location of the shelter is suppressed.

Rationale for Allocation

The allocation of CDBG funds in Washington County is based on community needs and priorities. The *2005-2010 Consolidated Plan* provides complete detail on the process for collecting and prioritizing needs and developing objectives to meet those needs. The narrative reflects how the County sought input from nonprofit service providers, local jurisdictions, county departments, and interested individuals to identify and assess community development needs. Of the over 250 questionnaires mailed out, 174 were returned identifying needs totaling \$110 million. After the needs assessments were catalogued, project proposals were accepted from local governments and nonprofit organizations. Each project proposal was evaluated by the Policy Advisory Board (PAB) and ranked in order based on their scores within each program category. The projects that received the highest scores, and were within the funding limits in each category, were then selected for funding.

Washington County's Office of Community Development continues to develop policies and procedures for the HOME Program including the allocation of funding for projects. The projects to be funded by Washington County in PY 2005 were evaluated and selected during the county's annual funding cycle using established selection criteria that included whether or not the project met priority needs and local objectives as identified in the *2005-2010 Consolidated Plan*. County staff and the Housing Programs Advisory Subcommittee reviewed and ranked each project to determine eligibility and funding potential.

Areas of Low-income and Minority Concentration

In January 2004, the County contracted with Cogan Owens Cogan to assist in the planning and development of the 2005-2010 Consolidated Plan. As part of that effort, the Consultant was tasked to use 2000 census data to reevaluate the number of census tracts in which there is a low income and/or minority concentration. A variety of detailed maps contained in Volume I of the Consolidated Plan provide visual representation of low income and minority concentrations within Washington County.

The following tables provide the updated information for income and minority representation.

Low Income Concentration

The following census tracts have a low-income percentage that is 10 points higher than that of Washington County as a whole. "Low-income" is defined as having a family income that is 50% or less than the County's median family income. The low-income percentage is based on the population for which income level is determined, which is slightly less than the entire census tract population.

Tract	Location	Low Income Percentage
332	Forest Grove	45%
312	Beaverton	41%
313	N. Beaverton/ Unincorporated	36%
316.13	NW Beaverton/ Unincorporated	33%
324.03	Hillsboro	33%
309	Tigard	32%
317.05	Unincorporated, w. of Beaverton	32%
311	Beaverton	30%
<i>Washington County Total</i>		<i>17.1%</i>

Source: HUD Website, Census 2000 Low and Moderate Income Summary Data

Minority Concentration

The table below identifies census tracts with a combined ethnic / racial minority percentage that is 20 points higher than that of Washington County as a whole.

Census Tract	Block Group	Location	Ethnic/Minority Group	Minority Percentage
031005	4	Portland/Beaverton	Hispanic/Latino	51%
			All Racial Minorities	39%
			Other	27%
031300	1	Cedar Hills area (Portland)	All Racial Minorities	39%
			Hispanic/Latino	32%
031605	3	Beaverton	Hispanic/Latino	38%
031611	1	Beaverton	Asian	28%
031611	2	Beaverton	All Racial Minorities	43%
			Asian	33%
031613	2	Beaverton/Aloha	Hispanic/Latino	60%
			Other	28%
032002	4	Tualatin	Hispanic/Latino	34%
032401	4	Hillsboro	Hispanic/Latino	77%
			All Racial Minorities	63%
			Other	56%
032403	2	Hillsboro	Hispanic/Latino	45%
			All Racial Minorities	37%
			Other	30%
032403	3	Hillsboro	Hispanic/Latino	78%
			All Racial Minorities	48%
			Other	42%
032403	5	Hillsboro	Hispanic/Latino	36%
032500	1	Hillsboro	Hispanic/Latino	44%
			Other	28%
032604	4	Hillsboro	Hispanic/Latino	38%
032606	2	Hillsboro	Hispanic/Latino	45%
032901	1	Cornelius	Hispanic/Latino	36%
032902	1	Cornelius	Hispanic/Latino	41%
			Other	29%
032902	2	Cornelius	Hispanic/Latino	31%

Source: HUD Website, Census 2000 Low and Moderate Income Summary Data

Washington County will invest CDBG, ESG and HOME funds in eleven projects that are located in four of the eight census tracts identified as areas of minority concentration. Specifically:

- One HOME-assisted Project (#35) in census tract 312 (Beaverton).
- One CDBG-assisted Project (#3) in Census Tract 332 (Forest Grove).
- Two CDBG projects (#9 and #18); one HOME-assisted CHDO Operating (#29) and one ESG subaward (#27) in census tract 324.03 in Hillsboro (this last also being designated as a minority concentrated census tract).
- Two CDBG-assisted projects (#8 and #2); two HOME-assisted projects (#34 and #28); and one ESG project (#27) in census tract 309 (Tigard).

Washington County will invest CDBG, ESG and HOME funds in six of the thirteen census tracts that the *2005-2010 Consolidated Plan* has identified as areas of minority concentration. Specifically:

- One CDBG-assisted project (#10) in census tract 326.04 (Hillsboro).
- Four CDBG and HOME projects (#9, #18, #27, #29) in census tract 324.03 (Hillsboro).
- Eight CDBG projects (#1, #5, #15, #17, #19, #20, #22, #23 and #27) in census tract 325 in Hillsboro.
- One ESG project in census tract 31300 in Beaverton (based in Beaverton but services county-wide).
- One CDBG project (#10) in census tract 32901 in Cornelius.
- One CDBG project (#4) in census tract 32002 in Tualatin.

Four projects proposed for County CDBG funding qualify under the national objective of Low/Moderate Income Area Benefit. One of the projects, Hillsboro NW Bailey Avenue, completed a survey which was approved by HUD on June 3, 2003.

Washington County's Policy Advisory Board evaluated and approved the use of the HUD-approved exception criteria for Washington County in May 2004. The exception criteria allows the County to find projects eligible if they serve areas in which at least 46.1% of the households are low and moderate income. In other words, the County can drop below the federal threshold of 51%. However, none of the projects undertaken this year are serving populations below the 51% threshold.

Groups with Disproportionate Needs by Area

The projects to be funded by Washington County in PY 2005 will serve a variety of population groups that tend to have disproportionate housing and community development needs, including:

Elderly/Frail Elderly

- Low and moderate-income persons, especially the elderly and disabled, who are in need of home weatherization and repair (Countywide)
- Forest Grove Senior Center Kitchen Upgrade (Forest Grove)
- Elderly persons living in unaffordable or substandard rental housing (Beaverton)

Farmworkers

No projects this year are serving farmworker families. However, HDC's three farmworker projects funded with 2004 HOME funds are still in the development stage.

Homeless Persons

- Homeless persons needing emergency shelter, transitional housing, prevention and essential services (Tigard/Hillsboro/countywide)

Persons with Disabilities

- Low and moderate-income persons, especially the elderly and disabled, who are in need of home weatherization and repair (Countywide)
- Chronically mentally-ill individuals in need of decent, safe and affordable housing with supportive services (Hillsboro)

Persons in Need of Drug and Alcohol Treatment

- No projects funded this year serve this population.

Other Actions

The 2005 Action Plan includes a variety of actions that Washington County, the Cities of Beaverton and Hillsboro, and their partners propose to undertake over the next five years to fulfill key elements of the county's overall Housing Affordability Strategy. Table 5 identifies actions to be undertaken in PY 2005 in the following areas: obstacles to meeting underserved needs; foster and maintain affordable housing; public policy barriers to affordable housing; institutional structure; coordination; public housing strategy; lead-based paint hazards; and anti-poverty strategy.

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Table 5
Washington County Consortium
Summary of Other Actions Proposed for PY 2005

Action Code	Other Actions	Proposed
Obstacles to Meeting Underserved Needs		
<i>LAND</i>		
A1.1	<ul style="list-style-type: none"> ▪ Reserve, inventory, acquire, and/or facilitate the use of appropriate publicly owned, residentially zoned surplus properties for affordable housing opportunities, utilizing city, county, state, and federally owned land. 	
A1.2	<ul style="list-style-type: none"> ▪ Prepare preliminary site plans and acquire suitable vacant land for affordable housing as sites and financial resources become available, regardless of whether a specific developer or project has been identified. 	
A1.3	<ul style="list-style-type: none"> ▪ Explore and encourage innovative methods of reducing land costs to the developer or occupant, and of maintaining housing affordability over time, including community land trusts, deed restrictions, "silent" second mortgages, and other mechanisms. 	
<i>COMMUNITY ACCEPTANCE</i>		
A2.1	<ul style="list-style-type: none"> ▪ Develop affordable housing that people want to live in; examine all proposed housing for standards of siting, design, construction, amenities, materials, and ongoing management that will assure excellence and long-term compatibility with community goals and expectations. 	
A2.2	<ul style="list-style-type: none"> ▪ Design and conduct community education and outreach on the need for affordable housing. 	v
A2.3	<ul style="list-style-type: none"> ▪ Maintain mediation services to facilitate solutions to neighborhood issues involving residents of affordable housing. 	
A2.4	<ul style="list-style-type: none"> ▪ Provide complete and timely information to neighborhood residents and all interested parties to fully advise the public regarding proposed affordable housing developments; information and outreach shall, when appropriate, include neighborhood meetings, site area advisory committees, design review workshops and other means of communicating accurate and meaningful information to citizens. 	
A2.5	<ul style="list-style-type: none"> ▪ Select locations and properties as sites for affordable housing that provide the greatest economic benefit, in terms of cost effectiveness to develop and finance, and a location convenient to transportation, job markets, shopping, healthcare, and other essential services. 	
A2.6	<ul style="list-style-type: none"> ▪ Assure that all sites selected for affordable housing are in full compliance with applicable federal, state, and local regulatory requirements, including environmental standards and comprehensive land use plans. 	
A2.7	<ul style="list-style-type: none"> ▪ Develop affordable housing that is compatible with existing development in the immediate area in terms of such physical characteristics as size, density, and type of structure and materials. 	
<i>CAPACITY BUILDING</i>		
A3.1	<ul style="list-style-type: none"> ▪ Provide operating grants that support CHDOs. 	v
A3.2	<ul style="list-style-type: none"> ▪ Link intermediaries with local non-profits to promote capacity building initiatives; Explore opportunities to use matching funds from national intermediaries to strengthen the capacity of local organizations. 	v
A3.3	<ul style="list-style-type: none"> ▪ Consider creating new CHDOs where existing CHDOs are not meeting identified community needs. 	v

Action Code	Other Actions	Proposed
A3.4	<ul style="list-style-type: none"> ▪ Dedicate the maximum allowable portion of HOME funds for CHDO operating costs and make CHDO set-aside amounts available for project-specific technical assistance as well as housing production. 	v
A3.5	<ul style="list-style-type: none"> ▪ Link the corporate real estate industry with non-profits to explore available (and inexpensive) office space in empty buildings. 	
A3.6	<ul style="list-style-type: none"> ▪ Partner with faith organizations in the County to identify land for possible donation and/or join financial ventures to develop housing. 	
A3.7	<ul style="list-style-type: none"> ▪ Identify and provide technical assistance and resources to nonprofits to help with organizational development, capacity building, housing planning, finance, development and other issues. 	
A3.8	<ul style="list-style-type: none"> ▪ Identify and obtain financial resources for predevelopment costs, such as preliminary design, feasibility studies, consulting fees, environmental analysis and site control for affordable housing development. 	v
FAIR HOUSING		
<i>Housing</i>		
A4.1	<ul style="list-style-type: none"> ▪ Review the location of existing low income housing relative to the elementary school areas. 	
A4.2	<ul style="list-style-type: none"> ▪ Expand the efforts of health care via the provision of free health clinics in the County. 	
A4.3	<ul style="list-style-type: none"> ▪ Take an active effort to meet “fair share” responsibility for the provision of housing in the less than 50% MFI and 30% MFI range. 	v
A4.4	<ul style="list-style-type: none"> ▪ Conduct a survey of both assisted and low-income market-based housing to determine whether a disproportionate share of the housing stock is occupied by higher income residents. 	
A4.5	<ul style="list-style-type: none"> ▪ Develop data on crime by neighborhood or elementary school areas to determine whether low income is disproportionately sited in areas high crime areas. 	
A4.6	<ul style="list-style-type: none"> ▪ Create a trust fund combined with a program of building inspections to improve Housing as a Last Resort without eliminating the housing for the low-income population. 	
A4.7	<ul style="list-style-type: none"> ▪ Undertake a study to determine the magnitude and timing of the conversion threat to mobile home parks of Washington County. 	
A4.8	<ul style="list-style-type: none"> ▪ Undertake a Housing Needs Survey to determine, by municipality, the number of rental units that are affordable for low-income large families. 	
A4.9	<ul style="list-style-type: none"> ▪ Require that all housing developed with public money, in-kind assistance or other economic or technical assistance from a jurisdictions should comply with the accessibility standards of the American with Disabilities Act. 	
A4.10	<ul style="list-style-type: none"> ▪ Consider waivers or amortization of SDCs over time, waivers or reduction of application fees, waivers or reduction in infrastructure requirements or property tax reductions for low-income housing development in local jurisdictions. 	
<i>Lead Based Paint</i>		
A4.11	<ul style="list-style-type: none"> ▪ Institute a lead based paint inspection program for older housing (both renter and owner occupied) such that housing could be inspected and problems corrected. 	

Action Code	Other Actions	Proposed
A4.12	<ul style="list-style-type: none"> ▪ Review mechanisms for encouraging and maintaining home ownership for protected classes including homeownership in mobile home parks. 	
	<i>Education and Outreach</i>	
A4.13	<ul style="list-style-type: none"> ▪ Emphasize education for property owners, managers, Realtors, lenders, and tenants. 	
A.4.14	<ul style="list-style-type: none"> ▪ Provide education on Fair Housing issues to social service providers. 	
A.4.15	<ul style="list-style-type: none"> ▪ Educate developers, builders, and architects about Fair Housing and accessibility. 	
A.4.16	<ul style="list-style-type: none"> ▪ Local jurisdictions should review whether there are landlords that have policies of evicting the victims of domestic violence. 	
	<i>Homeless</i>	
A.4.17	<ul style="list-style-type: none"> ▪ Local jurisdictions should work with non-profit organizations and others to provide the necessary shelter and ensure that other gaps in the continuum of care are repaired. 	v
A.4.18	<ul style="list-style-type: none"> • Regional shelter providers should begin a dialog with their counterparts in other jurisdictions to consider a revision to the policies, which allow them to refuse placement of domestic violence victims that are accompanied by children including boys over the age of 12. 	v
	<i>Discrimination</i>	
A.4.19	<ul style="list-style-type: none"> ▪ Adopt ordinances prohibiting discrimination based on the receipt of federal subsidy payments against otherwise qualified applicants for housing. 	
A.4.20	<ul style="list-style-type: none"> ▪ Jurisdictions should adopt an ordinance requiring that all housing developed with public money comply with the Limited English Proficiency Plan as adopted by the Department of Housing Services. 	
A.4.21	<ul style="list-style-type: none"> ▪ Develop a standard set of rental documents for all publicly owned, managed, or operated housing and these documents should be available in the language of the major linguistically isolated populations. These should also be marketed to private landlords. 	
A.4.22	<ul style="list-style-type: none"> ▪ Programs that receive public assistance should be required to ensure that their programs are accessible to linguistically isolated populations under reasonable conditions. 	
	<i>Other</i>	
A4.23	<ul style="list-style-type: none"> ▪ Maintain strong fair housing education and outreach programs targeting renters and property managers, including educating managers and owners about rules relating to children; encourage proper design in apartments to accommodate normal childhood activity; educate property owners about issues related to charging premium rent. 	v
A4.24	<ul style="list-style-type: none"> ▪ Encourage or require the use of alternative formats, reasonable accommodation and affirmative fair housing marketing practices. 	
A4.25	<ul style="list-style-type: none"> ▪ Work to ensure that public transportation does not act as an impediment to fair housing choice in the County with special emphasis on the disabled and families with children. 	
A4.26	<ul style="list-style-type: none"> ▪ Strengthen enforcement efforts. 	

Action Code	Other Actions	Proposed
A4.27	<ul style="list-style-type: none"> ▪ Develop model tenant application form as a pilot project, providing for waivers of terms under identified circumstances, the use of limited cosigners, and the possibility of a central guarantee fund to address upfront risks. 	
A4.28	<ul style="list-style-type: none"> ▪ Tie fair housing requirements to funding of affordable housing. 	
A4.29	<ul style="list-style-type: none"> ▪ Market the Section 8 Program to owners outside of areas of poverty/minority concentration; Counsel Section 8 tenants as to the location of units outside areas of poverty/minority concentrations and assist them locate these units. 	
A4.30	<ul style="list-style-type: none"> ▪ Local jurisdictions should review the membership on their appointive boards and commissions and take the necessary measures to ensure that if possible, membership is developed that fairly reflects the protected class composition of the community overall. 	
Foster and Maintain Affordable Housing		
LOW-INCOME RENTERS		
B1.1	<ul style="list-style-type: none"> ▪ Redirect revenues from the County’s existing Real Estate Transfer Tax to supporting housing projects serving households with 0-30% MFI. 	
B1.2	<ul style="list-style-type: none"> ▪ Provide flexible financing terms for HOME and CDBG projects to increase the feasibility of projects serving those at less than 50% of MFI. 	v
B1.3	<ul style="list-style-type: none"> ▪ Select locations and properties, as sites for affordable housing that are cost-effective and provide the greatest community benefit. 	v
B1.4	<ul style="list-style-type: none"> ▪ Provide assistance for the preparation of preliminary site plans and acquire suitable vacant land for affordable housing as sites and financial resources become available. 	v
B1.5	<ul style="list-style-type: none"> ▪ Survey both assisted and low-income market-based housing to determine the income levels of the residents. 	
B1.6	<ul style="list-style-type: none"> ▪ Adopt long term affordability requirements as a condition for use of federal, state, and local funds used for affordable housing projects. 	v
B1.7	<ul style="list-style-type: none"> ▪ Develop incentives or subsidies to projects providing accessibility repairs of owner-occupied housing. 	
B1.8	<ul style="list-style-type: none"> ▪ Develop incentives or subsidies to support the acquisition and rehabilitation of existing affordable rental projects, especially those financed under USDA Rural Development and HUD Multi-Family programs that preserve rental assistance and the acquisition of Tax Credit and Bond financed housing units. 	
B1.9	<ul style="list-style-type: none"> ▪ Inventory affordable and/or expiring use properties and collaborate with housing partners to acquire and preserve that stock. 	
B1.10	<ul style="list-style-type: none"> ▪ Support rehabilitation of existing multi-family projects with long-term affordability requirements. 	v
B1.11	<ul style="list-style-type: none"> ▪ Maintain the supply of manufactured homes as an affordable housing option by exploring purchase or financing options for non-profits, including land trusts. 	
B1.12	<ul style="list-style-type: none"> ▪ Provide incentives for life skills training for potential and existing tenants in special needs housing. 	v
B1.13	<ul style="list-style-type: none"> ▪ Encourage development of mixed-income rental housing with units at market and below market rents to encourage diversity. 	
B1.14	<ul style="list-style-type: none"> ▪ Provide in-kind planning and/or assistance for housing projects serving households with 0-30% MFI. 	

Action Code	Other Actions	Proposed
LOW- AND MODERATE INCOME HOMEOWNERS		
B2.1	<ul style="list-style-type: none"> ▪ Continue and increase financial and program resources devoted to home rehabilitation and weatherization for lower-income homeowners. 	v
B2.2	<ul style="list-style-type: none"> ▪ Continue to expand marketing of low-income housing rehabilitation programs, targeting census tracts and neighborhoods with higher concentrations of substandard and/or older homes. 	
B2.3	<ul style="list-style-type: none"> ▪ Provide housing rehabilitation assistance to larger families seeking to make additions to overcrowded housing. 	v
B2.4	<ul style="list-style-type: none"> ▪ Continue and increase resources available for mortgage default counseling to enable families to remain in their homes 	v
HOMEOWNERSHIP OPPORTUNITIES		
B3.1	<ul style="list-style-type: none"> ▪ Establish a program to increase homeownership among underrepresented populations. 	v
B3.2	<ul style="list-style-type: none"> ▪ Support a first time homebuyer program that assists low and moderate income households to secure affordable mortgages. 	v
B3.3	<ul style="list-style-type: none"> ▪ Use public funds to acquire land to enable self-help groups to expand homeownership options. 	v
B3.4	<ul style="list-style-type: none"> ▪ Support pre/post purchase housing counseling and foreclosure prevention programs. 	v
B3.5	<ul style="list-style-type: none"> ▪ Support a first-time homebuyer program that assists income-qualified applicants with downpayment assistance. 	v
B3.6	<ul style="list-style-type: none"> ▪ Identify and seek non-County resources to expand first-time homeownership opportunities. 	
B3.6	<ul style="list-style-type: none"> ▪ Support homeownership education efforts with similar efforts by local lenders and non-profit groups. 	
B3.7	<ul style="list-style-type: none"> ▪ Identify, facilitate and obtain financial and technical resources to implement appropriate demonstration programs in the design, planning and construction of affordable homeownership units and subdivisions. 	
B3.8	<ul style="list-style-type: none"> ▪ Encourage private employees to establish first-time homebuyers programs. 	
HOMELESSNESS		
B4.1	<ul style="list-style-type: none"> ▪ Integrate federal housing program resources managed within the County that lead to permanent housing. 	v
B4.2	<ul style="list-style-type: none"> ▪ Support housing projects that help homeless households transition into permanent housing. 	v
B4.3	<ul style="list-style-type: none"> ▪ Support housing and social service provider activities that lead to the creation of housing options for the homeless. 	v
B4.4	<ul style="list-style-type: none"> ▪ Support programs that provide emergency shelter and services for the homeless, including increasing the number of shelter beds for single people. 	v

Action Code	Other Actions	Proposed
B4.5	<ul style="list-style-type: none"> ▪ Create a winter shelter network through links with the faith community. 	
B4.6	<ul style="list-style-type: none"> ▪ Support the regional program, Bridges to Housing, seeking to expand permanent housing opportunities for homeless families or families at risk of becoming homeless. 	
B4.7	<ul style="list-style-type: none"> ▪ Develop and implement Severe Weather Action Plan. 	
B4.8	<ul style="list-style-type: none"> ▪ Plan and implement a year-round, mobile homeless camp outreach program. 	
B4.9	<ul style="list-style-type: none"> ▪ Construct low demand entry points within the Safe Haven model in order to engage homeless clients immediately. 	
B4.10	<ul style="list-style-type: none"> ▪ Conduct ongoing discharge planning to ensure client placement from mental health hospitals, jails, and treatment programs into appropriate housing environments. 	
ELDERLY / FRAIL ELDERLY		
B5.1	<ul style="list-style-type: none"> ▪ Develop incentives or subsidies to projects targeting elderly and physically disabled households in rental housing projects. 	
B5.2	<ul style="list-style-type: none"> ▪ Develop additional housing for the elderly that offers an integrated array of services and is conveniently located near public transportation. 	
B5.3	<ul style="list-style-type: none"> ▪ Support coordinated programs that integrate housing facility inspections and housing rehabilitation services. 	v
B5.4	<ul style="list-style-type: none"> ▪ Assist development partners in efforts to secure 202 grants. 	
B5.5	<ul style="list-style-type: none"> ▪ Continue to support real-property tax-deferral opportunities for elderly homeowners. 	
B5.6	<ul style="list-style-type: none"> ▪ Develop and implement public education programs to inform people about specific housing needs of the elderly such as asset conversion, reverse annuity mortgages, housing rehabilitation and weatherization, and shared housing. 	v
PERSONS WITH DISABILITIES		
B6.1	<ul style="list-style-type: none"> ▪ Provide incentives to projects that provide more than the minimum number of fully accessible housing units. 	
B6.2	<ul style="list-style-type: none"> ▪ Provide incentives to projects targeting chronically mentally ill and developmentally disabled person in rental housing projects. 	
B6.3	<ul style="list-style-type: none"> ▪ Evaluate the need for design, and implement innovative, joint housings and services projects appropriate to individual population groups. 	
B6.4	<ul style="list-style-type: none"> ▪ Assist development partners in efforts to secure 811 grants. 	
B6.5	<ul style="list-style-type: none"> ▪ Continue to work closely with state treatment facilities when transitioning person with mental or developmental disabilities from institutional settings to community living environments. 	
B6.7	<ul style="list-style-type: none"> ▪ Address the housing needs of people who are “dually diagnosed.” 	

Action Code	Other Actions	Proposed
Public Policy Barriers to Affordable Housing		
REGULATORY ACTIONS		
C1.1	<ul style="list-style-type: none"> ▪ Advocate for fee subsidies to pay for system development charges (SDCs), building permits, and other planning and development fees; reduce SDCs for housing projects serving households with 0-30% MFI. 	v
C1.2	<ul style="list-style-type: none"> ▪ Promote the use of design and modifications and changes to land use regulations and standards to promote affordable housing. 	
C1.3	<ul style="list-style-type: none"> ▪ Encourage the appropriate, permitted use of duplex, attached, and/or specialized housing designs and types – particularly as infill in existing neighborhoods – through examination of regulatory requirements, leadership in design innovations, and community information and education. 	
C1.4	<ul style="list-style-type: none"> ▪ Assist non-profits and other developers of affordable housing in meeting state and local permitting requirements (e.g. by using designated staff to assist affordable housing developers with permitting and application processes. 	
C1.5	<ul style="list-style-type: none"> ▪ Advocate for the ability to use inclusionary zoning programs in the development of affordable housing. 	v
C1.6	<ul style="list-style-type: none"> ▪ Increase state tax credit awards to Washington County by securing local match dollars. 	
C1.7	<ul style="list-style-type: none"> ▪ Reduce parking requirements for housing projects serving households with 0-30% MFI, particularly for those targeted to people with special needs. 	
C1.8	<ul style="list-style-type: none"> ▪ Support efforts to fully capitalize the Community Housing Fund. 	v
Institutional Structure		
<p>The Office of Community Development serves as the lead agency for the Washington County HOME Consortium and for the preparation of Consolidated Plan. The Department of Housing Services maintains overall responsibility for administering Housing Authority housing programs and Continuum of Care submissions. Among related core activities are the following:</p>		
D1	<ul style="list-style-type: none"> ▪ Provide loans to nonprofit organizations and for-profit developers to enable them to acquire and rehab, or build new, affordable housing. 	
D2	<ul style="list-style-type: none"> ▪ Allocate and develop grant resources for providers of housing and services to the homeless. 	v
D3	<ul style="list-style-type: none"> ▪ Acquire and maintain housing to help preserve an affordable rental stock for low-income residents. 	v
D4	<ul style="list-style-type: none"> ▪ Issue housing revenue bonds to finance the construction or purchase of multifamily developments for low-income renters. 	v
D5	<ul style="list-style-type: none"> ▪ Help assisted tenants make the transition to non-subsidized housing. 	v

Action Code	Other Actions	Proposed
D6	<ul style="list-style-type: none"> ▪ The five-member Board of County Commissioners serves as the governing board of the Housing Authority of Washington County. The Board also appoints a nine-member Housing Advisory Committee representing a broad spectrum of county residents—two of whom receive housing assistance—to advise DHS and the Housing Authority on housing policies. In addition, a new Housing Programs Advisory Subcommittee has been formed to guide the County on HOME Program policies. 	v
D7	<ul style="list-style-type: none"> ▪ The Office of Community Development administers the County's CDBG Program, as described in its current Community Development Plan. The City of Hillsboro attained CDBG entitlement status in PY 2000, but has continued to participate in the urban county CDBG consortium during the current plan period. The City of Beaverton has administered an independent CDBG entitlement program since 1994. 	v
D8	<ul style="list-style-type: none"> ▪ Both the Office of Community Development and the City of Beaverton assist a variety of affordable housing activities, most notably single-family rehab loan programs for low- and moderate-income homeowners. 	v
D9	<ul style="list-style-type: none"> ▪ A variety of governmental agencies, nonprofit corporations, and private for-profit developers are actively involved with Washington County and local cities in creating housing opportunities for low-income residents. The county's three nonprofit community housing development organizations (CHDOs)—Community Partners for Affordable Housing, Housing Development Corporation, and Tualatin Valley Housing Partners—are especially active partners in affordable housing development. Even with the participation of many effective and dedicated organizations, however, there is clearly a need to expand the capacity of current or would-be participants, as well as to better inform Washington County's citizens of what is happening in housing. 	v
<p>Coordination</p>		
<p>The best efforts of a wide-ranging network of community partners will be required to achieve the objectives of this Consolidated Plan. Indeed, the urgency and complexity of housing and community development needs mandate continued and continuous improvement in the coordination of financial resources, programs, organizations, and policies—both locally and throughout the region. There are many local examples of ongoing efforts to enhance coordination, both between housing and service providers, and among units of local government:</p>		
E1	<ul style="list-style-type: none"> ▪ Washington County and the cities of Beaverton and Hillsboro work in partnership on housing issues and programs through the Washington County HOME Consortium. County and city staff also work together to coordinate consolidated planning submissions and program activities. 	v
E2	<ul style="list-style-type: none"> ▪ Washington County, the cities of Beaverton and Hillsboro, and the nonprofit Community Partners for Affordable Housing actively participate on the Metro regional government's Affordable Housing Technical Advisory Committee (H-TAC). The committee—which includes representatives from a variety of regional housing stakeholders, the State of Oregon, and HUD—has been delegated the responsibility for making recommendations toward the establishment of regional “fair share” requirements to promote the balanced development of affordable housing region-wide. 	v
E3	<ul style="list-style-type: none"> ▪ The Housing Advocacy Group is a coalition of housing providers and developers but also includes social service agencies, consumers, and industry affiliates such as lenders/funders. Its mission is to promote awareness of the need for affordable housing and collectively advocate for additional resources at the local, state and federal level. 	v
E4	<ul style="list-style-type: none"> ▪ The county's Housing and Supportive Services Network (Continuum of Care planning process) strives to help coordinate the local delivery of housing and supportive services for the homeless. The network has become a vital source of technical support and has provided numerous opportunities for information and resource sharing, problem-solving, and strategic planning. The network has promoted a focus on needs across populations, allowing participants to consider and address common issues. Local housing and community development projects frequently benefit from joint funding or coordinated investments from multiple sources. 	v

Action Code	Other Actions	Proposed
Public Housing Strategy		
<i>PUBLIC HOUSING AGENCY (PHA) PLANS</i>		
<ul style="list-style-type: none"> ▪ The Quality Housing and Work Responsibility Act of 1998 requires that each public housing agency develop its own five-year and annual plans. The five-year plan describes the agency’s mission for serving the needs of low-income families in the jurisdiction as well as long-range goals and objectives for achieving this mission. The annual plan contains a housing needs statement in addition to policies, rules, requirements, and other information concerning the agency’s operations, programs, and services. The annual plan must be developed in consultation with residents of assisted housing and be consistent with the jurisdiction’s consolidated plan. The Housing Authority of Washington County is preparing its fourth PHA plan for the coming year. 		
F1.1	<ul style="list-style-type: none"> ▪ Apply for special-purpose vouchers targeted to the elderly. 	v
F1.2	<ul style="list-style-type: none"> ▪ Provide ranking preferences to elderly/disabled families on a fixed income. 	v
F1.3	<ul style="list-style-type: none"> ▪ Constructed needed modifications for public housing based on the Section 504 Needs Assessment for Public Housing. 	v
F1.4	<ul style="list-style-type: none"> ▪ Apply for special-purpose vouchers targeted to families with disabilities. 	v
F1.5	<ul style="list-style-type: none"> ▪ Provide ranking preference to disabled homeless applicants. 	v
F1.6	<ul style="list-style-type: none"> ▪ Reduce public housing vacancies and apply for additional vouchers. 	v
F1.7	<ul style="list-style-type: none"> ▪ Employ effective maintenance and management policies to minimize the number of public housing units off-line. 	v
F1.8	<ul style="list-style-type: none"> ▪ Reduce turnover time for vacated public housing units. 	v
F1.9	<ul style="list-style-type: none"> ▪ Reduce time to renovate public housing units. 	v
F1.10	<ul style="list-style-type: none"> ▪ Market the Section 8 program to owners outside of areas of poverty/minority concentrations. 	v
F1.11	<ul style="list-style-type: none"> ▪ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentrations and assist them to locate those units. 	v
F1.12	<ul style="list-style-type: none"> ▪ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentrations. 	v
F1.13	<ul style="list-style-type: none"> ▪ Employ admissions preferences for publicly assisted housing aimed at families with economic hardships. 	v
F1.14	<ul style="list-style-type: none"> ▪ Adopt rent polices to support t and encourage work. 	v
<i>RESIDENT INITIATIVES</i>		

Action Code	Other Actions	Proposed
	<p>As the public housing agency for all incorporated cities and Washington County, the Department of Housing Services manages a variety of programs and services aimed toward encouraging self-sufficiency and resident empowerment. Efforts to promote and enable economic independence, home ownership, and participatory management will continue to be an integral part of the department's programs and activities over the period of this plan. Specific ongoing actions to promote "resident initiatives" for tenants of public housing and other recipients of housing assistance include the following:</p>	
F2.1	<ul style="list-style-type: none"> ▪ A Resident Initiatives/Family Self-sufficiency Coordinator oversees efforts to involve public housing residents in the management of their units, coordinate the provision of job-training opportunities, and encourage participation in homeownership, among other activities. 	
F2.2	<ul style="list-style-type: none"> ▪ The award-winning PODER program will continue to offer English-as-a-second-language (ESL) training for Spanish-speaking parents. The program involves the entire family in language skills, tutoring for school age children, and employment skills training. 	v
F2.3	<ul style="list-style-type: none"> ▪ A variety of programs and services, including the Housing Authority of Portland's annual Camp Rosenbaum program and day camps through the Boys and Girls Club, will remain an integral part of the Housing Authority's anti-drug initiatives. 	v
F2.4	<ul style="list-style-type: none"> ▪ A group of residents has formed and maintains a neighborhood watch program, in cooperation with the Department of Housing Services and the local police department. 	
F2.5	<ul style="list-style-type: none"> ▪ Consistent with its policy on home occupations, the Housing Authority will continue to permit public housing residents to operate businesses out of their homes. 	
F2.6	<ul style="list-style-type: none"> ▪ DHS will continue to undertake new homeownership projects in the coming years and offer appropriate (e.g., lease/option) opportunities to assisted housing residents. 	v
F2.7	<ul style="list-style-type: none"> ▪ Mediation services are provided to clients, landlords, and neighbors through a partnership with Beaverton Mediation. 	
F2.8	<ul style="list-style-type: none"> ▪ DHS will continue to encourage housing residents to participate in its Family Self-sufficiency program. 	v
F2.9	<ul style="list-style-type: none"> ▪ The Housing Advisory Committee, a nine-member policy board appointed by the Board of County Commissioners, includes two residents of assisted housing. A separate all-resident advisory board is also being formed. 	
F2.10	<ul style="list-style-type: none"> ▪ The Board of Commissioners for the Housing Authority has been expanded from five to seven members and includes one assisted resident. 	v
	<p>Lead-Based Paint Hazards</p>	
G1	<ul style="list-style-type: none"> ▪ See also Fair Housing Lead Based Paint recommendation 	
G2	<ul style="list-style-type: none"> ▪ The Housing Authority of Washington County abates or encapsulates lead-based paint hazards as part of its ongoing public housing modernization efforts. The Housing Authority also continues to remodel these units to remove all lead-based paint that was previously abated or encapsulated, thus eliminating the possibility of future hazards. 	
G3	<ul style="list-style-type: none"> ▪ Washington County and the City of Beaverton implemented new federal lead-based paint regulations, which took effect in September 2000. These regulatory changes require practical actions to be taken in housing that receives federal funds to help reduce the risk of lead poisoning. 	v

Action Code	Other Actions	Proposed
ANTI-POVERTY STRATEGY		
H1	? Maximize the production of units for households with 0-50% of MFI.	v
H2	▪ Provide flexible financing terms for HOME and CDBG projects to increase the feasibility of projects serving those at less than 50% of median income.	
H3	▪ Continue to provide resources to rehabilitation and weatherization programs for low and moderate-income homeowners	v
H4	▪ Continue to provide the maximum amount available under the federally funded public service and public housing assistance programs.	v
H5	▪ Evaluate projects on the basis of their ability to foster self-sufficiency when allocating resources for community-based housing and related public services.	v
H6	▪ Support ESL and literacy programs to support educational attainment programs and increase job readiness.	v
H7	▪ Offer employment education programs to help residents obtain and retain jobs; offer job education and life skills training to low income adults.	v
H8	▪ Continue to support existing planning and communication networks such as the Housing and Supportive Services Network.	v

Action Code	Project
B3.1, B3.2, B3.4, B3.5 B2.1, D3, D7, D8, G3 E1 D7	American Dream Downpayment Initiative Beaverton Housing Rehabilitation Program CAPER/Annual Performance Reports CDBG Programs CDBG Public Services CPAH Comprehensive Resident Services Camp Rosenbaum Community Action Community Action Homeless Children's Program Community Action Housing Locator Community Action - Comprehensive Weatherization Community Action - Self Help Weatherization Comm. Action - Basic Needs and Resource Assistance Consolidated Plan/Annual Action Plan Continuum of Care for the Homeless CPAH - CHDO Operating Grant CPAH – Oleson Woods DVRC Shelter Services Expansion/Bilingual Advocates ESG & SSG Homeless Assistance Programs Fair Housing Plan/Analysis of Impediments to Fair Housing
H4, H5, H6, H7 F2.3 B4.2, B4.3, B4.4, H3, H6, H8 A4.17, B4.4, B4.3, B4.2, B4.4 B5.6, H3 B5.6, H3 H4 E1 A4.17, B4.1, B4.3, D2, E4 A3.1, A3.2, A3.8, D9, H1 B1.3, B1.6 A4.17, A4.18, B4.3, B4.4 A4.17, B4.1, B4.2, B4.3, B4.4, E4 A4	Family Bridge Parent and Child Enrichment Family Self Sufficiency Program Farmington Road Development FEMA Rental Assistance PODER ESL Program HDC - CHDO Operating Grant HOME Program HOME Restrictive Covenants HOME Technical Assistance HopeSpring Housing Advisory Committee Housing Advocacy Group Housing Authority Board Housing Authority Bond Program Lindsay Lane Mortgage Default Counseling/Foreclosure Prevention OCD – Housing Rehabilitation OCD - HARDE Program OCDC Family Literacy Collaborative One Stop Open Door Counseling Center - Comprehensive Social Services PCC ESL, Basic Skills and Careers PHA Plans Public Housing Modernization Ready-to-Rent Program Rebuilding Together Washington County Regional Affordable Housing Strategy
B4.3, D2 H4, H6, H7, H8 B3.1, B3.3, H1 B4.1, B4.3 F2.2, H6 A3.1, A3.2, A3.8, D9, H1 A3.1, A3.3, A3.4, A4.3, B1.2, B1.4, B1.6, B1.10 B1.6, B1.10 D1- D5 B1.12, B4.2, B4.3, B4.4, E4, H4, H5, H6, H7 D6 A2.2, C1.1, C1.5, C1.8, E3, D9 D6, F2.10 D4 B3.1, B3.3, H1 B2.4, D2 B1.2, B2.3, G3 B1.2, B2.3, G3 H4, H6 H7 B4.3, B4.4 H4, H6 F1.1 – F1.14 F1.3, F1.7, F1.8, F1.9 A4.23 B2.1, B5.3, D8, H3 E2	

Action Code	Project
F2.6, F2.8, H1	Section 8 Homeownership
F1.1, F1.4, F1.6, F1.10, F1.11, F1.12,	Section 8 Vouchers
F1.13	
A4.17, B4.1, B4.3	SHELTER/DVRC Shelter
A3.1, A3.2, A3.8, D9, H1	TVHP - CHDO Operating Grant
C1.8	Vision Action Network/Community Housing Fund
A3.1, A3.2, A3.8, D9, H1	Willamette West Habitat for Humanity

PROGRAM-SPECIFIC REQUIREMENTS

CDBG Program

County CDBG program income generated from the Housing Rehabilitation Loan Program is estimated at \$389,275 and will be added to the PY 2005 allocation. In addition, \$200,000 in reprogrammed funds was added to this year's budget. A total of \$111,768 in general contingency funds will be allocated for eligible CDBG projects in PY 2005 in accordance with CDBG Program Policies.

HOME Program

Resale and Recapture Guidelines

The Washington County HOME Consortium supports efforts by public and nonprofit agencies to assist low-income first-time homebuyers through:

- *Lease/purchase arrangements*, in which HOME funds are used by the agency to acquire, construct, or rehabilitate a property to be leased to a potential homebuyer; and
- *Community land trusts*, formed to own and hold land for lease to low-income homeowners who then purchase the improvements on the land (such as a single-family home). In order to maintain affordability to subsequent low-income homebuyers, the CLT would retain a first option to repurchase the building at a limited appreciation price.

All prospective purchasers of housing assisted by the HOME program must agree to certain resale or recapture restrictions, which will limit the buyer's rights in any subsequent resale of the home and will constitute a deed restriction on the property for the defined period of affordability. The consortium's resale/recapture guidelines are described below.

Resale Provisions

The Washington County Consortium's HOME loan is secured by a restrictive covenant to ensure that the first-time homebuyer retains the property as a principal residence. The covenant provides Washington County with a right of first refusal (or right to purchase) to ensure compliance with HUD resale requirements.

Should a first-time homebuyer assisted under the program decide to sell before the minimum period of affordability expires, he or she is required to give written notice to the Consortium, at which time the owner may also recommend a potential low-income buyer or buyers. This action triggers the County's right of first refusal, which shall be exercised by written notice to the seller within 90 days.

Under a resale arrangement, the County transfers the underlying subsidy to another low-income buyer. The property seller then receives his or her equity in the original first mortgage, and the seller and the Consortium share any appreciated value in the property in proportions equal to their respective initial contributions.

Shared appreciation in the property provides a fair return to the homeowner while protecting program continuity. However, in the event of a significant increase or decrease in real estate values, the Consortium will take additional steps to ensure that any homes transferred remain affordable to new low-income purchasers. This may be done through contributing some or all of the public share of appreciated value toward the underlying subsidy to the new buyer. Alternatively, the Consortium may provide an additional subsidy to enable purchase of the home by a household earning 75 percent of median income.

Recapture Provisions

For select projects, the Consortium may agree to recapture its full HOME investment out of net proceeds from the sale of a HOME-assisted unit and use the funds to assist other first-time homebuyers. Net proceeds means the sales price minus loan repayment and closing costs. If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principal payments, and any capital improvement investment, the Consortium may reduce pro rata the HOME investment amount that must be recaptured based on the time the homeowner has owned and occupied the unit.

Affirmative Marketing

The Washington County HOME Consortium's policy and procedures for affirmatively marketing housing containing five or more HOME-assisted units are contained in Exhibit 1.

Minority/Women's Business Outreach

The Washington County HOME Consortium's policy and procedures for ensuring the inclusion of minority and women businesses in all contracts entered into by the consortium have been included as Exhibit 2.

Exhibit 1
Washington County HOME Consortium
Affirmative Marketing Requirements and Procedures

Statement of Policy

In accordance with the regulations of the HOME Investment Partnerships Program (24 CFR 92.351), and in furtherance of Washington County's commitment to nondiscrimination and equal opportunity in housing, Washington County establishes procedures to affirmatively market units in HOME-assisted projects of five or more units. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

Washington County believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their age, handicap, race, religion, color, sex, marital status, familial status, or national origin.

Washington County is committed to the goals of affirmative marketing, which will be implemented in the HOME Investment Partnerships Program through a specific set of steps that the County and participating owners will follow. These goals will be reached through the following procedures:

Informing the Public, Owners, and Potential Tenants about Federal and State Fair Housing Laws and Washington County's Affirmative Marketing Policy

Through the Washington County Office of Community Development, the County will inform the public, property owners, and potential tenants about this policy and fair housing laws.

The Office of Community Development will inform:

- *the general public* by placing a certified news release in the Times (Forest Grove), Hillsboro Argus, El Hispanic, Portland Observer, and the Skanner
- *owners* by mailing letters to property owners who will participate in the program
- *potential tenants* by providing written information about the HOME Investment Partnerships Program to tenants in buildings scheduled for acquisition, reconstruction, or rehabilitation

The Office of Community Development will provide the above information as soon as possible after it receives notification that the HOME Investment Partnerships Agreement has been executed by HUD.

Requirements and Practices Each Owner Must Adhere to in Order to Carry out Washington County's Affirmative Marketing Procedures and Requirements

It is Washington County's policy to require substantial steps by project owners to carry out affirmative marketing. Owners should provide for costs associated with these requirements in their planned operating costs.

If it is feasible to advertise in advance of selecting a tenant, without holding units off the market, participating property owners will be required to make information on the availability of units known through advertisements in the local newspaper if the owner ordinarily advertises available rentals in news media. To the extent possible, owners will make information available about upcoming vacancies to the general public after special outreach efforts are underway.

Washington County will require that property owners selected for participation in the program comply with affirmative marketing requirements by means of an agreement, which will be applicable for the period of the loan agreement. Failure to carry out the agreement could make an owner ineligible to participate in the program with future projects or result in cancellation of the loan.

Special Outreach

In order to inform as well as solicit applications from persons in the housing market area who are not likely to apply for units without special outreach, Washington County has established methods property owners must use in order to reach this objective.

Washington County has identified three groups in the housing market area who would probably not apply for the units without special outreach: Hispanics, Native Americans, and Asian-Americans.

Having identified these groups, Washington County will require that owners use special outreach methods as follows:

- Owners who ordinarily advertise rental property must place advertisements in the El Hispanic, a newspaper whose circulation is primarily among Hispanic residents.
- Owners who do not ordinarily advertise in news media must direct a letter to Centro Cultural, the Virginia Garcia Counseling and Training Center, and the Washington County Community Action Housing Resources Center.
- Owners should contact the Housing Authority of Washington County, which will inform applicants on its waiting list about the available vacancies for the predominantly Native American and Asian-American groups.
- Owners are to contact the Urban Indian Council, Inc., requesting that this organization inform Native Americans in the community about the availability of the rehabilitated units.

Owners will be required to begin their special outreach activities immediately upon learning that a vacancy will occur. Owners should request a 30-day notification from tenants intending to move so that special outreach to Hispanics and Native Americans can begin before notification to the general public. While owners may not always have early notice from tenants, we hope a 30-day period will be the norm.

Recordkeeping

Washington County will require that owners keep records on the following:

- The racial, ethnic, and gender characteristics of tenants and applicants in the 90 days following project completion as required of the County by section 92.508(a)(5)
- Activities they undertake to inform the general renter public, specifically copies of advertisements placed in the local newspaper
- Activities they undertake for special outreach, specifically the date of contacts with the organizations provided or advertisements in minority newspapers.

Owners will be asked to provide, where possible, data on how applicants heard about the housing opportunities.

Assessment and Corrective Action

The affirmative marketing efforts of property owners will be assessed by the Office of Community Development (OCD) as follows:

- To determine if good faith efforts have been made: Records required of owners will be examined and compared with required actions. If the required actions have been carried out as specified, the OCD will assume that owners have made a good faith effort to carry out these procedures.
- To determine results: The OCD will assess whether or not persons targeted by the special outreach efforts have, in fact, applied for and/or become tenants in the HOME-assisted units. If they have, the OCD will assume that the procedures have been effective. If the identified persons are not represented, the OCD will review the affirmative marketing procedures to determine what changes might be made to make the marketing efforts more effective.

The Office of Community Development will take corrective action if it is found that an owner has failed to carry out the required procedures or failed to maintain the records on tenants and applicants.

- If problems are evident, OCD will discuss ways to improve owners' efforts prior to taking corrective action.

- Maintaining of efforts may require the reporting of all vacancies by the owner on a continuing basis to determine whether owners are following the prescribed procedures.
- If an owner fails to make a good faith effort to carry out the affirmative marketing procedures, after fair warning and an opportunity to correct identified deficiencies, owner's participation in the program will be terminated and the repayment of the loan required. The owner will not be eligible for future participation in the program.
- Assessment activities will be carried out in time to report results in the annual performance report submitted to HUD.

Exhibit 2
Washington County HOME Consortium
MBE/WBE Policies and Procedures

A. REQUIRED EFFORTS

1. Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, the Office of Community Development shall make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area businesses, and individuals or firms located in or owned in substantial part by persons residing in the area of a HOME-assisted project are used when possible. Also included in these efforts are emerging small business programs of the State of Oregon. Such efforts shall include, but shall not be limited to:
 - a. Including such firms, when qualified, on solicitation mailing lists;
 - b. Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;
 - c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;
 - d. Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;
 - e. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce;
 - f. Including in contracts a clause requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for lower income residents of the project area and to award subcontracts for work in connection with the project to business concerns which are located in, or owned in substantial part by persons residing in the area of the project, as described in 24 CFR 135;
 - g. Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed in A1.a through A1.f above.
2. The Office of Community Development may periodically establish goals for participation by small businesses, minority-owned businesses, women's business enterprises, labor surplus area businesses, and business concerns which are located in, or owned in substantial part by persons residing in the area of the HOME-assisted project, in the Department's prime contracts and subcontracting opportunities.
3. The Office of Community Development's outreach effort to minority- and women-owned businesses shall be supported by a statement of public policy and commitment published in the print media of widest circulation.

B. DEFINITIONS

1. A *small business* is defined as a business, which is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. The size standards in 13 CFR 121 shall be used, unless the Office of Community Development determines that their use is inappropriate.
2. A *minority-owned business* is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans, and Hasidic Jewish Americans.
3. A *women's business enterprise* is defined as a business that is at least 51% owned by a woman or women who are U.S. citizens and who also control or operate the business.
4. A *labor surplus area business* is defined as a business which together with its immediate subcontractors, will incur more than 50% of the cost of performing the contract in an area of concentrated unemployment or underemployment, as defined by the U.S. Department of Labor in 20 CFR 654, Subpart A, and in lists of labor surplus areas published by the Employment and Training Administration.
5. A *business concern located in the area of the project* is defined as an individual or firm located within the relevant Section 3 covered project area, as determined pursuant to 24 CFR 135.15, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above. A *business concern owned in substantial part by persons residing in the area of the project* is defined as a business concern which is 51% or more owned by persons residing within the Section 3 covered project, owned by persons considered by the U.S. Small Business Administration to be socially or economically disadvantaged, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above.
6. An *emerging small business* is defined as:
 - a. A business with its principal place of business located in Oregon;
 - b. A business with average annual gross receipts over the last three years not exceeding \$1 million for construction firms and \$300,000 for nonconstruction firms;
 - c. A business which has fewer than 20 employees;

- d. An independent business; and
- e. A business properly licensed and legally registered in Oregon.

MONITORING STANDARDS AND PROCEDURES

The Washington County Office of Community Development regularly monitors activities undertaken with HUD funds. The Office of Community Development's CDBG Program Policies requires that: (1) subrecipients obtain audits in accordance with the Single Audit Act of 1984 and federal regulations; and (2) a Consolidated Annual Performance and Evaluation Report (CAPER) is submitted annually to HUD. The CAPER (submitted by both Washington County and the City of Beaverton) describes and assesses local progress in using CDBG, HOME and ESG program resources to carry out the Consolidated Plan. Minority business outreach and comprehensive planning requirements are addressed by individual program policy documents.

In 2004, Washington County commenced work on the *2005-2010 Consolidated Plan*. In preparing the plan, the County mailed questionnaires to nonprofit providers, past project sponsors, cities within Washington County, County departments, and interested persons. The questionnaire asked these agencies and cities to identify needs within the County. The responses were then catalogued in the Consolidated Plan. During the application process, only those projects that could demonstrate a significant impact on an identified need were considered for funding.

The County uses several indicators to measure the level of accomplishment within the program during the year. First, when a subrecipient requests a disbursement, measurements are reviewed by looking at the amount of funds being expended versus the amount of activity that has taken place in the project. Secondly, the County monitors the rate at which the subrecipient is allocating matching funds to the activity. Finally, the County looks at the number of persons benefiting from the project to ensure they are in proportion to the amount of activity that has taken place.

Annually, the County conducts on-site monitoring visits with subrecipients. This monitoring is performed to ensure program funds are addressing the identified need or activity. In addition, during this visit, the County double-checks the number of low- and moderate-income persons benefiting from the activity to ensure the subrecipient is complying with the terms of the agreement.

Washington County takes all necessary steps to ensure that HOME funds are used in compliance with federal regulations and established performance standards. Monitoring of regulatory compliance includes a review of accountability and financial management, labor standards, civil rights and fair housing, and acquisition and relocation activities. Monitoring of performance compliance includes evaluation of project timeliness and an assessment of the sponsor's continuing capacity to complete and operate the project.

The monitoring of HOME-assisted projects and HOME subrecipients is an ongoing process involving continuous communication and evaluation. The process includes frequent telephone contacts, written correspondence, analysis of progress reports, and

periodic on-site visits. In order to ensure ongoing compliance with HOME program requirements, the County will:

- Carry out a thorough review of each project application prior to selection to ascertain its compliance with HOME requirements and consistency with the county's Consolidated Plan.
- Review the eligibility of project costs and assisted activities when processing requests for reimbursement or an advance of HOME funds.
- Conduct site visits to review files and/or observe activities to ensure consistency with the approved project description and/or progress reports to date.
- Verify that records and files contain required documentation and demonstrate compliance with program regulations upon project completion.
- Following project completion, carry out on-site inspections of HOME assisted rental housing every 1–3 years (based on the total number of units in the project) during the period of affordability: to determine compliance with property standards; verify that assisted units continue to qualify as affordable housing; and ensure that HOME-required tenant and participant protections are adhered.
- Review assisted projects on a regular basis for compliance with the terms of all HOME loan documents.
- Conduct regular monitoring of HOME subrecipients to ensure compliance with all federal uniform administrative and audit requirements, as applicable.

Performance Measurement – Status of Implementation

Washington County and the City of Beaverton continue to participate in a regional effort with other local jurisdictions to develop a performance measurement system. The local HUD office has been supportive of our efforts to date and has provided periodic updates from Washington D.C. Outcome measures are also being developed through a national effort as well and it is likely that the County will use this format in part or in whole. The regional group will work through the 2005 program year to implement performance measures for CDBG Public Services grantees. We will continue to explore appropriate performance measures for other HUD-funded activities. To the extent feasible, we will ask grantees to report or adapt outcomes and indicators they are already using, to avoid unnecessarily adding to the administrative burden of the CDBG grants.

LISTING OF PROPOSED PROJECTS

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
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0001	Luke-Dorf Safe Haven Project	03 Public Facilities & Improvements	CDBG	\$ 300,000
			ESG	\$ 0
7219	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	Luke-Dorf will undertake the substantial rehabilitation of an historic house located in Hillsboro's downtown commercial district to serve the chronically mentally ill, homeless persons. The Safe Haven model prioritizes the provision of housing for chronically mentally-ill people by providing them with a safe place in which to take refuge and start to build resources thereby reducing their reliance on emergency systems. The facility will provide clients with 24-hour staffing, availability of psychiatric care, prescriptions, referral to medical services, and case management by qualified mental health professionals. The program will also provide meals, linens and daily living skills training in a non-institutional setting. The facility will serve 20 chronically, mentally-ill persons annually.	1 Public Facilities	TOTAL	\$ 300,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

494 SW Washington Street, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	Good Neighbor Center Renovation	03C Homeless Facilities (not operating costs)	CDBG	\$ 35,000
			ESG	\$ 0
7206	Homeless & HIV/AIDS	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1 Public Facilities	TOTAL	\$ 35,000
	Washington County, on behalf of the Good Neighbor Center, will use CDBG funds to redesign the front entry of the homeless shelter to provide an additional 200 sq. ft. of space. The renovation will allow the agency to increase the number of meeting rooms available for interviews, provide some measure of privacy for current shelter residents from walk-in guests, and secure the front door to keep small children from running outside. The facility serves 300 people annually.		Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

11130 SW Greenburg Road, Tigard, OR 97223

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Forest Grove Center Kitchen Upgrade	03A Senior Centers	CDBG	\$ 37,200
			ESG	\$ 0
7216	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1 Public Facilities		
	The City of Forest Grove will purchase and install a new commercial stove, three ovens, steamer and steam table, and new vinyl flooring for the kitchen. The Center's existing kitchen equipment is approximately 28 years old and in need of replacement. The updated kitchen will allow the Senior Center to continue to provide hot meals to both those seniors that are physically able to access the facility and those that depend on the food delivered from the facility. The facility will assist 560 income-qualified seniors.		TOTAL	\$ 37,200
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Local Government
 Location(s): Addresses

2037 Douglas Street, Forest Grove, OR 97116

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	City of Tualatin Stoneridge Park	03F Parks, Recreational Facilities	CDBG	\$ 55,000
			ESG	\$ 0
7203	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1 Public Facilities		
	The City of Tualatin will make improvements to Stoneridge Park located in a low-income area of Tualatin. The Park does not currently have lighting and there are concerns about drug dealing and other suspicious activities taking place in an area where children play. The City will upgrade play equipment, walkways, seating and picnic areas and pathways, signage, lighting and landscaping. The park will be ADA accessible. Census data shows that 1,554 low and moderate income persons, or 52.9%, are located in the affected block group. A drive-by, visual inspection of the project service area indicates that the income of the area is in keeping with that of the Block Group as a whole.		TOTAL	\$ 55,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) – Low/Mod Area

Subrecipient: Local Government

Location(s): CT & BG's

CT: 032002 BG: 4 County: 41067 (SW 68th Avenue, Tualatin, Oregon)

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Boys and Girls Club of Portland Metropolitan Area	03D Youth Centers	CDBG	\$ 400,000
			ESG	\$ 0
7210	Youth Programs	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1 Public Facilities		
	The Boys and Girls Club of Portland will acquire an 8,000 sq. ft. warehouse to be converted into a gym for its Hillsboro facility. At present, the Club has no gym and all large group sports and programs must take place outside on an uncovered blacktop surface. The overcrowded conditions in the facility impede programming, decrease active participation and create a less secure environment for its members.		TOTAL	\$ 400,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

560 SE 3rd Street, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	City of Gaston Brown Park Field Lights	03F Parks, Recreational Facilities	CDBG	\$ 60,000
			ESG	\$ 0
7244	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1 Public Facilities		
	The City of Gaston will purchase and install new field lights for Brown Park. Currently, use of the field is limited to the daylight hours because of the lack of lights. The project will serve 348 income-qualified persons, or 57%, annually.		TOTAL	\$ 60,00
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) – Low/Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT : 033300 BT: 1 County: 41067
 104 E. Main, Gaston, Oregon

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	City of Cornelius Davis Street Flood Control and Sidewalks	03K Street Improvements	CDBG	\$ 345,000
			ESG	\$ 0
7147	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		1141 People (General)		
			TOTAL	\$ 345,000
			Total Other Funding	\$ 0
	<p>The City of Cornelius will make improvements along Davis Street from 14th to 19th Avenues. Currently, the street is only 30 feet wide, has a substandard road surface, no curbs for traffic safety, gutters for storm runoff or sidewalks for the many pedestrians who use the route. Additionally the street is prone to flooding and is dangerous to both pedestrians and vehicles. The CDBG funds will be used to widen the street, and construct speed bumps, sidewalks and gutters on the north side of the street. Census data show that 1,141 income-qualified persons, or 59.6%, are located in the affected block group. A drive-by, visual inspection of the project service area indicates that the income of the area is in keeping with the Block Group as a whole.</p>			

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06
 Eligibility: 570.208(a)(1) – Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's CT: 032901 BG: 1 County: 41067
 Davis Street between 14th and 19th, Cornelius, Oregon

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	City of Tigard Hall Blvd. Sidewalks Phase II	03L Sidewalks	CDBG	\$ 136,725
			ESG	\$ 0
7132	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
		2740 People (General)		
	The City of Tigard will construct 3,835 square feet of five-foot sidewalk and 900 lineal feet of curb along the west side of Hall Blvd. Between Pfaffle and Spruce Streets. Census data show that 2,740, or 61.9%, income-qualified persons are located in the affected block group. A drive-by, visual inspection of the project service area indicates that the income of the area is in keeping with the Block Group as a whole.		TOTAL	\$ 136,725
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) – Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's
 CT: 030900 BG: 1 County: 41067
 Hall Blvd. between Pfaffle and Spruce Streets, Tigard, Oregon

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
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0009	City of Hillsboro SE Oak Street Improvements	03K Street Improvements	CDBG	\$134,687
			ESG	\$ 0
6151	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Hillsboro will make improvements along SE Oak Street between SE 12 th and SE 18 th Avenues. The improvements will include street widening with the addition of asphalt pavement and concrete curb and gutter, storm sewer improvements, the addition of ADA compliant sidewalks, street lighting, street trees and landscaping. The project is on the border two low-income census tracts: 032403 Block Groups 1 and 3 (60% low/mod and 70.7% low/mod respectively. Of the 1,768 persons in the service area, 1,250 are income-qualified (using Block Group 3 data only).	1768 People (General)	TOTAL	\$ 134,687
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) – Low / Mod Area

Subrecipient: Local Government

Location(s): Addresses

CT: 032403 BG:3 County: 41067

SE Oak between 12th Avenue and 18th Avenue, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	City of Hillsboro NW Bailey Avenue Phase III	03K Street Improvements	CDBG	\$215,840
			ESG	\$ 0
7150	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Hillsboro will make improvements along NW Bailey Avenue between Lincoln and Main. This is the third phase of a street widening project that began in 2001. The improvements will include widening and repaving of the street, curb and gutter, ADA compliant sidewalks, street lighting, street trees and landscaping. The project qualified by a survey conducted by the City in 2002. HUD approved the survey results by correspondence dated June 3, 2003. Of the 60 persons in the service area, 48, or 80%, are income-qualified.	60 People (General)	TOTAL	\$ 215,840
			Total Other Funding	\$ 0
Help the Homeless?		No	Start Date: 07/01/05	
Help those with HIV or AIDS		No	Completion Date: 06/30/06	
Eligibility:		570.208(a)(1) – Low / Mod Area		
Subrecipient:		Local Government		
Location(s):		Addresses		
NW Bailey between Lincoln and Main, Hillsboro, OR 97123				

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	NW Medical Teams Mobile Dental Program	05M Health Services	CDBG	\$ 35,800
			ESG	\$ 0
7308	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		500 People (General)		
	NW Medical Teams will provide free dental services to farmworker families and very low income persons in Washington County through its fleet of Mobile Dental clinics. CDBG funds will be used to pay for operating supplies such as anesthetics, filling material, burrs, x-ray materials, sanitation and sterilization materials. 500 income-qualified persons will be served annually. It is estimated that of this amount, 350 will be children.		TOTAL	\$ 35,800
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

14150 SW Milton Ct., Tigard, OR 97223

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	CASA – Children’s Advocates	05N Abused and Neglected Children	CDBG	\$ 30,074
			ESG	\$ 0
7327	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		200 People (General)		
	Court Appointed Special Advocates (CASA) provides court-appointed trained volunteer advocates to children who are wards of the juvenile courts and need permanent homes. These children have become wards of the court because they have been victims of abuse and/or neglect by an adult in their home environment. CDBG funding will provide program support to serve up to 200 income-qualified children.		TOTAL	\$ 30,074
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

169 North First Avenue, Hillsboro, OR 97124

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Essential Health Clinic Expansion of Health Clinic Services	05M Health Services	CDBG	\$ 77,610
			ESG	\$ 0
7317	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		6720 People (General)		
	The Essential Health Clinic provides free health care for income-qualified persons who are uninsured or underinsured and have acute illness. Currently, the clinic is operating one night per week. However, due to the increased number of people accessing the services, the EHC has determined that a second night per week is critical to meet the needs of these clients. CDBG funds will be used to provide program support of the clinic manager, volunteer recruiter/coordinator and a clinic coordinator. 6,720 income-qualified persons will be served over the two years		TOTAL	\$ 77,610
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05

Help those with HIV or AIDS No Completion Date: 06/30/07

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

155 North First Avenue, Hillsboro, OR 97124

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	Open Door Counseling Center Regional Housing Resource Center	05 Public Services (General)	CDBG	\$ 100,000
			ESG	\$ 0
7304	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		27,000 People (General)		
	Open Door Counseling Center will expand the level of services associated with a comprehensive plan to reduce housing problems affecting the homeless populations and those at risk of becoming homeless. The project will provide an array of on-going and expanded programs and services including but limited to pre-purchase, first-time home buyers budget and credit counseling; homebuyer education, mortgage default counseling, rental counseling, predatory lending counseling, emergency day shelter and homeless drop-in senter, etc. The agency will serve 27,000 persons over three years. The agency understands that beneficiary data will be collected on all persons served.		TOTAL	\$ 100,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/08
 Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

34420 SW Tualatin Valley Highway, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	St. Vincent de Paul, St Matthew Rent Assistance	05 Public Services (General)	CDBG	\$ 30,000
			ESG	\$ 0
7312	Public Services	570.201(e)	HOME	\$ 0
		2,400 People (General)	HOPWA	\$ 0
	St. Vincent de Paul, St. Matthew will provide one-time emergency rent assistance to low income families that are in crisis and are at risk of losing their home. Payments will be made directly to landlords or managers on behalf of the client families. 2,400 persons will be served over two years		TOTAL	\$ 30,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/07

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

446 South 3rd Street, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	Lutheran Community Services NW HopeSpring	05 Public Services (General)	CDBG	\$ 65,600
			ESG	\$ 0
7311	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		230 People (General)		
	Lutheran Community Services NW's HopeSpring program provides transitional housing for women and children who are victims of domestic violence and/or substance abuse issues. CDBG funds will be used to pay for childcare for 40 children over two years. In addition, funds will be used to support a full-time program manager. 230 persons will be served over the two years.		TOTAL	\$ 65,600
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/07

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

3800 SW Cedar Hills Blvd., Suite 225, Beaverton, OR 97005

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0017	Community Action Emergency Basic Needs Assistance	05 Public Services (General)	CDBG	\$ 25,000
			ESG	\$ 0
7323	Public Services	570.201(e)	HOME	\$ 0
		1250 People (General)	HOPWA	\$ 0
	Community Action will provide one-time emergency rent assistance payments made available to a landlord or manager on behalf of the client family. Community Action will negotiate with the landlords for reduction/forgiveness of fees or back rent which may have accrued. Clients will also be screened for and referred to other services which can help them including emergency assistance, energy conservation workshops and the Ready to Rent tenant education classes. The project will serve 1,250 income-qualified persons over one year.		TOTAL	\$ 25,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1001 SW Baseline, Hillsboro, OR 97124
 11725 SW Queen Elizabeth, Suite 101, King City, OR 97224

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	Community Action Homeless Children's Program	05 Public Services (General)	CDBG	\$ 100,000
			ESG	\$ 0
7324	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
		700 People (General)	HOPWA	\$ 0
	Community Action will address the needs of homeless children and youth by employing a Homeless Children's Program Coordinator who will develop, implement, and maintain countywide services and participate in policy-making on behalf of the County's homeless population. The services include but are not limited to an after-school program, education services, access to Head Start enrollment for preschool age children, recreational activities, parenting classes for sheltered families, and health (medical, dental, and mental) resources. 700 homeless children will be served over two years.		TOTAL	\$ 100,000
			Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/07
 Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses
 210 SE 12th, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	Community Action – Comprehensive Weatherization	14H Rehabilitation Administration	CDBG	\$ 20,000
			ESG	\$ 0
7501	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		50 Housing Units	TOTAL	\$ 20,000
	Community Action will weatherize homes owned or rented by low-income persons. CDBG funds will be used to pay the personnel costs associated with running the comprehensive weatherization program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1001 SW Baseline, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	Community Action – Self Help Weatherization	14H Rehabilitation Administration	CDBG	\$ 25,000
			ESG	\$ 0
7502	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		120 Housing Units	TOTAL	\$ 25,000
	Community Action will provide conservation and energy training workshops, supplies, and materials to low-income homeowners and renters.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1001 SW Baseline, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	Rebuilding Together – Washington County	14H Rehabilitation Administration	CDBG	\$ 10,000
			ESG	\$ 0
7578	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		3 Housing Units	TOTAL	\$ 10,000
	Rebuilding Together will undertake general management and oversight of the Rebuilding Together Home Repair Program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

12555 SW 4th Avenue, Beaverton, OR 97005

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	OCD – Housing Rehabilitation Program	14A Rehab; Single-Unit Residential	CDBG	\$ 300,000
			ESG	\$ 0
7504	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		23 Housing Units	TOTAL	\$300,000
	The Office of Community Development will provide low interest, deferred payment, interest-bearing loans to income-qualified residents of Washington County in order to make needed repairs to the owner-occupied homes. 23 income-qualified homeowners will be assisted through this grant.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06
 Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	OCD – HARDE	14A Rehab; Single-Unit Residential	CDBG	\$100,000
			ESG	\$ 0
7506	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		46 Housing Units	TOTAL	\$100,000
	The Home Access and Repair for the Disabled and Elderly Program (HARDE) will provide low interest loans or grants to persons over the age of 62 for repairs of an urgent nature or accessibility improvements for disabled homeowners or renters. 46 income-qualified households will be served through this grant.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0024	OCD – Housing Administration	14H Rehabilitation Administration	CDBG	\$ 273,495
			ESG	\$ 0
	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 273,495
	General administration for the oversight, management monitoring, and coordination of the County’s Housing Rehabilitation Program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0025	OCD – CDBG Program Administration	21A General Program Administration	CDBG	\$ 642,886
			ESG	\$ 0
	Planning & Administration	570.206	HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 642,886
	General management and oversight of the Washington County CDBG Program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0026	OCD – Contingency	22 Unprogrammed Funds	CDBG	\$ 111,768
			ESG	\$ 0
	Other		HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 111,768
	General contingency funds for eligible CDBG Projects		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:

Subrecipient:

Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	Community Action – Emergency Shelter Grants	05 Public Services (General)	CDBG	\$ 0
			ESG	\$ 88,325
	Homeless & HIV/AIDS	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
		1080 Persons who are Homeless		
	Community Action will subcontract with five agencies: Family Bridge, Open Door Counseling Center, Good Neighbor Center, Domestic Violence Resource Center, and Lutheran Community Services NW. In addition, Community Action will provide ESG funds to its family shelter in Hillsboro. Community Action will administer the ESG funds under contract with Washington County. Activities undertaken by Community Action and the five other agencies will be set up in IDIS as separate activities.		TOTAL	\$ 88,325
			Total Other Funding	\$ 0
	Help the Homeless?	Yes	Start Date:	07/01/05
	Help those with HIV or AIDS	No	Completion Date:	06/30/06
	Eligibility:	570.208(a)(2) – Low / Mod Limited Clientele		
	Subrecipient:	Subrecipient Private 570.500(c)		
	Location(s):	Addresses		
	210 SE 12 th Avenue, Hillsboro, OR 97123	3800 SW Cedar Hills Blvd., Beaverton, OR 97005		
	1001 SW Baseline, Hillsboro, OR 97123	11070 SW Greenburg Rd., Hillsboro, OR 97123		
	183 SE Sixth, Hillsboro, OR 97123	34420 SW TV Hwy., Hillsboro, OR 97123		

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0028	Community Partners for Affordable Housing- CHDO Operating	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
			ESG	\$ 0
7806	Housing		HOME	\$ 21,715
			HOPWA	\$ 0
		1 Organizations		
	Community Partners for Affordable Housing will use the CHDO operating grant to provide funding to cover staffing costs and general operating costs		TOTAL	\$ 21,715
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

13137 SW Pacific Highway, Tigard, OR 97223

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0029	Housing Development Corporation of NW Oregon CHDO Operating	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
			ESG	\$ 0
7809	Housing		HOME	\$ 22,606
			HOPWA	\$ 0
		1 Organizations		
	HDC will use Operating funds to support staffing costs and general operating (occupancy) Costs.		TOTAL	\$ 22,606
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/05

Help those with HIV or AIDS

No

Completion Date: 06/30/06

Eligibility:

Subrecipient:

CHDO – 92.2

Location(s):

Addresses

220 SE 12th, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0030	Tualatin Valley Housing Partners - CHDO Operating Grant	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
			ESG	\$ 0
7804	Housing		HOME	\$ 21,002
			HOPWA	\$ 0
		1 Organizations		
	Tualatin Valley Housing Partners will use CHDO operating grant funds to pay staffing coats.		TOTAL	\$ 21,002
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

6160 SW Main Avenue, Beaverton, OR 97008

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0031	Willamette West Habitat for Humanity CHDO Operating Grant	211 HOME CHDO Operating expenses (subject to 5% cap)	CDBG	\$ 0
			ESG	\$ 0
7801	Housing		HOME	\$ 22,320
			HOPWA	\$ 0
		1 Organization		
	Willamette West Habitat for Humanity is a newly certified Community Housing Development Organized as certified through the 2005 HOME application process. Habitat will use CHDO operating grant funds to pay a portion of the staffing and operating costs(insurance and occupancy).		TOTAL	\$ 22,320
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

2630 SE 39th Loop, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	Willamette West Habitat for Humanity Lindsay Lane	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
7602	Housing	570.204	HOME	\$ 175,000
			HOPWA	\$ 0
		14 Housing Units		
	Willamette West Habitat for Humanity will use HOME funds to build fourteen units located at the Lindsay Lane Development in Hillsboro. Funds will be used to pay system development charges and building permit fees associated with the remaining units in the project. This will be the third investment of HOME funds in this project. All of the units are HOME-assisted		TOTAL	\$ 175,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

7202 SW Lindsay Lane, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0033	Tualatin Valley Housing Partners Merlo Station Phase I	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
7603	Housing	570.204	HOME	\$ 676,000
			HOPWA	\$ 0
		84 Housing Units		
	Tualatin Valley Housing Partners will develop 84 units as part of its Phase I development at the Merlo Station property located on the boundary of Beaverton and unincorporated Washington County. Eight of the 84 units are HOME assisted. Of the total award, \$26,000 will be used for pre-development costs in accordance with 24 CFR Part 92.301.		TOTAL	\$ 676,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

16370 SW Merlo Road, Beaverton, OR 97005

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0034	Community Partners for Affordable Housing – Greenburg Oaks	14B Rehab: Multi-Unit Residential	CDBG	\$ 0
			ESG	\$ 0
7507	Housing	570.202	HOME	\$ 479,343
			HOPWA	\$ 0
		84 Housing Units		
	Community Partners for Affordable Housing will use HOME funds to rehabilitate an 84-unit apartment complex located in Tigard. Eight of the 84 units will be HOME-assisted. Under an Intergovernmental Agreement with the State of Oregon, an additional \$100,000 HOME award will be passed through Washington County for this project. Those funds will be reported on in the Action Plan developed by Oregon Housing and Community Services.		TOTAL	\$ 479,343
		Total Other Funding		\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

11905 SW 91st Avenue, Tigard, OR 97223

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0035	Beaverton Senior Housing Project	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
	Housing	92.205(a)	HOME	\$ 308,418
			HOPWA	\$ 0
		11 Housing Units		
	Construction of affordable housing for seniors in Central Beaverton.		TOTAL	\$ 308,418
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

Farmington Road & Beaverton, OR 97005

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0036	American Dream Downpayment Initiative - First-Time Homebuyer Housing American Dream Downpayment Initiative funds will be used to promote first-time homeownership opportunities in Washington County.	13 Direct Homeownership Assistance	CDBG	\$ 0
			ESG	\$ 0
		570.201(n)	HOME	\$ 0
			HOPWA	\$ 0
		8 Housing Units	TOTAL	\$ 0
			American Dream Downpayment	\$ 80,423
	Total Other Funding	\$0		

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main Street, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0037	Unprogrammed Funds	22 Unprogrammed Funds	CDBG	\$ 0
			ESG	\$ 0
	Housing		HOME	\$ 90,490
			HOPWA	\$ 0
		0 Housing Units	TOTAL	\$ 90,490
	Funds remained following the allocation of HOME funds towards Administration, CHDO Operating Grants and project applications. These funds will be held for a future project.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:
 Subrecipient:
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0038	HOME Program Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG	\$ 0
	Housing		ESG	\$ 0
			HOME	\$ 193,821
			HOPWA	\$ 0
		0 Housing Units	TOTAL	\$ 193,821
	To allow the Office of Community Development to administer the Washington County HOME Investment Partnerships Program on behalf of the County's HOME Consortium.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility:

Subrecipient:

Location(s): Addresses

328 West Main Street, Hillsboro, OR 97123

Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	3,018,679.00	
ESG	88,325.00	
HOME	1,752,874.00	
HOPWA	0.00	
ADDI	80,423.00	
Total		4,940,301.00
Prior Years' Program Income NOT previously Programmed or Reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$200,000	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$200,000
Total Estimated Program Income		
CDBG	\$389,275.00	
HOME	\$257,841.00	
Total		\$647,116.00
Section 108 Loan Guarantee Fund		
Total		\$0
TOTAL FUNDING SOURCES		5,787,417.00
Other Funds		
Country SSG	\$0	
Revolving Property Acquisition Fund	\$0	
Total		\$0
Submitted Proposed Projects Totals		5,787,417
Total		\$0
Unsubmitted Proposed Projects Totals		\$0
Totals		\$0

CONSOLIDATED PLAN
Housing and Community Development

PROGRAM YEAR 2005
ACTION PLAN

City of Beaverton, Oregon

July 1, 2005–June 30, 2006

CITY OF BEAVERTON, MAYOR'S OFFICE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
4755 SW Griffith Drive, PO Box 4755, Beaverton, OR 97076-4755
Telephone (503) 526–2488 • Fax (503) 526–2479
http://www.ci.beaverton.or.us/departments/economicdev/econdev_cdbg.html

March 2005

COMMUNITY DEVELOPMENT ACTIVITIES

The City of Beaverton Community Development Block Grant (CDBG) program was established in 1994 when the City's population reached the federal threshold (50,000) for entitlement communities. As a CDBG grantee under the U.S. Department of Housing and Urban Development (HUD), the City ensures that all CDBG funded projects comply with the national objectives and other regulations governing the program (see *24 CFR 570*). The City of Beaverton's *PY 2005/2006 Action Plan* will address the priority needs of the community established in the *2000-2005 Consolidated Plan*, while taking into account the needs and priorities identified in the draft *2005-2010 Consolidated Plan*. This five-year plan addresses housing and community development needs within Washington County and the City of Beaverton as well as citizen comments given during public testimony.

RESOURCES

Below is a summary table of federal resources and non-federal resources expected to be available to address priority needs and specific objectives for the PY 2005/2006 CDBG/HOME program in the City of Beaverton.

Beaverton 2005/2006 CDBG Activities

Proposed Activities	Priority	Est. CDBG	Est. Non-Federal	Est. Total
Affordable Housing Project – Land Acquisition	High	\$ 657,816*	\$ 0	\$ 657,816
Downtown Storefront Improvement Program	Medium	\$ 140,000	\$ 0	\$ 140,000
Accessibility Rehab Pilot Project	High	\$ 100,000	\$ 0	\$ 100,000
Public Services	High	\$ 101,046	\$154,475 state revenue sharing	\$ 255,521
Planning / Administration	N/A	\$ 134,728	\$ 0	\$ 134,728
Total		\$1,133,590	\$ 154,475	\$ 1,288,065

* Includes \$259,950 from PY 2003/2004 and \$200,000 from 2004/2005.

PY 2005/2006 CDBG funds will allow the City to leverage needed additional resources to successfully carry out eligible projects and activities throughout the City. For example, the City allocates the full 15% of funds in the CDBG public service cap to assist non-profit organizations to provide public services for Beaverton's low- and

moderate-income citizens. The City will leverage that amount in 2005-2006 with 153% match of state revenue sharing dollars.

Beaverton 2005/2006 HOME Activities

The City of Beaverton designates the projects for a portion of HOME funding from the Washington County Consortium; for more information on City-selected projects, see the Washington County HOME Consortium section of the annual Action Plan. Beaverton’s share of the Consortium’s HOME allocation is estimated to total \$308,418 for the coming year.

Proposed Activities	Priority	Est. HOME	Est. Non-Federal	Est. Total
Senior Housing Project	High	\$ 486,136**	\$ 10 Million	\$ 10.5 Million

** Includes \$177,718 from PY 2003/2004.

PROPOSED PROJECTS

Affordable Housing Project – Land Acquisition

The City will add \$197,866 from the 2005/2006 CDBG allocation to the \$459,950 set aside over the last two years for the purchase of land for a low-income housing project to be developed in Central Beaverton. Both the 2000-2005 and 2005-2010 Consolidated Plans and other recent studies emphasize the serious shortage of affordable housing throughout Washington County. This project will allow the City to acquire a suitable site for a new multifamily housing development that will serve approximately 40 low-to-moderate income families. We will identify a developer and funding for construction (possibly including future HOME funds) once we have acquired the site. CDBG funds dedicated to this project amount to 29% of the 2005/2006 allocation.

Downtown Storefront Improvement Program

The City will allocate \$140,000 in 2005/2006 CDBG funds to initiate a pilot project for downtown storefront improvement grants, modeled on successful programs elsewhere, as an effective way to help local businesses improve their appearance and attract further investment in our downtown. This is an eligible CDBG expense under the National Objective of slum and blight prevention/eradication.

In the first year of the program, we expect to assist 5-10 businesses downtown. The exact outlines of our program will be determined over the next few months, but we anticipate a program along the following lines:

- ◆ Matching (dollar-for-dollar) grants of up to \$20,000 to local businesses in pre-defined areas of downtown for storefront improvements to enhance that visual appeal of the business
- ◆ Open to tenants (with the owner’s consent) as well as building owners
- ◆ Businesses receiving a grant will consult with an architect and City staff on proposed improvements
- ◆ Adult-oriented businesses would be excluded – no business that excludes minors may receive a grant; other exclusions: national franchises, “big boxes” (establishments over a certain size), church and governmental buildings, residences.

Before any grants could be awarded, the City must define the boundaries of the “blighted area” within which businesses will be eligible for assistance, and document the blighting conditions according to a HUD-approved definition.

Public Services

The City will continue to dedicate 15% of the CDBG entitlement allocation for public service projects. In the past, the City of Beaverton has funded a wide range of public service activities including: recreation services, youth counseling services, fair housing and housing related services, senior services, homeless services, domestic violence assistance, and assistance for persons with disabilities. It is the intent of the City to fund a variety of services that benefit residents of the City of Beaverton; nearly all of the beneficiaries will be low- to moderate-income residents.

The City has a total of \$255,521 in available funding for public service programs that benefit residents of the City of Beaverton (\$101,046 in CDBG funding and \$154,475 in State Revenue Sharing funds). Applications are currently being reviewed, and a funding decision is anticipated by the end of March. The following is a complete list of public service applications received by the City of Beaverton for PY 2005. CDBG funds will likely fund several of these proposed programs:

Agency	Program	Program Description	Service Location
Beaverton Literacy Council	Beaverton Literacy	Teach English, citizenship and family literacy	12350 SW 5th (one of many sites)
Beaverton Rotary Club	Dental Check	Dental screenings, sealants, and needed dental work at OHSU	Beaverton Public Schools
Beaverton Together	Youth Enhancement Program	After school program at Beaverton middle schools	Beaverton middle schools
Community Action	Transitional Housing	Provides transitional housing services	1001 SW Baseline Road, Hillsboro

Community Action	Childcare Resource and Referral	Provide a data base of childcare sites in the greater metropolitan area	1001 SW Baseline Road, Hillsboro
Community Action	Information and Referral	Provide increased access to services for low income persons	1001 SW Baseline Road, Hillsboro
Care to Share	Care to Share	Provide emergency food boxes, utility, and rental assistance	10200 SW Eastridge, Beaverton
CASA for Children	CASA of Washington County	Advocacy for children under the custody of the state due to parental abuse	City-wide
Community Alliance of Tenants	Renter Stability Education Program	Renters' education	Citywide
Domestic Violence Resource Center	Monika's House	Provide safe shelter and a crisis line to women and children	Admin office at 233 E. Main St, Hillsboro
Ecumenical Ministries of OR	Shared Housing	Provide homeshare matches to low-income individuals	2906 NE Glisan, Portland
Good Neighbor Center	Good Neighbor Center	Homeless shelter	11130 SW Greenburg Rd, Tigard
Independent Living Resources	Beaverton Independent Living Resources	Support for people with disabilities to continue to live independently	2410 SE 11 th , Portland
IRCO	African Refugee and Immigrant Assistance	Educational support and case management for African immigrants	10301 NE Glisan, Portland
Lifeworks NW	New Parent Network	Provide skills training and education to pregnant teens/young parents under 21	12350 SW 5th Street, Beaverton
Lifeworks NW	Open Gate	Provide service coordination, vocational assistance, and medication management to people with severe and persistent mental illness	971 SW Walnut, Hillsboro
Loaves and Fishes	Minority Community Initiative	Provide home delivered meals to homebound seniors, group meals to seniors, and nutritional assessments and counseling to seniors	5550 SW Hall, Beaverton
Luke-Dorf	Matthews House	Residential treatment home and case management for chronically mentally ill	10120 SW Cynthia, Beaverton
Open Door Counseling Center	Comprehensive Housing Counseling	Provide education and counseling regarding buying and keeping a home	34420 SW TV Highway, Hillsboro
Oregon Korean Community Center	Community Center	Provide interpretation/trans-lations of social programs to Koreans who speak limited English and provide information and referral services.	12555 SW 4 th Street, Beaverton
Oregon Somali Family Education Center	Family Education Program	Education and other services to Somali families in Beaverton	405 SE 66 th Ct., Hillsboro

PCC Foundation	Beaverton Community Education	Scholarship funds for low income students in Survival English classes	18624 NW Walker Rd, Beaverton
Rebuilding Together	Rebuilding Together - Washington County	Provide small, urgent repairs year-round, and major home rehabilitation in April	12555 SW 4th Street, Beaverton
Safe Harbor Foundation	Beacon of Hope Resource Center	Purchase of a building to house program	408 SE 66 th Ct, Hillsboro
Sexual Assault Resource Center	Drop-in Center/Advocacy Program	Advocacy to victims of sexual assault through a crisis line, counseling, and a drop-in center	9450 SW Barnes, Portland
St. Andrew Legal Clinic (SALC)	SALC Washington County	Legal representation and referrals to other attorneys and social service agencies	232 NE Lincoln, Hillsboro
Store to Door	Store to Door	Deliver groceries, prescriptions, and household goods to elderly and disabled persons.	City-wide
Tualatin Hills Park Foundation	Family Assistance Program	Provide tuition assistance to low-income children to pay for sports and recreation programs and camps.	THRPD sites city-wide
Tualatin Valley Housing Partners	Resident Services Program	On-site services to low income, elderly and disabled tenants	13765 SW Allen Blvd and 5920 SW 141 st Ave., Beaverton
Westside Service Center	Recovery Club of Beaverton	Provide AA, NA, CODA recovery meetings, sober activities, and employment, recovery and living referrals	4550 SW Stott Street, Beaverton
Youth Contact	Youth Contact	Provide alcohol and drug prevention service, divorce transition services, and youth and family counseling	Beaverton high schools

Accessibility Rehabilitation Project

The City will continue to fund at \$100,000 the Accessibility Rehabilitation Program established last year to carry out accessibility-related home improvements for low income seniors and people with disabilities. According to the 2000 Census, nearly 4,000 people in Beaverton live with some kind of physical disability, and discussions with local service providers confirm that there is a serious shortage of affordable housing in Beaverton that's accessible.

The City has contracted with Unlimited Choices, Inc. to bring their highly-regarded Adapt-a-Home program to Beaverton. Adapt-a-Home has demonstrated a very effective model of working with homeowners and with landlords to increase the *permanent* supply of accessible housing. At around \$3,000 per unit(including administrative costs), we expect Adapt-a-Home to serve more than 30 households in the coming year.

Housing Rehabilitation Program

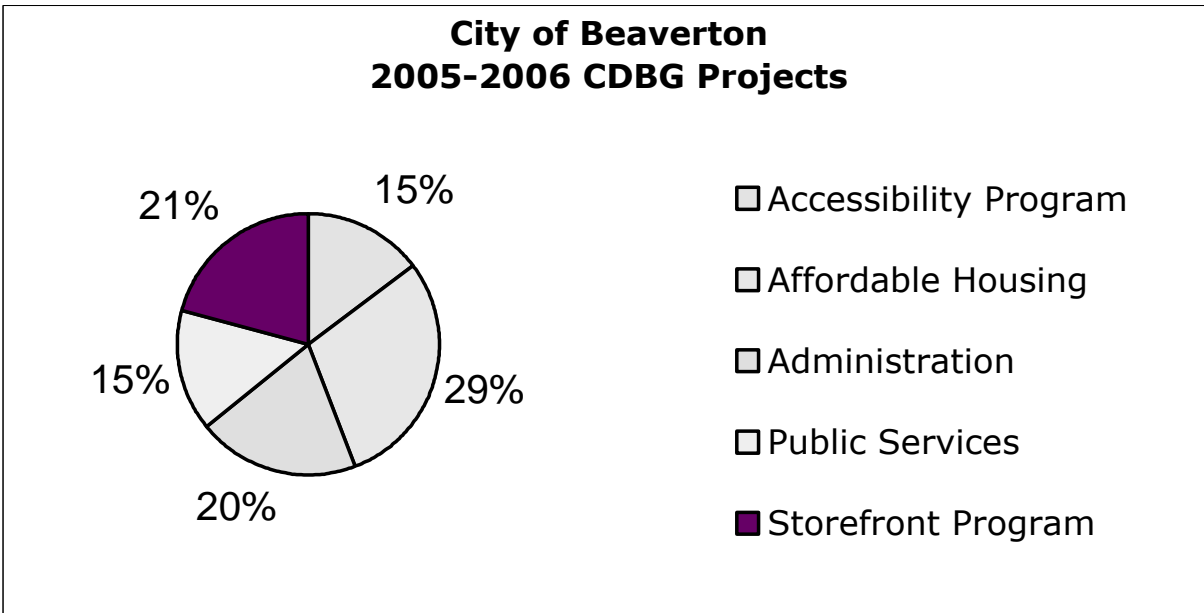
While no new money will be allocated to the program in 2005-2006, unspent funds allocated in prior years will allow the City's Housing Rehabilitation program to continue to assist low-to-moderate income homeowners in Beaverton with necessary repairs to address health and safety issues. Helping residents maintain their homes is an important strategy for maintaining affordable housing and neighborhood livability. We anticipate that about \$200,000 in CDBG and \$100,000 in HOME will be available for the 2005-2006 PY.

The City will continue to work with the Portland Development Commission (PDC) to administer the day-to-day operations of the City's Housing Rehabilitation program. Mobile home owners receive grants under the program, while those in single-family houses and condos receive low-interest or deferred payment loans.

In addition to financing the costs of necessary repairs, funds will be used to address, to increase the inventory of lead-safe housing available to low- and moderate-income families and to protect children under the age of six residing in that housing. The City of Beaverton also participates in a coordinated regional effort to address lead-based paint hazards in both single- and multi-family units under the Portland Lead Hazard Control Program (PLHCP).

Planning/Administration

No more than 20% of the City's annual CDBG allocation may be used for general planning and administration of CDBG-assisted activities. This category includes: strategic planning, public hearings, fair housing, budgeting, preparing HUD-required documentation and reporting, program compliance and monitoring. This activity may also include support for HOME-funded projects chosen by the City.



NOTE: the graph above does not include 2005 HOME funds allocated by the City, which have been dedicated to the Senior Housing Project (\$308,418).

GEOGRAPHIC DISTRIBUTION

The Affordable Housing Project will be located in Central Beaverton, in or near the downtown business district. The Housing Rehabilitation and Accessibility Rehabilitation Programs are open to qualified residents citywide. Public service projects are also available to qualified applicants citywide. The Downtown Storefront Improvement program will be available to local businesses within an area downtown to be defined by the City.

MEETING UNDERSERVED NEEDS

Address Obstacles to Meeting Underserved Needs

Public Services:

The City of Beaverton allocates the maximum of 15% of its total allocation to public services in an attempt to meet under-served needs in the community in areas such as homelessness, abused women, and at-risk, neglected children. The City also provides additional resources for public service agencies through the City's use of State Revenue Sharing funds. The CDBG program has made the Beaverton Community Center Addition available as office space to non-profits that deliver public services to very low-income Beaverton residents. This arrangement allows for the maximum leverage of public service resources that would normally be located out of area.

Accessibility Rehabilitation Program:

Affordable Housing accessible to people with physical disabilities is in short supply in Beaverton, according to many of the City's community partners. The Accessibility Rehab Program will enable people with impaired mobility to remain in their current living space, and will increase the permanent stock of accessible housing in the City.

Foster and Maintain Affordable Housing

Affordable Housing Project:

The Affordable Housing Project will add much-needed units to the pool of affordable housing in the City.

Housing Rehabilitation Program and Accessibility Programs:

Both the Housing Rehabilitation and Accessibility Programs help maintain low to moderate income residents in their current housing situations, and help to maintain and improve the existing stock of affordable housing City-wide.

Remove Barriers to Affordable Housing

The funds dedicated to land acquisition for the Affordable Housing Project addresses one of the key barriers to creating more affordable housing – a shortage of available land suitable for development.

The City also partners with a number of housing-related organizations and initiatives, including Open Door Counseling Center, the Community Housing Fund, and the

Hispanic Homeownership working group, to promote affordable housing in a variety of ways.

Evaluate and Reduce Lead-Based Paint Hazards

The City of Beaverton works closely with the Portland Development Commission (PDC) to enhance coordination of risk assessments, paint testing, and unit clearances for owner-occupied housing rehab projects, and participates in the Portland Regional Lead Based Paint Task Force to address lead hazards in homes throughout the Portland metropolitan region.

Reduce Number of Poverty Level Families

Through the City's CDBG and long range planning process, under the State of Oregon periodic review statute, the City attempts to address low-income housing needs and reduce poverty.

Develop Institutional Structure

During the Consolidated and Annual Plan process for CDBG fund allocation, the City conducts public hearings in cooperation with Washington County. City staff also interview interested Community Development Corporations (CDC's) regarding housing needs, and meet with the Community Development Department and Engineering Department staff to discuss infrastructure needs in the low-income areas of Beaverton.

In addition to the above measures (that develop the institutional structure for the City of Beaverton's CDBG Program), the City has a public services application process for non-profit agencies to request grant funding from the City. Such funding consists of both CDBG funds and State Revenue Sharing funds. There is a Public Services selection committee that reviews applications, interviews applicants, and makes funding recommendations to the City Council.. The City Council reviews and approves both the funding of the public service agencies and all other CDBG proposed activities.

City staff also participate actively in local planning and coordination efforts such as the Housing Advocacy Group and the Housing and Supportive Services Network.

Enhance Coordination Between Public and Private Housing and Social Services

The City works with interested Community Development Corporations (CDC's) throughout the year on housing issues such as housing trends and availability of properties in Beaverton. The City's Economic Development program works with private developers and CDC's to explore housing and economic development strategies for the City's downtown.

Throughout the year, the City meets with public service programs that operate from the Beaverton Community Center Addition.

Foster Public Housing Improvements and Resident Initiatives

The City of Beaverton does not administer or finance any public housing programs or initiatives. The Washington County Public Housing Authority is responsible for all public housing improvements and resident initiatives within the City. Public housing improvements and resident initiatives fall within their planning authority.

MONITORING STANDARDS AND PROCEDURES

The City of Beaverton regularly monitors activities undertaken with HUD funds in accordance with all applicable statutory and regulatory requirements including, but not limited to, OMB Circulars A-133 (Audits of State, Local, and Other Nonprofit Institutions), A-122 (Cost Principles for Non-Profit Organizations) and A-110 (Grants and Agreements with Institutions, Hospitals and Other Nonprofit Organizations).

City staff promote a cooperative and pro-active relationship with subrecipient partners for early identification of problems or potential problems. The technical assistance and monitoring that we provide – including orientation training, on-going technical assistance, routine site visits, and quarterly reporting – ensures that HUD-funded projects benefit intended populations, and helps prevent fraud, waste, and mismanagement.

AMENDMENTS

The City of Beaverton does not propose any amendments at this time to the 2005-2010 Consolidated Plan.

LISTING OF PROPOSED PROJECTS

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

<i>Project ID/ Local ID</i>	<i>Project Title/Priority/ Objective/Description</i>	<i>HUD Matrix Code/Title/ Citation/Accomplishments</i>	<i>Funding Sources</i>
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0501	CDBG Program Administration	21A/General Program Administration	CDBG \$134,728
05-01	Planning/Administration	570.206	ESG \$0
		1 Organization	HOME \$0
	Provide general planning, administration, and monitoring of the City's CDBG programs and projects.		HOPWA \$0
			ASSISTED HOUSING \$0
			PHA \$0
			County SSG \$0
			TOTAL \$134,728
			Total Prior Funding \$0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/05
 Completion Date: 06/30/06

Eligibility: 570.206
 Subrecipient: Local Government
 Location(s): N/A

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
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0502	Accessibility Rehab Program	14A/Rehab; Single Unit Residential	CDBG	\$ 100,000
05-02	L/M Owner Occupied Housing/High	570.202	ESG	\$ 0
	Grants to assist accessibility improvements to dwellings of elderly & disabled low-to-moderate income residents	30 housing units	HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
			TOTAL	\$ 100,000
			Total Prior Funding	\$ 0

Help the Homeless?	No	Start Date: 07/01/05
Help those with HIV or AIDS?	No	Completion Date: 06/30/06

Eligibility: 570.208(a)(3) – Low/Mod Housing
 Subrecipient: Local Government & Subrecipient Private 570.500(c)
 Location(s): Citywide

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
Listing of Proposed Projects

<i>Project ID/ Local ID</i>	<i>Project Title/Priority/ Objective/Description</i>	<i>HUD Matrix Code/Title/ Citation/Accomplishments</i>	<i>Funding Sources</i>	
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0503	Affordable Housing Project - Land Acquisition	01/Acquisition of Real Property	CDBG	\$ 197,866
			ESG	\$ 0
			HOME	\$ 0
05-03	Housing	570.201(a)	HOPWA	\$ 0
		40 Housing Units	ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
			TOTAL	\$ 197,866
	Acquire land in Central Beaverton for affordable multifamily housing development to be developed in 2005/2006		Total Prior Funding	\$ 459,950

Help the Homeless?	No	Start Date: 07/01/05
Help those with HIV or AIDS?	No	Completion Date: 06/30/06

Eligibility:	570.208(a)(3) – Low/Mod Housing
Subrecipient:	Local Government
Location(s):	Central Beaverton (site to be determined)

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

<i>Project ID/ Local ID</i>	<i>Project Title/Priority/ Objective/Description</i>	<i>HUD Matrix Code/Title/ Citation/Accomplishments</i>	<i>Funding Sources</i>
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0504	Downtown Storefront Improvement Program	14E/Rehab: Commercial/Industrial	CDBG \$ 140,000 ESG \$ 0
05-04	Slum and Blight/Medium	570.202	HOME \$ 0 HOPWA \$ 0
	Matching grants for façade improvements to qualified businesses within blighted area downtown.	10 local businesses	ASSISTED HOUSING \$ 0 PHA \$ 0 County SSG \$ 0
			TOTAL \$ 140,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 07/01/05
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(b)(1) – Area Blight
 Subrecipient: Local Government
 Location(s): Within blighted area to be defined by City: Census Tracts 311, 312, and 313

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0505	Public Services – to be determined	05/Public Services	CDBG	\$101,046
05-05	Public Service Needs/High Priority	570.201(e)	ESG	\$ 0
	Various public services	600 people	HOME	\$ 0
			HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
			TOTAL	\$101,046
		Total Prior Funding	\$0	

Help the Homeless? TBD
 Help those with HIV or AIDS? TBD

Start Date: 07/01/05
 Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Citywide

Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	673,640	
ESG	\$0	
HOME *	\$0	
HOPWA	\$0	
ADDI	\$0	
Total		673,640
Prior Years' Program Income NOT previously Programmed or Reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Total Estimated Program Income		
CDBG	\$0	
HOME	\$0	
Total		\$0
Section 108 Loan Guarantee Fund		
Total		\$0
TOTAL FUNDING SOURCES		\$673,640
Other Funds		
Country SSG	\$0	
Revolving Property Acquisition Fund	\$0	
Total		\$0
Submitted Proposed Projects Totals		\$673,640
Totals		\$673,640
Unsubmitted Proposed Projects Totals		\$0
Totals		\$0

* City-selected HOME projects appear under the Washington County HOME Consortium in the Action Plan.

APPENDIX

CITIZEN PARTICIPATION

Citizen Comments

The public comment period for review of the draft 2005 Action Plan will run from Wednesday, March 16, 2005 through Thursday, April 14, 2005. Notice of the 30-day public comment period was published in the:

<i>Oregonian</i>	Published on March 11, 2005
<i>Hillsboro Argus</i>	Published on March 15, 2005
<i>Beaverton Valley Times</i>	Published on March 10, 2005
<i>El Hispanic News</i>	Published on March 3, 2005
<i>The Asian Reporter</i>	Published on March 15, 2005

Public hearings will be held:

Wednesday, March 30, 2005 2:00 p.m.
Beaverton Library Conference Room
12375 SW 5th Street
Beaverton, OR 97005

Thursday, April 14, 2005 7:00 p.m.
Washington County Public Services Building
155 N. First Street, Room 105
Hillsboro, OR 97123

Public notice for these hearings is included below.

Minutes of the public hearings will be included in the final version submitted to the US Department of Housing and Urban Development. Full documentation of the public participation process adhered to in the development of the Consolidated Plan and the Action Plan can be found in Volume I (Chapter 1) and II (Appendix G) of the *2005-2010 Consolidated Plan*.

NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON DRAFT 2005-2010
CONSOLIDATED PLAN AND 2005 ACTION PLAN

Washington County

City of Beaverton

City of Hillsboro

The Consolidated Plan is a combined plan and application to the U.S. Department of Housing and Urban Development (HUD) for federal funds available to counties and cities under the Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) formula programs. Washington County, the City of Beaverton, and the City of Hillsboro each receive an annual CDBG entitlement grant. In addition, Washington County annually receives HOME, ESG, and ADDI program funds on behalf of the entire county. Action Plans are annual components of the Consolidated Plan that specifically describe how the jurisdictions will spend scarce federal resources over a one-year period for activities serving low and moderate income persons, the homeless, and persons with special needs.

The Draft 2005-2010 Consolidated Plan and the 2005 Action Plan are available for public review and comment from Wednesday, **March 16** through Thursday, **April 14, 2005, 5:00 p.m.**, at all County library branches and Beaverton City Hall (Mayor's Office) during regular business hours. Copies of the draft plan document can be obtained from the Washington County Office of Community Development by calling **503-846-8814**. In addition, you may download a version of the plan via the County's website: www.co.washington.or.us/CDBG Click on Planning

Two public hearings will be held on the draft Plans:

Wednesday, March 30, 2005 2:00 p.m.
Beaverton Library Conference Room
12375 SW 5th Street
Beaverton, OR 97005

Thursday, April 14, 2005 7:00 p.m.
Washington County Public Services Building
155 N. First Street, Room 105
Hillsboro, OR 97123

Both meeting rooms are accessible to persons with mobility impairments. Please notify the Office of Community Development at least 7 days before a hearing if special equipment or interpreting service is needed. If you are experiencing a disability or are hearing impaired and need assistance, please make arrangements in advance by calling **503-846-4598**.

You may comment on the draft Plans at either of the public hearings, or by writing to

Peggy A. Linden, Program Manager
Washington County Office of Community Development
328 W. Main Street, MS 7
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
E-mail: jennie_proctor@co.washington.or.us

Maps

The following maps were provided by the City of Beaverton. They depict the geographic distribution of entitlement funds throughout Washington County for program year 2005-2006.