
DRAFT
2008 ACTION PLAN
2005-2010 Consolidated Plan

Washington County, Oregon
City of Beaverton

July 1, 2008–June 30, 2009

Washington County Office of Community Development
328 West Main Street, Suite 100, Hillsboro, OR 97123
Telephone (503) 846–8814 • Fax (503) 846–2882 • TTY (503) 846–4598
www.co.washington.or.us/cdbg

March 11, 2008

To Be Approved by the Washington County Board of Commissioners
May 6, 2008
Minute Order # TBD

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EXECUTIVE SUMMARY

In January 2004, Washington County undertook the development of the *2005-2010 Consolidated Plan* (hereafter referred to as the 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. 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 Consolidated Plan consists of the quantitative and qualitative data gathered through the process as well as the goals and strategies developed by the Consortium and its partners. Volume II contains the documentation for all the data contained in Volume I. The 2008 Action Plan implements the third year of the five-year cycle by linking the projects selected with the priorities developed during the planning process. The Action 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 2008 program year runs from July 1, 2008 to June 30, 2009. Washington County entitlement funds are available countywide to meet the housing and community development needs of low- and moderate-income families.

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

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

CDBG

The County's CDBG program will address the following long-range objectives in PY 2008:

- 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.

HOME

The County's HOME program will address the following goals in PY 2008:

- A. Build and preserve housing units for households with special needs
- B. Increase homeownership opportunities in Washington County
- C. Reduce homelessness and provide needed services to those that are homeless or at risk of becoming homeless.
- D. Maximize production of units for households with under 30% and 50% of Median Family Income.

Please refer to the Appendix for a summary of objectives and performance measurements to be met this year through the funded projects.

American Dream Downpayment Initiative Funds (ADDI)

The ADDI Program will also meet one of the housing goals listed above, "increase homeownership opportunities in Washington County." More information on the ADDI program can be found under Program-Specific Requirements.

Outcomes

The following is a summary of the outcomes are expected to be realized through projects funded in program year 2008:

- Create 137 decent housing units that are affordable to low income persons and families.

- Rehabilitate (includes weatherization) 375 units to preserve the affordability of decent housing.
- Provide 1,440 homeless persons (or persons on the verge of becoming homeless) with access to suitable living environments through provision of services and shelter.
- Provide 360 persons with improved access to suitable living environments through improvements to neighborhood roads and sidewalks.
- Provide 5,821 persons with improved access to suitable living environments through improvements or new access to group homes, parks, senior centers and health facilities.
- Provide 5,198 persons with access to suitable living environments through critical public services.

Evaluation of Prior Year Program Accomplishments

New guidance from HUD requires that an evaluation of program accomplishments from the prior program year be included in annual Action Plans. The following evaluates the accomplishments detailed in the 2006 Consolidated Annual Performance and Evaluation Report in the context of the goals outlined in the current Consolidated Plan.

Community Development Block Grant/Emergency Shelter Grant

Service providers expended just over \$4.1 million and served over 40,000 people of whom almost 14,000 were homeless; 233 housing units received weatherization assistance; 95 housing units were rehabilitated; three public facility projects were completed; and three infrastructure projects were completed serving 3,003 persons.

HOME

While no HOME funded development rental projects were completed, the Lindsay Lane homeownership project (Willamette West Habitat) completed and sold eleven units. In addition, thirteen first-time homebuyers received downpayment assistance through the ADDI program.

To put these accomplishments in perspective, we can compare them against the goals set for the five year period.

Non-Housing Accomplishments

The county and the city proposed that 34 public facilities would be completed over the five-year period. In the first two years of the cycle, eleven public facilities were completed which is right on target with the goals.

14,000 persons were proposed to be served through a variety of infrastructure improvements over the course of five years. In the first two years of the cycle, just over 5,000 persons were served which is also on target with the goal.

58,135 low-income persons were proposed to be served through a variety of public service projects over the course of the five years. In the first two years of the cycle, 55,075 persons were served. This included persons served under homeless service programs. The sheer number of persons served suggests two things. First, the number of people needing assistance is growing each year. Second, the method used when setting the original goals will need to be re-visited during the next Consolidated Plan cycle.

Fifty low income persons were proposed to be served through City of Beaverton economic development projects. In the first year, none were served. This was due to the initial slow roll out of the Downtown Storefront Improvement Program. During the second year of this program's operations, fourteen storefront applications were processed, three projects were initiated and one is complete. Of the storefront applications under review, if all continue into construction, twenty-two businesses will receive revitalization rehabilitation through the Downtown Storefront Improvement Program – which is ahead of schedule for Year Two.

Housing Accomplishments

In the first two years of the five-year cycle, 320 units for low income renters were either preserved or created exceeding a yearly goal of 100 units (or 200 units).

Annual accomplishments for rehabilitated owner-occupied units exceeded the annual goal of 60 units. 336 units were completed this year between the County and City-funded rehab programs.

Homeownership programs completed 32 units in the first two years which exceeds the two year goal of 24. Because current county homeownership development projects are based on sweat equity participation by homebuyers, the projects can take up to five years (sometimes more) for completion of all the units in a project. So while projections appear to be on target this year, it is thought that a more fair evaluation in this category should occur farther along in the five-year cycle.

Washington County and the City of Beaverton served over 26,000 persons (through provision of shelter, housing or services) who were homeless or who were at risk of homelessness. This far exceeded the end-of-year-two goal of 12,120.

No units of housing for the disabled were completed this year but combined with the 35 completed in year one, the number completed exceeds the two year goal of 30 units. Again, because development projects have a longer life and not every year will reflect completed units under every subcategory, a more valid evaluation will have to wait until closer to the end of the five-year cycle.

As briefly mentioned above, it would be worthwhile, during the next Consolidated Plan process, to refine the method of goal setting so that re set at the start of the planning process. Staff may want to look at additional criteria to ensure that to the best of our collective ability, we are setting realistic goals for our community.

Finally, the loss of funding for the CDBG, HOME and ADDI programs continues to be a concern as there is an insufficient level of funding available to meet the needs as described in the Consolidated Plan. In addition, the reality of staff cuts in the current fiscal year is of great concern in terms of project implementation and oversight especially in light of the regulatory timeliness requirements.

Efforts to Broaden Public Participation

Washington County's Office of Community Development (OCD) adheres to its Citizen Participation Plan, which was approved during the last Consolidated Planning process. OCD holds two public hearings each year. The following steps were taken for both public hearings to broaden public participation:

- Staff mailed out a public notice bulletin to over 275 interested parties.
- The public notice was published in the *Beaverton Valley Times*, *El Hispanic News*, and *The Oregonian* at least two weeks prior to the public hearings.
- The County's website included a copy of the public notice as well as a downloadable copy of the draft Action Plan.
- The public notice and a copy of the draft Action Plan were e-mailed to the Housing and Supportive Services Network and Housing Advocacy Group listserves.
- Copies of the draft Action Plan were distributed to 13 library locations within the Washington County Cooperative Library Service.

The first public hearing occurred during the fall of 2007 and covered: past performance (i.e., prior year accomplishments), proposed use of program funds, and provided an opportunity for residents to participate and comment on housing and community development issues. Washington County held this hearing on September 20, 2007. The Policy Advisory Board heard testimony from two individuals representing the Housing Advocacy Group and Legal Aid Services of Oregon.

The second public hearing timeframe, which includes a 30-day comment period, will be held on the public comment draft of the Action Plan. The public comment period for this 2008 Action Plan will run from March 12th through April 10th. A copy of the public notice is included in Appendix A.

Washington County holds two hearings in April or order to better accommodate potential attendees coming from various regions of the county. The first will be held on March 27th in Beaverton. The 2nd hearing will be held on April 10th as part of the regularly scheduled Policy Advisory Board meeting.

2008 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 (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) programs. This annual Action Plan covers the program year from July 1, 2008 to June 30, 2009. The Action Plan is a component of the five-year Consolidated Plan in that it describes and implements, on a yearly basis, the strategies and objectives contained in the overarching document.

In Washington County, three jurisdictions receive formula allocations through the federal programs described above. Washington County is a CDBG and ESG entitlement agency and the HOME Participating Jurisdiction and as such receives an annual allocation under each of the programs. In addition, the Office of Community Development acts as the lead agency for the County's HOME Consortium as well as for the development of the Consolidated Plan.

The City of Beaverton receives its own allocation of CDBG funds annually and runs its program separately from Washington County. Beaverton CDBG funds must benefit Beaverton residents exclusively. Because the City participates in the HOME Consortium with the County, the HOME funds can be used throughout the County, including the City of Beaverton. Under an Intergovernmental Agreement, the County agrees to set aside a portion of the HOME funds for the City of Beaverton. The City retains the ability to choose its own projects but the County maintains overall administrative oversight for the City's projects.

The City of Hillsboro surpassed a population threshold of 50,000 prior to year 2000, which entitled it to a direct allocation of CDBG funds. However, the City opted to remain in the CDBG Consortium as a joint recipient. Under an Intergovernmental Agreement with the City, the County administers the City's funds and manages its projects. The City of Hillsboro is also a member of the HOME Consortium but opts to leave its portion of HOME funds with the County's allocation. The City participates jointly in policy-making and project selection.

The programs covered by the Action 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 are allocated to eligible HOME participating jurisdictions to assist low-income families become first-time homebuyers. Since the program's inception, 34 loans have been made to first-time homebuyers.

Housing Opportunities for Persons with AIDS (HOPWA) program 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.

2008 Action Plan

The County estimates it will invest approximately \$4,817,221 in new entitlement funds (including program income) in an array of housing and community development activities in PY 2008. These CDBG, HOME, ESG and ADDI program resources will be allocated as follows:

	HOME	ADDI	CDBG	ESG
CDBG Projects				
Public Facilities			\$1,081,413	
Infrastructure			\$ 408,500	
Public Services			\$ 351,861 ¹	
Housing Rehab			\$ 252,465	
Emergency Shelter Grant				88,661
HOME Projects	\$1,239,913	\$16,214		
HOME - City of Beaverton	\$ 288,894			
CHDO Operating Grants	\$ 79,260			
CDBG/Housing Admin			\$838,830	
HOME Admin	\$ 171,210 ²			
Contingency or Unprogrammed	\$ 0		\$0	
Program Totals	\$1,779,277	\$16,214	\$2,933,069³	\$88,661
			GRAND TOTAL	\$4,817,221

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

RESOURCES

Federal Program Year (PY) 2008 Entitlement Funds

The US 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 2008:

Community Development Block Grant Program	\$2,634,338
CDBG Program Income	\$291,526
HOME Investment Partnerships Program	\$1,585,320
HOME Program Income	\$193,957
American Dream Downpayment Initiative	\$16,214
Emergency Shelter Grant	\$88,661
Reprogrammable funds	\$7,205
Total	\$4,817,221

¹ This amount does not exceed the 15% public service cap for CDBG.

² This amount does not exceed the 10% Admin cap for HOME.

³ 100% of the CDBG funds will be used for activities that benefit persons of low/mod income.

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 is the Participating Jurisdiction under the HOME Program. The County works with Community Housing Development Organizations, non-profits, for-profits, and the Housing Authority of Washington County to develop affordable housing. As a consortium partner, the City of Beaverton receives an annual set-aside from the County's HOME allocation.

In December of 2003, the American Dream Downpayment Initiative was signed into law. 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. In June of 2005, HUD approved the County's application to expend the funds and the program officially began in July of 2006. Since that time, 34 homeownership opportunities have been realized through the ADDI Program.

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 1,005 homeless persons each year over the course of five years.

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 awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, there must be a dollar-for-dollar match from other public and private sources.

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 2008 (see Table 1).

Altogether, \$4.7 million in CDBG, HOME, ESG and ADDI project dollars will leverage another \$26.7 million in public and private resources for a leveraging ratio of 1:6, resulting in a total community investment of almost \$31 million. Twenty-one county CDBG projects will attract a total of \$3.5 million in additional public and private investment, while three HOME-assisted development activities (not including CHDO operating grant activities) will leverage another \$25 million.

Approximately \$17 million in private, and other resources, including bank loans, investor equity, and cash and in-kind donations, are expected to be leveraged by county federal funds, making up 55 percent of all resources going to assisted projects.

An additional resource for housing and community development projects is program income received from some entitlement-funded activities. The HOME program requires that a local 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. Unfortunately, these are fluctuating resources which make it difficult to estimate future revenues.

Additional sources of funding are expected to be targeted to affordable housing projects within the County. One HOME funded project (Hawthorne Villa) will likely seek 4% Low Income Housing Tax Credit funding.

Continuum of Care funding (Supportive Housing Program and Shelter Plus Care) totaling \$1,735,792 will go to various programs targeted to homeless activities. Washington County will also receive 2,569 Section 8 vouchers totaling just over \$17 million.

**Table 1
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2008**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
HOUSING									
17	Community Action – Comprehensive Weatheriz.	CDBG	20,000	55,000	100,000	175,000	-	-	175,000
18	Cmmunity Action - Self Help Weatherization	CDBG	25,000		25,000	50,000	-	-	50,000
19	Rebuilding Together Washington County	CDBG	10,000	-	15,000	25,000	29,000	-	54,000
20	OCD – Housing Rehabilitation Program	CDBG	122,465	-	-	122,465	-	-	122,465
21	OCD – HARDE Program	CDBG	75,000	-	-	75,000	-	-	75,000
30	TVHP Farmington Workforce Housing	HOME	722,906			722,096	14,000,000		14,722,906
28	TVHP – Hawthorne Villa	HOME	1,026,088	3,635,144		4,387,110		321,187	4,387,110
29	Willamette West Habitat Farmington Road	HOME	710,000	142,000		852,000	1,441,000	1,125,000	2,293,000
25	CPAH – CHDO Operating Grant	HOME	26,420	-	-	26,420	-	-	26,420
27	HDC – CHDO Operating Grant	HOME	26,420	-	-	26,420	-	-	26,420
26	TVHP – CHDO Operating Grant	HOME	26,420	-	-	26,420	-	-	26,420
33	American Dream Downpayment Initiative	HOME	16,214	-	-	16,214	-	-	16,214
	<i>Housing Subtotal</i>		2,806,933	3,777,144	4,856,232	11,440,309	16,375,675	1,943,123	27,815,984

**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2008**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
Homeless									
10	Community Action B2H Child Care	CDBG	12,000	-	-	12,000	226,455	-	238,455
1	Community Action Hillsboro Shelter	CDBG	24,999	-	-	24,999	-	-	24,999
13	DVRC Survivor Empowerment	CDBG	7,698	9,000	-	16,698	13,790	-	30,488
12	LCSNW Breaking the Homeless Cycle	CDBG	68,461	-	-	68,461	29,903	-	98,364
24	Community Action Emergency Shelter Grant	ESG	88,661	22,171	66,495	177,327	-	-	177,327
<i>Homeless Subtotal</i>			201,819	31,171	66,495	299,485	270,148	-	569,633
INFRASTRUCTURE									
6	Forest Grove A Street Improvements	CDBG	148,500	-	169,000	317,500	-	-	317,500
7	King City Cul-de-sac 2008	CDBG	40,000	-	15,000	55,000	-	-	55,000
8	Washington County LUT Sell & Turk Roads	CDBG	220,000	-	220,000	440,000	-	-	440,000
<i>Infrastructure Subtotal</i>			408,500	-	404,000	812,500	-	-	812,500

**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2008**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
PUBLIC FACILITIES									
2	Forest Grove School-Based Health Clinic	CDBG	\$402,137	-	47,790	449,927	182,595	-	632,522
4	Tigard Senior Center Remodel	CDBG	145,109	-	113,350	258,459	-	-	258,459
3	Albertina Kerr Group Home Refurbishment	CDBG	250,000	-	-	250,000	50,469	-	300,469
5	Hillsboro Bicentennial Park	CDBG	259,168	-	95,000	354,168	-	-	354,168
	Public Facilities Subtotal		1,056,414	-	256,140	1,312,554	233,064	-	1,545,618
PUBLIC SERVICES									
14	Comm Corrections Post Conviction Victim's Specialist	CDBG	31,411	-	-	31,411	81,387	-	81,387
15	TVHP Eviction Prevention and Life Enhancement	CDBG	72,400	-	-	72,400	97,120	-	169,520
16	Forest Grove Senior Guardianship Assistance Prog.	CDBG	99,891	-	-	99,891	63,260	-	163,151
11	St. Vincent de Paul/St. Matthew Rent Assistance	CDBG	30,000	-	-	30,000	90,000	-	120,000
9	Community Action Basic Needs Assistance	CDBG	30,000	85,500	46,339	161,839	20,000	-	181,839
	Public Services Subtotal		263,702	85,500	46,339	395,541	351,767	-	747,308
TOTAL RESOURCES			4,737,368	3,893,815	5,629,206	14,260,389	17,230,654	1,943,123	31,491,043
% of Total Resources by Category			15%	12%	18%	45%	55%		

CITIZEN PARTICIPATION

The Action Plan document implements the goals and strategies identified in *the 2005-2010 Consolidated Plan*.

Washington County and the City of Beaverton held a public hearing in Hillsboro on September 20, 2007 to give local residents and interested program participants an opportunity to present information and views on housing and community development needs and priorities. In addition, this hearing was an opportunity for both the County and the City to report on program accomplishments and proposed use of funds for the upcoming program year. Public hearing minutes and submitted testimony from the September hearing are included in the Appendix.

A second round of public hearings will be held on the public comment draft of the 2008 Action Plan. The hearings will be held in Beaverton and Hillsboro on March 27th and April 10th respectively. See the appendix for a copy of the public notice that was mailed to interested parties.

PY 2008 ACTIVITIES

Priorities, Objectives, and Accomplishments

Table 2 summarizes the housing and community development needs to be addressed by CDBG, HOME, ADDI and ESG activities in PY 2008. 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 2008 CDBG, HOME, ESG and ADDI funds (including program income) to benefit altogether a total of three community housing development organizations, 512 housing units, and 12,819 low- and moderate-income persons. As part of providing services to the persons mentioned above, four public facilities will be renovated, acquired or constructed. 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 two or three-year time period.

Housing and 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 2008 will address high-priority needs. The County's Policy Advisory Board (PAB) approved the proposed list of projects on February 14, 2008, for recommendation to the Washington County Board of Commissioners. The PAB rated and ranked these projects in January 2008.

Table 2 below shows the priority needs and objectives as identified in the *2005-2010 Consolidated Plan*.

Table 3 shows the specific CDBG objectives to be addressed by projects proposed for CDBG funding in PY 2008. 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 2008**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
HOUSING							
<i>CHDO Operations</i>							
Low Income Renters	H		CPAH – CHDO Operating Grant	HOME	\$26,420	1	Organization
Low Income Renters	H		HDC – CHDO Operating Grant	HOME	\$26,420	1	Organization
Low Income Renters	H		TVHP – CHDO Operating Grant	HOME	\$26,420	1	Organization
<i>Total CHDO Operations</i>					\$79,260	3	Organizations
<i>Rental Housing</i>							
Low Income Renters	H		TVHP Hawthorne Villa	HOME	\$1,026,088	118	Housing Units
Low Income Renters	H		TVHP Farmington Workforce Housing	HOME	\$477,906	120	Housing Units
<i>Total Rental Housing</i>					\$1,503,994	238	Housing Units
<i>Rental or Owner-occupied Housing</i>							
Low Income Renters, Low/Mod Income Homeowners	H		CA – Comprehensive Weatherization	CDBG	\$20,000	100	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H		CA - Self Help Weatherization	CDBG	\$25,000	120	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H		OCD – HARDE Program	CDBG	\$75,000	25	Housing Units
<i>Total Rental or Owner-occupied Housing</i>					\$120,000	245	Housing Units

**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County Entitlement Programs, PY 2008**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
<i>Owner-occupied Housing</i>							
Low/Mod Income Homeowners	H		Rebuilding Together - Washington County	CDBG	\$10,000	3	Housing Units
Low/Mod Income Homeowners	H		OCD - Housing Rehabilitation Program	CDBG	\$122,465	9	Housing Units
<i>Total Owner-occupied Housing</i>					\$132,465	12	Housing Units
 <i>Homeownership Programs</i>							
	H		Willamette West Habitat Farmington Rd.	HOME	\$225,000	15	
	H		American Dream Downpayment Initiative	ADDI	\$16,214	2	Housing Units
<i>Total Homeownership Programs</i>					\$241,214	17	Housing Units
TOTAL HOUSING PROGRAMS							
Homeless Programs							
	H		Community Action Emergency Shelter Grants	ESG	\$88,661	1,005	Persons
	H		DVRC Survivor Empowerment Fund	CDBG	\$7,698	130	Persons
	H		LCSNW Breaking the Homeless Cycle	CDBG	\$68,461	90	Persons
	H		Community Action Hillsboro Shelter	CDBG	\$24,999	200	
	H		Community Action B2H Child Care	CDBG	\$12,000	15	Persons
Total Homeless Programs					\$201,819	1,440	Persons

**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County Entitlement Programs, PY 2008**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
INFRASTRUCTURE							
Street Improvements	H		Forest Grove A Street Sidewalk and Streets	CDBG	\$148,500	244	Persons
Street Improvements	H		Washington County Land Use and Transportation Sell and Turk Roads	CDBG	\$220,000	25	Persons
Street Improvements	H		King City Cul-de-sac Resurfacing 2008	CDBG	\$40,000	91	Persons
Total Infrastructure					\$408,500	360	Persons
PUBLIC FACILITIES							
Parks and Recreation	H		Hillsboro Bicentennial Park	CDBG	\$259,168	658	Persons
Senior Center	H		Tigard Senior Center Remodel Phase 2	CDBG	\$145,109	4,153	Persons
Health Facilities	H		Forest Grove School-Based Health Clinic	CDBG	\$402,179	1,000	Persons
Center for Disabled	H		Albertina Kerr Group Home Refurbishment	CDBG	\$250,000	10	Persons
Total Public Facilities					\$1,056,456	5,821	Persons

Table 2 (Cont.)

Priority Needs and Objectives to be Addressed by Washington County Federal Entitlement Programs, PY 2008

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
PUBLIC SERVICES							
Other Public Service Needs	H		St. Vincent de Paul/St. Matthew Rent Assistance	CDBG	\$30,000	1,240	Persons
Senior Services	H		Forest Grove Senior Guardianship Assistance Program	CDBG	\$99,891	120	Persons
Other Public Service Needs	H		Community Corrections Post Conviction Specialist	CDBG	\$31,411	965	Persons
Other Public Service Needs	H		TVHP Eviction Prevention and Life Enhancement Skills	CDBG	\$72,400	175	Person
Other Public Service Needs	H		Community Action Basic Needs	CDBG	\$30,000	1,538	Persons
Total Public Services					\$263,702	5,198	Persons

Table 3
Washington County CDBG Objectives to Be Addressed by Proposed Projects,
PY 2008

CDBG Objective	Proposed Project That Will Positively Impact the Objective
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.	Hillsboro Bicentennial Park
a.6.a Provide adequate community spaces for seniors to meet, recreate, and access various services.	Tigard Senior Center
a.7.e Improve existing homeless shelters.	Community Action Hillsboro Shelter
A.11.e. Provide group homes for special needs populations.	Albertina Kerr Group Homes
A.15.a Provide greater access to acute medical care for low income, uninsured in Washington County.	Forest Grove School-Based Health Clinic
INFRASTRUCTURE	
B.3.a. Increase neighborhood safety by replacing, repairing and developing streets and related infrastructure.	Forest Grove A Street Improvements King City Cul-de sacs Sell and Turk Roads

**Table 3
Washington County CDBG Objectives to Be Addressed by Proposed Projects,
PY 2008**

CDBG Objective	Proposed Project That Will Positively Impact the Objective
PUBLIC SERVICES	
C.3.a Offer integrated substance abuse and mental health treatment to low-income individuals.	LCSNW Breaking the Homeless Cycle
C.6.a Offer support services to seniors to prevent their isolation and ensure that their basic needs are met.	Forest Grove Senior Guardianship Assistance Program
C.7.a Offer money management, guardian and conservatorship services to aid seniors who need assistance managing their affairs.	Forest Grove Senior Guardianship Assistance Program
C.8.a Educate the public about domestic violence and domestic violence resources.	DVRC Survivor Empowerment Fund
C.9.c Provide family counseling and mediation services and support services to youth that are homeless, at risk of homelessness, pregnant or parenting and/or experiencing emotional disturbance, and mental health-related crisis.	LCSNW Breaking the Homeless Cycle
C.12.a Provide counseling services to victims of crime.	Community Corrections Post Conviction Victims' Specialist
C.12.b Offer emergency, basic needs assistance to families in crisis.	Community Action Basic Needs St. Vincent de Paul Rent Assistance DVRC Survivor Empowerment Fund
C.12.c Improve access to affordable housing for low-income families.	TVHP Eviction Prevention & Life Enhancement
C.12.g Offer support services to post-adjudicated victims of crime.	Community Corrections Post Conviction Victims' Specialist
C.12.i Provide support services such as childcare, housing education, addiction, counseling, and employment training to homeless, mentally ill and transitioning individuals.	Community Action B2H Child Care

CDBG Objective	Proposed Project That Will Positively Impact the Objective
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

Affordable 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 2008 were selected through annual funding cycles.

Local HOME policy requires that 20 percent of each annual HOME allocation—or \$317,064 in PY 2008 funds—be reserved for housing to be owned, developed, or sponsored by nonprofit Community Housing Development Organizations (CHDOs). TVHP has been awarded funds for Hawthorne Villa (\$924,913 in 2008 funding) and will be the likely developer of the City's of Beaverton's Farmington Workforce Housing Project (\$288,894 in 2008 funding) for a total of \$1,213,807 in 2008 HOME funding. This is almost 77% of the 2008 HOME allocation which far exceeds the required minimum. 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 \$79,260 in new County HOME funds is being made available for this purpose in PY 2008.

Tualatin Valley Housing Partners' (TVHP) Hawthorne Villa will, upon completion, provide 118 upgraded units that are available for low income and those with special needs. The unit rents will be targeted between 40% and 50% MFI.

TVHP, as the developer of the Farmington Road/Angel Street property, will provide up to 120 units at income levels around 60% MFI. The city has allocated HOME dollars from multiple years (2003, 2007, and 2008) for a total of \$477,906. The focus of the project is workforce housing for which there is a documented need in the downtown core area of the city.

The American Dream Downpayment Initiative Program experienced a sharp decline in federal funding this year down to \$16,214. That will be enough to fund downpayment assistance for the purchase of two homes.

\$252,465 in CDBG funding is allocated for housing rehabilitation/weatherization activities. Making improvements to existing homes helps to keep people in their own homes and therefore helps to maintain that source of affordable housing stock in the county. Five housing rehabilitation and weatherization projects will provide weatherization materials or make improvements (including accessibility) to 257 owner-occupied homes and rental units.

The Housing Authority is continuing its operations to improve the energy efficiency of its public housing units through a cooperative arrangement with Community Action. These actions serve to reduce the utility costs to its residents. In addition, the Housing Authority will be upgrading four housing units to be accessible to disabled residents.

The Authority is continuing its Family Self-Sufficiency program to encourage public housing families to build up equity for homeownership, business or higher education. Homeownership opportunities continue to exist through the Section 32 Homeownership program and the Section 8 Homeownership Program.

The Housing Authority will complete the following projects for its affordable housing portfolio. The roofs at Holly Tree apartments in Beaverton, a project-based HUD Section 8 complex, and the roofs at Parkside Apartments in Forest Grove are being replaced and repaired. Driveways and balcony upgrades are also projected at Parkside Apartments this year.

In addition, the Housing Authority has set up quarterly meetings for the Resident Advisory Board (RAB) which is composed of public housing and Section 8 residents. The RAB gets first review of the Agency's proposed Public Housing Agency Plan for the coming fiscal year and will have the opportunity to make comments.

The Housing Authority operates a Section 32 Homeownership Program. The US Department of Housing and Urban Development allows Housing Authorities to sell public housing units under the Section 32 Homeownership Program. This program provides first-time homeownership opportunities to existing public housing residents. It is anticipated that 2 units will be sold through the Section 32 Homeownership program, with a possibility of a third unit by year's end. With the downturn in the market and lenders being very conservative, the Housing Authority is anticipating perhaps 1 family participating in the Section 8 Homeownership Program this year.

The Housing Authority anticipates funding 2,569 Section 8 vouchers in the coming year for a total in housing assistance payments of approximately \$17,194,000.

Homelessness

The County and its service partners will use CDBG and ESG 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.

- One CDBG project that will fund improvements to a homeless shelter located in Hillsboro.
- One CDBG project that will provide school-based health services to uninsured and underinsured families with children.
- One CDBG project that will fund a survivor empowerment fund for victims of domestic violence.
- Two CDBG projects that will provide emergency rent assistance that will prevent people from being evicted from their homes thereby becoming homeless.
- One CDBG project that will provide child care assistance to five families that are part of the Bridges to Housing Program, a regional program dedicated to helping families move out of homelessness.

- 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.

Homeless services in Washington County are administered through the Washington County Department of Housing Services and delivered through a community-based network of organizations that work together to help homeless families and individuals move toward self-sufficiency. These organizations comprise the Housing and Supportive Services Network (HSSN) and follow the HUD Continuum of Care model to develop and implement homeless activities to effectively achieve self-sufficiency outcomes.

The County uses McKinney-Vento Homeless Assistance to address critical unmet housing and supportive service needs for an increasing number of homeless. The 2007 Strategic Plan was submitted in a grant application that resulted in \$1,735,792 funding from HUD's Supportive Housing Program (SHP) and Shelter Plus Care (SPC) Homeless Assistance Programs in December 2007. The projects funded included:

\$353,700 for Shelter Plus Care tenant-based rental assistance for disabled chronic homeless single adults. The nine units will be funded for five-years by HUD and will leverage supportive services from participating project sponsors as a match for the rental assistance funds. This program is administered by the Department of Housing Services in collaboration with seven nonprofit sponsor agencies: Cascade AIDS Project, Community Action, Good Neighbor Center, Homestreet-Banyan Tree, Inc., Lifeworks NW, Luke-Dorf, Inc., and Open Door Counseling Center.

\$247,800 for Shelter Plus Care tenant-based rental assistance for homeless families with children participating in the Bridges To Housing Program. The five two-bedroom units will be funded for five-years by HUD and leverages supportive services as a match for the rental assistance. This leverage includes private foundation, local, state, and federal funding. This program is administered by the Department of Housing Services in collaboration with the nonprofit grantee selected to provide Bridges to Housing case management of the families.

\$247,178 for a two-year Transitional Living Program for older youth (ages 18 to 23 years) to include rental assistance (7 beds at scattered sites) and case

management, education assistance, life skills training, bus transportation and money management. This program is provided by the Boys and Girls Aid.

\$133,634 for one-year renewal funding of the HopeSpring Transitional Housing Program for homeless women with children recovering from mental health, alcohol and drug abuse. The program provides 10 families with rental assistance and supportive services to include mental health counseling, alcohol and drug counseling, life skills training, education, and child care. The program is provided by Lutheran Community Services NW.

\$753,480 for a one-year renewal of Shelter Plus Care Program funds. This program is administered by the Department of Housing Services in collaboration with seven nonprofit sponsor agencies: Cascade AIDS Project, Community Action, Good Neighbor Center, Homestreet-Banyan Tree, Inc., Lifeworks NW, Luke-Dorf, Inc., and Open Door Counseling Center.

The following table depicts the action steps being taken to address chronic homelessness. This is taken from the 2007 Continuum of Care application for McKinney-Vento funds.

N: CoC 10-Year Plan, Objectives, and Action Steps Chart

Objectives to End Chronic Homelessness <i>and</i> Move Families and Individuals to Permanent Housing	2007 Local Action Steps How are you going to do it? List action steps to be completed within the next 12 months.	Lead Person List name and title or organization of one person responsible for accomplishing each action step.	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in 5 years	Numeric Achievement in 10 years
1. Create new PH beds for chronically homeless persons.	Apply for funding through the 2007 CoC application to expand bed capacity with 9 new TRA SPC beds for chronically homeless individuals.	Susan Wilson, Director, Washington County Dept. of Housing Services	37 Beds	104 Beds	165 Beds	209 Beds
	Construction of a 10 bed Safe Haven for chronic homeless individuals. Occupancy on March 12, 2007 (after the PIT baseline count). Funding included 2004 CoC Samaritan Initiative Housing and CoC pro-rata funds.	Howard Spanbock, Executive Director, Luke-Dorf, Inc.				
	Construction of a 15 bed Hillsboro Graduated Independent Living Program for dually diagnosed chronic homeless individuals, occupancy December 2007. Funding includes 2006 CoC Samaritan Initiative, CDBG funds, Providence/St. Vincent Hospital, Health and Human Services and local funds from the city of Hillsboro and the Community Housing Fund.	Howard Spanbock, Executive Director, Luke-Dorf, Inc.				

	Implement 15 units (42 beds) Bridges To Housing Program beginning September 1, 2007, for hardest to serve homeless families with children to include housing and supportive services. Rent subsidy funded through private foundation funds, 5 units TRA Shelter Plus Care and up to 6 units Project Based Section 8.	Jerralyn Ness, Executive Director, Community Action Organization				
	Apply for 5 TRA SPC 2-bedroom and 3-bedroom units through the 2007 CoC application to expand Bridges To Housing Program bed capacity (11 beds) for hardest to serve families with children.	Susan Wilson, Director, Washington County Dept. of Housing Services				
	Construction began April 2007 on a 128 unit Merlo Station affordable housing complex with 15 units (41 beds) designated for hardest to serve homeless families. Rent subsidy will be funded through leveraged funds from private foundations, Shelter Plus Care, and other local government. Funding for construction includes HOME, bonds, fee waivers, and loans.	Thomas Benjamin, Executive Director, Tualatin Valley Housing Partners				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 71%.	Provide Ready-To-Rent Tenant Education to occupants in permanent housing projects.	Patrick Rogers, Community Action Organization	67%	71%	75%	79%
	Enhance Shelter Plus Care Program APR results with administrative changes implemented in October 2006 that reduces the number of homeless persons moved between grant projects to consume funds before expiration of grant.	Adolph 'Val' Valfre, Washington County Department of Housing Services				
3. Increase percentage of homeless persons moving from TH to PH to at least 61.5%.	Create formal exit plans for each family leaving Transitional Housing Program to specifically address transition to permanent housing.	Natalie Devlin, 'HopeSpring' TH Program Manager	95.0%	95%	96%	97%
	Identify and reduce barriers to transition from TH to PH for participants.	Patrick Rogers, Community Action Organization				
4. Increase percentage of homeless persons employed at exit to at least 18%.	Coordinate with homeless service providers to provide access to the Supportive Employment Program and funded with state dollars from the Addictions and Mental Health Division.	Kristin Burke, Sr. Mental Health Svcs. Coordinator	16.7%	18%	21%	24%

	Form a Mainstream Resource and Employment Subcommittee to include stakeholders from the business community and service providers to address access to mainstream resources and employment opportunities.	Annette Evans, CoC Chair, HSSN				
5. Ensure that the CoC has a functional HMIS system.	Evaluate accuracy of HMIS data periodically. Provide training to agency staff entering homeless data into the HMIS to ensure quality data.	Melanie Fletcher, HMIS System Administrator	100 % Bed Cover- age	100 % Bed Cov- er- age	100 % Bed Cover- age	100 % Bed Cove- r- age
	Monitor compliance with HMIS data and technical standards.	Melanie Fletcher, HMIS System Administrator				

In addition to these homeless projects funded by HUD, Washington County (through its Department of Housing Services and the many dedicated housing and service providers who are part of the Housing and Supportive Services Network) has actively developed and implemented homeless programs and activities that expand services provided to homeless persons within the county. Many of these were not described in the 2007 Action Plan because they had not occurred at that time or were not fully up and running.

Bridges to Housing Program. This new program is a bi-state regional effort focused on serving high-need homeless families with children in the four-county metro region. The program resulted from a multi-year regional planning process, with participation from housing providers, agencies that serve homeless families, and local government. This program is funded with private foundation, nonprofit and local government commitments.

Washington County developed a program intake and screening model that incorporates housing-first in its purest form with quick access to housing and family-oriented intense case management with supportive services. Homeless families seeking mainstream resources at the three Oregon Department of Human Services field offices are screened and selected for the program. This intake model best reflects the demographics of the counties overall homeless families population.

Community Action, in partnership with Washington County housing providers and the Oregon Department of Human Services, received an award of \$291,400 private foundation funds that leveraged an additional \$993,000 in local resources. Implementation of the program began September 2007 with all 15 families enrolled by January 2008. Tualatin Valley Housing Partners and Community Partners for Affordable Housing will take ten and five families respectively. Community Action applied for and was awarded child care assistance through the county's CDBG Program to assist the families housed in Tigard. Funds are also being sought from the City of Beaverton to

support families housing in Beaverton.

Homeless Program Coordinator. In September 2007, Washington County funded a full-time program coordinator position with duties to include the development and coordination of a comprehensive continuum of care system in Washington County. The position includes HUD McKinney-Vento Homeless Assistance grant writing and project administration, coordination of the development and implementation of the 10 Year Plan to End Homelessness, facilitation of the Bridges to Housing Program, directing the continuum's Housing and Supportive Services Network (HSSN) and facilitating development of alternative services and projects that augment the continuum, e.g. – Severe Weather Shelter Response Plan.

Ten Year Plan to End Homelessness. Washington County, in partnership with the cities of Beaverton, Hillsboro, Tigard and the U.S. Department of Housing and Urban Development, has provided advocacy and financial support for the development of a 10 Year Plan to End Homelessness in Washington County. In October 2007, the Board of County Commissioners approved a \$40,000 contract with Technical Assistance Collaborative, Inc. to develop the plan. A 10 Year Plan to End Homelessness is the cornerstone to developing strategies, programs, and activities that will be used to assist homeless families and individuals move to housing and self-sufficiency. The plan is targeted for approval by the Board of Commissioners in May 2008.

Severe Weather Shelter Response Plan. The plan was developed with faith-based community members who open their church facilities during inclement weather to provide shelter to homeless persons. The plan was implemented in December 2007 with six churches and one nonprofit agency participating. Referral of homeless persons to the church shelters is made through the *211info* community referral system, local service providers, and law enforcement, fire, and EMS staff who receive notification of shelter activation information from the Washington County Homeless Program Coordinator.

Special Needs

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 2008 program year, five CDBG and two HOME-funded projects will address the special needs of persons who are not homeless but require supportive or other 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 (\$105,000 in CDBG funds to projects #16, #18, and #20).
- To acquire a single-family residence in Cornelius to house up to 10 severely developmentally disabled youth (\$250,000 in CDBG funds). These types of projects

provide a home and services for as long as is needed for persons who are not able to live independently.

Geographic Distribution

Table 4 identifies the areas to which Washington County will direct federal assistance during the 2008 program year. At this time, the County is not able to identify the geographic distribution of the ADDI funds, but the program is 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:

- Three infrastructure improvement projects (#6-#8) to be carried out in low- to moderate-income neighborhoods in King City, Forest Grove and unincorporated Washington County.
- One senior center remodel project located in Tigard (#4)
- One park project located in Hillsboro (#5)
- One group home acquisition project located in Cornelius (#3).
- Eight public service projects (#9-16) serving residents countywide.
- Two weatherization projects (#17 and #18) administered from a Hillsboro facility but serving residents countywide.
- Three housing rehabilitation programs (#19-#21) administered in Hillsboro serving residents countywide.
- Two HOME-assisted rental housing projects located in Tigard (#28) and Beaverton (#30).
- One HOME-assisted homeownership project located in Aloha (#29)
- Three CHDO operating grant projects (#25-#27).
- Four projects assisting the homeless located in Hillsboro, Tigard and countywide (#1, #10, #12 and #13)

Note: When referencing Table 4, some projects have multiple sites but only one of the sites will reflect the total project cost. The other sites will be shown with an asterix (*). In addition, activities that are identified as county-wide are the administrative headquarters of these programs. Residents who receive the services (with the exception of Beaverton residents) may be located county-wide.

Maps of project locations can be found in the Appendix.

**Table 4
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2008**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Aloha							
	31805/ 31706	29	Willamette West Habitat Farmington Road	HOME	\$225,000	H	
Beaverton	County-wide	18	Rebuilding Together	CDBG	\$10,000	H	Elderly, Persons with Disabilities
	County-wide	24	ESG – subaward to LCSNW HopeSpring (1st of 6 sites)	ESG		H	Homeless Persons
	31200	30	TVHP Farmington Workforce Housing Projects	HOME	\$477,906	H	
	31003	26	TVHP – CHDO Operating Grant	HOME	\$26,420	H	
Cornelius	32900	24	ESG – Subaward to Open Door Counseling (2nd of 6 sites)	ESG		H	Homeless Persons
	32902	3	Albertina Kerr Group Home	CDBG	\$250,000	H	Persons with Disabilities
Forest Grove	33300	6	Forest Grove A Street Improvements	CDBG	\$148,500	H	
	33300	2	Forest Grove School-Based Health Clinic	CDBG	\$402,137	H	
	County-wide	16	Forest Grove Senior GAP	CDBG	\$99,891	H	Elderly

**Table 4 (Cont.)
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2008**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Hillsboro	County-wide	16	CA – Comprehensive Weatherization	CDBG	\$20,000	H	Elderly, Persons with Disabilities
	County-wide	17	CA – Self Help Weatherization	CDBG	\$25,000	H	
	County-wide	19	OCD – Housing Rehabilitation Program	CDBG	\$122,465	H	
	County-wide	20	OCD – HARDE	CDBG	\$75,000	H	Elderly, Persons with Disabilities
	County-wide	16	Forest Grove Senior GAP (satellite office)	CDBG	*	H	Elderly
	County-wide	9	Community Action Basic Needs	CDBG	\$30,000	H	
	County-wide	11	St. Vincent de Paul/St. Matthew Rent Assistance	CDBG	\$30,000	H	
	32403	5	Hillsboro Bicentennial Park	CDBG	\$259,168	H	
	32403	1	Community Action Hillsboro Shelter	CDBG	\$24,999	H	Homeless Persons
	County-wide	14	Community Corrections Post Conviction Victims' Specialist	CDBG	\$31,411	H	
	County-wide	10	Community Action Bridges to Housing Child Care	CDBG	\$12,000	H	Homeless Persons
	326.01	24	ESG – subaward to Family Bridge (3 rd of 6 sites)	ESG		H	Homeless Persons
	325/ 32403	24	Community Action – Emergency Shelter Grants (4 th of 6 sites)	ESG		H	Homeless Persons
	County-wide	33	American Dream Downpayment Initiative	ADDI	\$16,214	H	
	32403	27	HDC CHDO Operating Grant	HOME	\$26,420	H	

**Table 4 (Cont.)
Geographic Distribution of Washington County CDBG, ESG and HOME Assistance, PY 2008**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
King City	31906	7	King City Cul-de-sac 2008	CDBG	\$40,000	H	Elderly
Tigard	30900	25	CPAH CHDO Operating Grant	HOME	\$26,420	H	
	30801	4	Tigard Senior Center Remodel	CDBG	\$145,109	H	Elderly
	County-wide	16	Forest Grove Senior GAP	CDBG	*	H	Elderly
	30600	15	TVHP Eviction Prevention	CDBG	\$72,400	H	
	30900	24	ESG – subaward to Good Neighbor Center (5 th of 6 sites)	ESG	\$	H	Homeless Persons
Unincorporated Washington County	33400	8	DLUT Sell and Turk Road	CDBG	\$220,000	H	

Note: 1). The Emergency Shelter Grant and CDBG awards to DVRC are not shown on this table in that the location of the shelter is suppressed.
 2). The total HUD Allocation for the ESG Program is \$88,661. That amount is contracted with Community Action who then distributes the award among five agencies.

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. Project proposals are accepted annually from local governments and nonprofit organizations. Proposals are evaluated by the Policy Advisory Board (PAB) and ranked in order based on their scores within each program category. The projects that receive the highest scores, and are within the funding limits in each category, are 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 2008 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*. The Policy Advisory Board reviews and ranks 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%
31613	NW Beaverton/ Unincorporated	33%
32403	Hillsboro	33%
309	Tigard	32%
31705	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

Washington County will invest CDBG, HOME and ESG funds in seven projects that are located in three of the eight census tracts identified above as areas of low-income concentration. Specifically:

- One HOME project (Farmington Workforce Housing) located in census tract 312.
- One HOME-funded CHDO Operating Grant project and one ESG activity located in census tract 32403.
- One park project located in census tract 32403.
- One homeless shelter project located in census tract 32403.
- One HOME-funded CHDO Operating Grant project and one ESG activity located in census tract 30900.

Public service projects that serve residents county-wide are so reflected in Table 4. No specific census tract is provided.

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%

Census Tract	Block Group	Location	Ethnic/Minority Group	Minority Percentage
			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 four projects that are located in one of the census tracts identified as areas of minority concentration. Specifically census tract 32403:

- Community Action Hillsboro Shelter Improvements and ESG funding
- Hillsboro Bicentennial Park
- HDC CHDO Operating Grant

Other agencies have administrative offices located in census tracts with low-income or minority concentrations but they are not listed above as the beneficiaries are served county-wide.

One project (LCSNW Breaking the Homeless Cycle) has its administrative offices in Portland but the agency serves residents throughout Washington County. The project is not reflected in Table 4.

Three projects proposed for County CDBG funding qualify under the national objective of low/moderate income area benefit. All three used survey data to qualify. The survey data has been sent to HUD for review and approval.

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 areas that have less than the standard 51% threshold.

Groups with Disproportionate Needs by Area

The projects to be funded by Washington County in PY 2008 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)
- Elderly and disabled persons who are a risk of fraud or abuse (countywide)
- Elderly persons in need of a variety of services offered through senior centers.

Farmworkers

- No projects funded this year serve this population specifically.

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)
- Severely developmentally disabled youth and young adults in need of safe and secure housing.

Ex-Offenders

- No projects funded this year serve this population specifically.

Persons in Need of Drug and Alcohol Treatment

- No projects funded this year serve this population specifically.

Other Actions

The 2008 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 2008 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. The check mark denotes that some form activity is taking place whether it be through a funded project or through the collaborative efforts of involved parties. As was the case in the *2005-2010 Consolidated Plan*, not every objective or strategy is the responsibility of Washington County, the local government. In many cases, the strategy may be best undertaken by our partners: the faith community, the local non-profits, the advocacy groups, etc. This

chart is meant to highlight both County and community efforts to meeting strategies that were developed and identified in the Consolidated Plan.

Table 5
Washington County Consortium
Summary of Other Actions Proposed for PY 2008

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. 	✓
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. 	✓
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. 	✓
A3.3	<ul style="list-style-type: none"> ▪ Consider creating new CHDOs where existing CHDOs are not meeting identified community needs. 	

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. 	✓
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. 	✓
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. 	
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 jurisdiction 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. 	✓
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. 	✓
<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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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 	✓
HOMEOWNERSHIP OPPORTUNITIES		
B3.1	<ul style="list-style-type: none"> ▪ Establish a program to increase homeownership among underrepresented populations. 	✓
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. 	✓
B3.3	<ul style="list-style-type: none"> ▪ Use public funds to acquire land to enable self-help groups to expand homeownership options. 	✓
B3.4	<ul style="list-style-type: none"> ▪ Support pre/post purchase housing counseling and foreclosure prevention programs. 	✓
B3.5	<ul style="list-style-type: none"> ▪ Support a first-time homebuyer program that assists income-qualified applicants with downpayment assistance. 	✓
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 employers 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. 	✓
B4.2	<ul style="list-style-type: none"> ▪ Support housing projects that help homeless households transition into permanent housing. 	✓
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. 	✓
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. 	✓

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. 	
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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
D3	<ul style="list-style-type: none"> ▪ Acquire and maintain housing to help preserve an affordable rental stock for low-income residents. 	✓
D4	<ul style="list-style-type: none"> ▪ Issue housing revenue bonds to finance the construction or purchase of multifamily developments for low-income renters. 	✓
D5	<ul style="list-style-type: none"> ▪ Help assisted tenants make the transition to non-subsidized housing. 	✓

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. 	✓
D7	<ul style="list-style-type: none"> ▪ The Office of Community Development administers the County's CDBG Program, as described in its current Consolidated 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. 	✓
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, including single-family rehab loan programs for low- and moderate-income homeowners. 	✓
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 four nonprofit community housing development organizations (CHDOs)—Community Partners for Affordable Housing, Housing Development Corporation of NW Oregon, Tualatin Valley Housing Partners, and Willamette West Habitat for Humanity—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. 	✓
<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. 	✓
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. 	✓
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. 	✓
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. 	✓

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. 	✓
F1.2	<ul style="list-style-type: none"> ▪ Provide ranking preferences to elderly/disabled families on a fixed income. 	✓
F1.3	<ul style="list-style-type: none"> ▪ Constructed needed modifications for public housing based on the Section 504 Needs Assessment for Public Housing. 	✓
F1.4	<ul style="list-style-type: none"> ▪ Apply for special-purpose vouchers targeted to families with disabilities. 	✓
F1.5	<ul style="list-style-type: none"> ▪ Provide ranking preference to disabled homeless applicants. 	✓
F1.6	<ul style="list-style-type: none"> ▪ Reduce public housing vacancies and apply for additional vouchers. 	✓
F1.7	<ul style="list-style-type: none"> ▪ Employ effective maintenance and management policies to minimize the number of public housing units off-line. 	✓
F1.8	<ul style="list-style-type: none"> ▪ Reduce turnover time for vacated public housing units. 	✓
F1.9	<ul style="list-style-type: none"> ▪ Reduce time to renovate public housing units. 	✓
F1.10	<ul style="list-style-type: none"> ▪ Market the Section 8 program to owners outside of areas of poverty/minority concentrations. 	✓
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. 	✓
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. 	✓
F1.13	<ul style="list-style-type: none"> ▪ Employ admissions preferences for publicly assisted housing aimed at families with economic hardships. 	✓
F1.14	<ul style="list-style-type: none"> ▪ Adopt rent polices to support and encourage work. 	✓
<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. 	✓
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. 	✓
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. 	✓
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. 	✓
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. 	✓
<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. 	✓

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

Action Code	Project
A2.4 B3.1, B3.2, B3.4, B3.5 B1.7, B2.1, D3, D8, G3	2008 Action Plan American Dream Downpayment Initiative Beaverton Housing Rehabilitation Program (Mend-a-Home and Adapt-a-Home) Beaverton's First and Main Rehab Project
B1.10	
B4.3, B4.4 B4.2 B1.11 E1 D7, H4 A4.10, B1.10, C1.8, E1, E2 C1.8, E1, E2 A4.10 H7 F2.3 B4.3, B4.4, B4.6 B5.6, H3 B5.6, H3 B4.2 A3.8, C1.8 E1	Boys and Girls Aid Society Bridges to Housing CASA of Oregon CAPER/Annual Performance Reports CDBG Programs City of Beaverton City of Hillsboro City of Tigard CPAH Comprehensive Resident Services Camp Rosenbaum Community Action – Hillsboro Shelter Community Action - Comprehensive Weatherization Community Action - Self Help Weatherization Community Action SAFAH Program Community Housing Fund Consolidated Plan/Annual Action Plan Continuum of Care for the Homeless (See Housing and Supportive Services Network) CPAH - CHDO Operating Grant CPAH – Hilltop Vista
A3.1, A3.2, A3.8, D9, H1 A2.5, A2.6, A3.6, B1.2, B1.3, B1.4, B1.6, B5.2 B4.6 A4.17, A4.18, B4.3, B4.4 B5.6 A3.1, A3.2, A3.8 A4.17, B4.1, B4.2, B4.3, B4.4, E4 A4.2 A4.13, A4.15, A4.23, A4.26 B4.3, B4.4 H4, H6, H7, H8 B4.1, B4.3 A4.2 B4.3, B4.4 A3.1, A3.2, A3.8, D9, H1 B3.1, B2.4, B3.6 A2.1, A2.6, A1.3, A3.1, A3.3, A3.4, A3.7, A3.8, A4.3, A4.24, B1.2, B1.4, B1.6, B1.9, B1.10, D1, H2 B1.6, B1.10 D1- D5 B6.4 B1.12, B4.2, B4.3, B4.4, E4, H4, H5, H6, H7 D6 A2.2, C1.1, C1.5, C1.8, E3, D9 A2.2, C1.5	Department of Housing Services DVRC Monika's House Ecumenical Ministries of Oregon Shared Housing Enterprise ESG & SSG Homeless Assistance Programs Essential Health Clinic (expanded to three nights/week) Fair Housing Council of Oregon Family Bridge Family Self Sufficiency Program FEMA Rental Assistance Forest Grove School-Based Health Clinic Good Neighbor Center HDC - CHDO Operating Grant HDC NeighborWorks Program HOME Program HOME Restrictive Covenants HOME Technical Assistance Homestreet-Banyan Tree HopeSpring Housing Advisory Committee Housing Advocacy Group Housing Alliance

Action Code	Project
D6, F2.10	Housing Authority Board
A2.2, A3.6, B4.3, B4.4, C1.8	Interfaith Committee on Homelessness
B1.6, B1.9	Low Income Housing Tax Credits
B4.2, B4.3, B4.9, B6.2, B6.5, B6.7	Luke-Dorf Safe Haven and Graduated Living
B1.9	Metro
A3.7	Neighborhood Partnership Fund
A2.6, A3.1, A3.4, A3.7, A3.8, B4.6, D1, D5, D7, D8, H2, H4, H5	Office of Community Development (OCD)
B1.2, B2.3, G3	OCD – Housing Rehabilitation
B1.2, B2.3, G3	OCD - HARDE Program
B2.4, B3.1, B3.4, B3.6, B4.3, B4.4	Open Door Counseling Center
C1.5	Oregon Housing Alliance
A3.8, B1.9, B1.11	Oregon Housing and Community Services
H6, H7	Portland Community College
A4.2	Project Access Washington County
B4.3, B4.4	Project Homeless Connect
F1.1 – F1.14	Public Housing Agency Plans
F1.3, F1.7, F1.8, F1.9	Public Housing Modernization
A4.23	Ready-to-Rent Program
B1.7, B2.1, B5.3, D8, H3	Rebuilding Together Washington County
E2	Regional Affordable Housing Strategy
B3.1, B3.2, F2.6, H1	Section 32 Homeownership
B3.2, F2.6, F2.8, H1	Section 8 Homeownership
B3.1, F1.1, F1.4, F1.6, F1.10, F1.11, F1.12, F1.13	Section 8 Vouchers
A4.17, B4.4, B4.5, B4.7	Severe Weather Shelter Plan (County DHS)
A4.12, B1.11	State of Oregon facilitated Group on Mobile Home Parks
A4.17, B4.1, B4.3	SHELTER/DVRC Shelter
A4.17, B4.2, B4.3	Ten Year Plan to End Homelessness
A3.1, A3.2, A3.8, D9, H1	TVHP - CHDO Operating Grant
B1.10	TVHP Hawthorne Villa
A1.1, A2.5, A2.6, B1.2, B1.3, B1.4, B1.12	TVHP – Merlo I and II
A4.2	Virginia Garcia Memorial Health Clinic
B4.6	Washington County Board of Commissioners
A3.2, A3.8, B1.3, B3.1, B3.2, B3.3, D9, H1	Willamette West Habitat for Humanity (Farmington Road and Lindsay Lane)

PROGRAM-SPECIFIC REQUIREMENTS

CDBG Program

County CDBG program income generated from the Housing Rehabilitation Loan Program is estimated at \$291,526 and will be added to the PY 2008 allocation.

American Dream Downpayment Initiative Funds

The Washington County Office of Community Development (OCD) offers a first-time homebuyer program known as the American Dream Downpayment Initiative (ADDI). The federally-funded program provides financial assistance for home purchase to first-time homebuyers. The assistance is in the form of a zero (0%) percent interest, deferred payment loan. The loan is a maximum of \$10,000. The assistance can be used for downpayment and closing costs.

This program works with qualified lenders and makes purchase and ownership of single family housing more affordable for qualified buyers. Funding for this program is through the Department of Housing and Urban Development (HUD) and is governed by the rules and regulations in 24 CFR Part 92.

The Office of Community Development conducts outreach on a continual basis.

On a yearly basis, a mailing is sent to all of the manufactured home parks in the County to inform residents about this program. The most recent mailing occurred in March 2008.

ADDI brochures are distributed at the twice monthly homebuyer education classes taught by Open Door Counseling Center. The ADDI is offered as a secondary funding source for first-time homebuyers.

Staff coordinates closely with the Department of Housing Services' (DHS) Section 8 Homebuyer Program. DHS staff refer their applicants to the ADDI program. To date, there have only been 2 clients from that program that have received the ADDI. OCD staff is also working with DHS to coordinate ADDI assistance with its Section 32 program. This is a new program that involves the sale of public housing properties to tenants currently in the housing program. It is anticipated that the ADDI loan will be used by some of these clients.

ADDI brochures are distributed to the County's Public Services Building, Hillsboro's Civic Center, and libraries throughout Washington County.

ADDI program referrals are also made through local bank's Community Lending Departments. OCD has on-going contact with lenders from Umpqua Bank, Bank of

America, US Bank, Equity Home Mortgage and Wells Fargo Bank. Their lenders, and other community lending programs, specialize in loans to first-time homebuyers. These lenders refer their low/mod income clients to the ADDI program and encourage their participation in it.

OCD also maintains a website with current ADDI information. Lenders and applicants access current program information as well as forms for the program there.

Advertising in the paper was done initially but has not been repeated because there has been a steady flow of inquiries from the general public.

Another component of outreach is through cooperation with Habitat for Humanity. To date, OCD has assisted in home purchases for eleven very low income buyers.

Program brochures are in both English and Spanish. Efforts are underway to complete the translation of program forms.

Program policies specify that applicants must attend a classroom-based educational home buying course and provide certification of completion prior to reservation of funds. The ABC's of Homebuying is the preferred course however, other courses that are classroom based, have personal interaction with an instructor/s, and a detailed course of study could be substituted. Courses other than the ABC's of Homebuying require prior approval from the Office of Community Development before a reservation of funds is submitted. Open Door Counseling Center is the local provider of such approved counseling; however, other providers such as the Portland Housing Center are well qualified.

In addition, successful applicants under the program will be encouraged to participate in a post-purchase curriculum provided by Open Door Counseling where new home owners learn about budget management, debt management and how to schedule and budget for regular maintenance and repairs.

HOME Program

Resale and Recapture Guidelines for the HOME and ADDI Programs

Homeownership Provisions

The Washington County HOME Consortium supports two kinds of homeownership programs. Developer-initiated programs are projects undertaken by public and nonprofit developers to provide affordable homeownership opportunities to homebuyers with incomes at or below 80% Median Family Income through the construction of new housing and/or the acquisition/rehabilitation of existing homes. HOME funds are provided to the developer for the purpose of acquiring, rehabilitating and/or constructing homes.

The Washington County HOME Consortium also assists qualifying homebuyers through the American Dream Downpayment Initiative (ADDI). The ADDI Program provides downpayment and closing cost assistance to eligible homebuyers of single-family homes.

In conformance with CFR 92.254, Washington County imposes Resale or Recapture provisions on each project. The restrictions are described below.

Recapture Provisions, Developer-Initiated Projects

Washington County provides a deferred payment loan to homebuyers to purchase properties that are part of developer-initiated projects. When the homebuyer enters into the loan, the developer's indebtedness to the County decreases by the same amount as the principal of the homebuyer's loan.

The homebuyer's loan is due upon resale of the property during the affordability period or if the homebuyer no longer resides in the property as his/her principal residence during the affordability period. The interest rate is 0%. During the first five years of the affordability period, full repayment of the principal is required. During the remaining affordability period, an equal amount of the principal is forgiven each year, such that, by the end of the affordability period, no principal is due and the loan is forgiven.

Recapture Provisions, ADDI Program

Through the ADDI Program, Washington County provides a deferred payment, zero interest loan to eligible homebuyers for downpayment assistance and closing costs on qualifying homes. Full repayment is required if and when the home is sold, a transfer of title or a default occurs, or when the home is no longer the principal residence of the homebuyer. The loan is not assumable.

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 owners/sponsors/developers through yearly workshops on HOME requirements as well as via the HOME Procedures Manual.
- Owners will inform potential tenants and tenants in buildings scheduled for acquisition, reconstruction, or rehabilitation via notices to tenants, notice postings in central areas on site location.

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 the project 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. Periodic on-site monitoring visits will verify that the agency continues to comply with affirmative marketing efforts.

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 *EI Hispanic News*, 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 Memorial Health Clinic, and Community Action.
- 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) during periodic on-site monitoring visits 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, 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.
- The reporting of all vacancies by the owner on a continuing basis may be required 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.

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 require 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, ADDI, 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.

LISTING OF PROPOSED PROJECTS

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name Washington County, OR

Priority Need

Public Facility (Homeless Shelter)

Project Title

Community Action – Shelter Improvements

Description

The Community Action shelter is located in an historic house in the City of Hillsboro. The house, built in 1903, was found to be in disrepair in several areas. In order to meet the physical needs of the facility, the agency will undertake the following improvements to the facility: ventilation and insulation (particularly in the ceiling above the porch); ground water and roof run-off drainage system. The shelter will assist 200 homeless persons annually.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

210 SE 12th Avenue, Hillsboro, OR

Objective Number SL-1	Project ID 0001
HUD Matrix Code 03C	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 200 persons (1 facility)
Local ID 0216	Units Upon Completion 200 persons (1 facility)

Funding Sources:

CDBG	\$24,999
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$0
Total	\$24,999

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Facility (Community Health Center)

Project Title

Forest Grove School District – School Based Health Center (SBHC)

Description

Recent research indicated the following: 11% or nearly 15,000 children aged 0-17 years in Washington County had no health insurance; the percentage of children of Hispanic decent with no health insurance is even higher than the general population; and the County's school nurse to student ratio is 1:4,444. Furthermore, a survey of all county school principals found that poor student health status was a major concern as a significant barrier to learning. The construction of a 1,600 sq. ft. school based health center (SBHC) will provide a variety of health care services to children who live in the service delivery area. Those services include: health vision, dental and developmental screenings; routine exams, diagnosis and treatment/referral of acute and chronic conditions; treatment of minor injuries; prescribing medications; reproductive health; and immunizations. Mental health services include assessment, brief interventions and connections to community-based services. Prevention services include risk assessment, health education, counseling and health and wellness promotion in the SBHC as well as classroom presentations, and prevention of alcohol/tobacco/other drug use, obesity, suicide and pregnancy. The project will serve 1000 students annually, of whom 800 will be low to moderate-income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

1401 Nichols Lane, Forest Grove, OR

Objective Number SL-1	Project ID 0002
HUD Matrix Code 03P	CDBG Citation 570.201(c)
Type of Recipient Subrecipient	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with new access	Annual Units 1000 persons (1 facility)
Local ID 0220	Units Upon Completion 1000 persons (1 facility)

Funding Sources:

CDBG	\$402,137
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$230,385
Total	\$632,522

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Facility (Center for Persons with Disabilities)

Project Title

Albertina Kerr Center – Kerr Group Home Purchase and Refurbishment Project

Description

Currently in Washington County, there is a severe lack of facilities for children (8 to 18 years) who have a mental illness or are developmentally disabled and are in need of a group home setting. The project will entail the purchase and rehabilitation of a group home located in Cornelius. Rehabilitation activities will include such critically needed repairs as installation of a fire sprinkler system, hardening of walls, painting in the kitchen and main bathroom, installation of acrylic windows, new kitchen cabinets and countertops, new vinyl flooring, installation of high traffic carpet in the hallway, and exterior painting. The project will serve 10 low to moderate-income dual-diagnosed children.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

1096 S. 5th Circle, Cornelius, OR 97113

Objective Number SL-1	Project ID 0003
HUD Matrix Code 03B	CDBG Citation 570.201(c)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 10 persons (1 facility)
Local ID 0212	Units Upon Completion 10 persons (1 facility)

Funding Sources:

CDBG	\$250,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$ 50,469
Total	\$300,469

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Facility (Senior Center)

Project Title

City of Tigard - Tigard Senior Center Remodel, Phase II

Description

Over that past 26 years, the Tigard Senior Center has seen tremendous growth and usage. As a result of this usage, the building is in disrepair and ill-suited to meet the varied needs of the seniors who depend on the facility. In order to address these needs, the city will undertake the following improvements to the facility: the addition of a 619 sq. ft. garden room (an in-door, year-round area which allows seniors to engage in gardening activities and conduct classes), associated site improvements, and a rooftop deck.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

8815 SW Omara St., Tigard, OR

Objective Number SL-1	Project ID 0004
HUD Matrix Code 03A	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 4,153 persons (1 facility)
Local ID 0210	Units Upon Completion 4,153 persons (1 facility)

Funding Sources:

CDBG	\$145,109
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$113,350
Total	\$258,459

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Facility (Park)

Project Title

City of Hillsboro - Bicentennial Park Renovation

Description

The City of Hillsboro will undertake extensive improvements and renovations to Bicentennial Park. The park was designed and constructed in 1976. Presently, key facilities are not up to current building or ADA codes or have reached the end of their useful life. Included among the items to be addressed are: restrooms in need of replacement; too narrow park pathways which have excessive slope in places and no longer meet ADA codes; play structures that no longer meet ADA standards; and improved access to park entryways.

CDBG funds will be used to design and reconstruct or upgrade pathways, restroom facilities, play and picnic areas; to purchase and install benches; to make the facility more accessible to the disabled and make sidewalk improvements to an adjacent street. The park will serve 658 persons of which 437 are low to moderate-income persons.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Census Tract 032403; Block Group 2 (66.4% low/mod income)

Objective Number SL-1	Project ID 0005
HUD Matrix Code 03F	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)(i)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 658 persons (1 facility)
Local ID 0228	Units Upon Completion 658 persons (1 facility)

Funding Sources:

CDBG	\$259,168
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$95,000
Total	\$354,168

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Infrastructure (street improvements)

Project Title

City of Forest Grove, "A" Street Sidewalk and Street Improvements

Description

"A" Street is a densely populated, low-mod income street located adjacent to the City's downtown area. The street no longer meets city street width standards (18 feet wide, as opposed to the city standard of 24 feet wide); lacks curbs and storm drain pipe; and there are open swale pits. Consequently, all persons, including children on their way to school or attending other neighborhood activities, must walk in the middle of the roadway, thereby creating traffic hazards for both pedestrians and drivers. The project provides for the construction of 5-foot wide sidewalks and curbs on both sides of the street to current city standards; the construction of planter strips and handicapped ramps; the planting of 15 street trees; and the installation of 1,090 lineal feet of stormwater drains and pipes. The project will benefit 244 persons of which 184 (or 75%) are low to moderate-income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

"A" Street between 23rd and 26th Avenues, Forest Grove, OR

Objective Number SL-1	Project ID 0006
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)(i)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 244 persons
Local ID 0127	Units Upon Completion 244 persons

Funding Sources:

CDBG	\$148,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$169,000
Total	\$317,500

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Infrastructure (street improvements)

Project Title

City of King City - Cul-de-sac Resurfacing 2008

Description

King City is a planned community and was originally constructed in the 1960s. The city principally serves older low to moderate-income persons. Many of the streets and cul-de-sacs have not been improved since originally constructed and have substantially exceeded their design life and continue to rapidly deteriorate. The city will undertake the resurfacing of four cul-de-sacs. Work activities will include: design and engineering; removal of existing asphalt and replacement with 2" thick overlay of new asphaltic concrete. Twenty-five persons will be served of which 18, or 72%, are low/mod income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

One cul-de-sac that intersects with Queen Victoria Place, King City, OR
 One cul-de-sac that intersects with Queen Mary Avenue, King City, OR
 Two cul-de-sacs that intersects with Royalty Parkway, King City, OR (2 sites)

Objective Number SL-1	Project ID 0007
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)(i)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with improved access	Annual Units 25 persons
Local ID 0102	Units Upon Completion 25 persons

Funding Sources:

CDBG	\$40,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$15,000
Total	\$55,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Infrastructure (street improvements)

Project Title

Washington County, DLUT, Sell & Turk Road Surface Treatment

Description

Sell and Turk Roads are located in the extreme Western portion of Washington County near the unincorporated community of Manning. Both of the roads are narrow and consist of a gravel surface that generates vast amounts of dust in the summer months and numerous potholes, corrugation and mud in the winter months. The service area principally serves low to moderate-income persons. Due to limited resources, the roads have seen only limited and temporary improvements. Consequently, the road surfaces continue to rapidly deteriorate. The county will undertake the construction of a new chip-seal hard surface road. Work activities will include: design and engineering; construction of a new chip-seal hard surface road, as well as other related improvements such as widening the road as needed; repairing soft spots; cleaning and re-establishing the roadside ditches; and cleaning, repairing and replacing cross culverts and driveway tiles along 15,464 lineal feet of the roadway. Ninety-one persons will be served of which 53, or 58%, are low/mod income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Sell Road from Green Mountain Road to Pihl Road, Unincorporated Washington County, OR
 Turk Road from Sell Road to Pihl Road, Unincorporated Washington County, OR

Objective Number SL-1	Project ID 0008	Funding Sources: CDBG \$220,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding \$220,000 Total \$440,000
HUD Matrix Code 03K	CDBG Citation 570.201(c)	
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)(i)	
Start Date 07/01/2008	Completion Date 06/30/2009	
Performance Indicator # of persons with improved access	Annual Units 91 persons	
Local ID 0114	Units Upon Completion 91 persons	

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need
Public Services

Project Title
Community Action - Basic Needs Assistance

Description

This one-year project provides Basic Needs Assistance to 1,538 low and moderate-income persons through provision of one-time emergency rent assistance payments to landlords on behalf of qualified renters. Payments average \$350. Community Action staff will negotiate with landlords for reduction/forgiveness of fees or back rent which may have accrued. Clients will be screened for and referred to other services which can help them including energy assistance, energy conservation workshops and the Ready-to-Rent tenant education class. CDBG funds will be used to provide the one-time payment to individuals and families at risk of losing their housing. Personnel costs of the program are covered by matching state funds.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at two locations: 1001 SW Baseline, Hillsboro, Oregon and 12820 SW First Street, Beaverton. Services provided countywide with the exception of Beaverton.

Objective Number SL-1	Project ID 0009
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with new access	Annual Units 1,538 persons
Local ID 0318	Units Upon Completion 1,538 persons

Funding Sources:

CDBG	\$ 30,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$151,839
Total	\$181,839

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Services (Homeless)

Project Title

Community Action – Bridges to Housing Child Care Assistance

Description

This two-year project provides child care assistance to families participating in the Bridges to Housing Program in Washington County. A total of 12 homeless people will be assisted through this project with all sources of funding. The Bridges to Housing program provides permanent supportive housing to “high resource using” families. High resource using families are those that have had involvement in multiple systems (i.e., shelter, child welfare, corrections, mental health, etc.) in the past 12 months. These families face multiple, complex barriers to housing and self-sufficiency and are extremely low-income. A Bridges to Housing case manager will work with these families to set goals that will lead to self-sufficiency. The program focuses heavily on housing, education, and job training as a route to permanent stability for families. Quality child care is an essential component to any plan for self-sufficiency for families with children.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The program will be administered through the Agency's Hillsboro Shelter but the families will be housed at sites in Washington County.

Objective Number SL-1	Project ID 0010
HUD Matrix Code 05L	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 07/01/2008	Completion Date 06/30/2010
Performance Indicator # of persons with new access	Annual Units 15 persons
Local ID 0317	Units Upon Completion 15 persons

Funding Sources:

CDBG	\$ 12,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$226,455
Total	\$238,455

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, Oregon

Priority Need

Public Services

Project Title

St. Vincent de Paul, St. Matthews Rent Assistance

Description

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 people will be served.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Project is administered at 446 South 3rd, Hillsboro, Oregon 97123 but the services are provided in the area served by the church (Hillsboro area).

Objective Number SL-1	Project ID 0011
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 7/1/08	Completion Date 6/30/10
Performance Indicator # of persons with new access	Annual Units 1,200 persons
Local ID 0303	Units Upon Completion 2,400 persons

Funding Sources:

CDBG	30,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	90,000
Total	120,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Services (health services)

Project Title

Lutheran Community Services Northwest – Breaking the Homeless Cycle

Description

Lutheran Community Services Northwest will provide integrated family mental health and substance abuse recovery services provided on site to homeless and transitioning families and children. Through its Mobile Counseling project funded in an earlier program year, the agency noted that for counseling services to result in lasting changes in the lives of the families once they have left shelter, the families need access to longer term family mental health services. Services include trauma counseling, family and child therapy, parenting, anger management, domestic violence, addictions and substance abuse, psychotropic medications and case management. CDBG funding will be used to pay staff costs and other operating costs related to carrying out this public service activity.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at 605 SE 39th Avenue, Portland, OR 97214.

Services provided at various housing sites within the county with the exception of the city of Beaverton.

Objective Number SL-1	Project ID 0012
HUD Matrix Code 050	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with new access	Annual Units 90 persons
Local ID 0309	Units Upon Completion 90 persons

Funding Sources:

CDBG	\$68,461
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$29,903
Total	\$98,364

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, OR

Priority Need

Public Services (homeless)

Project Title

Domestic Violence Resource Center (DVRC) Empowerment Fund

Description

DVRC will launch a micro-enterprise business venture that will use residents of the shelter to manufacture and distribute body care products and puppet building kits. The items will come with an informational sheet that provides narrative on the program and domestic violence. The puppets have been proven to be extremely therapeutic for children because they allow children to talk about their family's experiences in an indirect way. The puppets produced by the enterprise will be for children and their parents and for organizations providing play therapy services. The Agency will use the CDBG funds to purchase operating supplies associated with the start up of enterprise. Proceeds from the sale of these items will be used to assist residents of the shelter in their transition to post shelter life. Often survivors of domestic violence need assistance in their transition when leaving the shelter environment. The survivors may need assistance with medical costs, prescription drug costs, transportation (to and from social or legal services, job interviews, housing, etc), legal fees, car repair, rent assistance, utility bills, clothing, etc.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at the agency's shelter. Address is suppressed.

Objective Number SL-1	Project ID 0013
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of persons with new access	Annual Units 130 persons
Local ID 0324	Units Upon Completion 130 persons

Funding Sources:

CDBG	\$7,698
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$22,790
Total	\$30,488

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, Oregon

Priority Need

Public Services (Other Public Service Needs)

Project Title

Post-Conviction Person-to-Person/Property Crime Victims' Specialist

Description

Washington County's Community Corrections Department requests one year funding to support the Post Conviction Victims' Specialist who will assist income-qualified victims of person-to-person and property crimes. This .675 FTE Post Conviction Specialist will provide advocacy, crisis counseling, safety planning, referrals to counseling and support groups, access to basic needs resources, and most importantly, answering victims' questions about the probation/parole system and the status of their offender. A statewide crime victims needs assessment showed that the most important need was to expand and strengthen advocacy for victims. Services provided by governmental authorities give victims a greater sense of safety, power to protect themselves and others from future victimization, and public acknowledgement of their suffering. The project will be housed at the Center for Victims Services.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The project will be located at the Center for Victims' Services in Hillsboro. The project will service residents county-wide with the exception of residents of the city of Beaverton.

Objective Number SL-1	Project ID 0014
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 7/1/2008	Completion Date 6/30/09
Performance Indicator # of persons with improved access	Annual Units 965 persons
Local ID 0307	Units Upon Completion 965 persons

Funding Sources:	\$31,411
CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$81,387
Total	\$112,798

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, Oregon

Priority Need

Public Services (Other Public Service Needs)

Project Title

Tualatin Valley Housing Partners (TVHP) Eviction Prevention and Life Enhancement Skills

Description

TVHP will provide comprehensive resident services at Hawthorne Villa, a 118-unit apartment complex located in Tigard. TVHP will use CDBG funds to implement a program that is geared to a predominantly special needs population (homeless, mentally-ill, etc) and other low income individuals to help them find stability and self-sufficiency through affordable housing. The on-site roll will be to build relationships with the residents and support them in addressing life skills, stabilize their housing while at the same time reduce police and fire calls, free up shelter space and provide an opportunity for long-term positive change. TVHP will also work closely with Luke-Dorf mental health staff that provide case management to a large number of the residents.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

7705 SW Pfaffle, Tigard, Oregon 97223

Objective Number SL-1	Project ID 0015
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Private subrecipient	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 7/1/2008	Completion Date 6/30/2010
Performance Indicator # of persons with new access	Annual Units 87 persons
Local ID 0307	Units Upon Completion 175 persons

Funding Sources:	\$72,400
CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$97,120
Total	\$169,520

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County, Oregon

Priority Need

Public Services (Senior Services)

Project Title

Forest Grove Senior Guardianship Assistance Program (GAP)

Description

Forest Grove Senior Center's Senior GAP Program will provide guardianship, conservatorship, and money management services to low and moderate-income seniors throughout Washington County, with the exception of the city of Beaverton. As the county's population ages, some seniors are increasingly at risk because they are no longer capable of managing their finances and making important life decisions. While some seniors have a degree of dementia, they are typically capable of managing their own affairs. However, at some point, taking care of finances and making important life decisions becomes impossible. It's at this point, that Senior GAP is able to step in and provide assistance in a variety of ways: processing unopened mail, calling creditors, making payment arrangements, and negotiating with landlords. Guardianship and conservatorship are legal relationships that are provided to those whose needs are greater than money management.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

2037 Douglas Avenue, Forest Grove
 8815 SW Omara, Tigard (will open in year 1)
 750 SE 8th, Hillsboro (will open in year 2)

Objective Number SL-1	Project ID 0016
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Private subrecipient	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date 7/1/2008	Completion Date 6/30/2010
Performance Indicator # of persons with improved access	Annual Units 60 persons
Local ID 0315	Units Upon Completion 120 persons

Funding Sources:	\$99,891
CDBG	.....
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$63,260
Total	\$163,151

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Housing

Project Title

Community Action - Comprehensive Weatherization

Description

Community Action will weatherize 100 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.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at 1001 SW Baseline, Hillsboro, OR 97123. Services provided countywide with the exception of Beaverton.

Objective Number DH-2	Project ID 0017
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Subrecipient private	CDBG National Objective 570.208(a)(3)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of Housing Units	Annual Units 100 housing units
Local ID 0501	Units Upon Completion 100 housing units

Funding Sources:

CDBG	\$ 20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$155,000
Total	\$175,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
Community Action - Self Help Weatherization

Description
Community Action will provide conservation and energy training workshops, supplies, and materials to 120 low-income homeowners and renters. CDBG funds will be used to pay the personnel costs associated with implementing the Self-Help Weatherization Program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Administered at 1001 SW Baseline, Hillsboro, OR 97123. Services provided countywide with the exception of Beaverton.

Objective Number DH-2	Project ID 0018
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(3)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of Housing Units	Annual Units 120 housing units
Local ID 0502	Units Upon Completion 120 housing units

Funding Sources:

CDBG	\$25,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$25,000
Total	\$50,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Washington County, OR

Priority Need

Housing

Project Title

Rebuilding Together*Washington County

Description

This one-year project provides necessary repairs to at least three homes owned by low and moderate income homeowners, especially seniors and the disabled, to keep them safe, warm, and dry. Funds will be used to pay for personnel costs for the Executive Director position. Work performed on homes is completed by volunteers.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at 12555 SW 4th Street, Beaverton, OR 97005

Services provided countywide with the exception of Beaverton.

Objective Number DH-2	Project ID 0019
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(3)
Start Date 07/01/2008	Completion Date 06/30/2009
Performance Indicator # of housing units	Annual Units 3 housing units
Local ID 0578	Units Upon Completion 3 housing units

Funding Sources:

CDBG	\$10,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$44,000
Total	\$54,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
Office of Community Development
Housing Rehabilitation Program

Description
The Office of Community Development will provide low-interest, deferred payment loans to income-qualified residents of Washington County in order to make needed repairs to the owner-occupied homes. Eleven income-qualified homeowners will be assisted through this grant.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Administered at 328 West Main, Hillsboro, OR 97123. Services provided countywide with the exception of Beaverton.

Objective Number DH-2	Project ID 0020
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.208(a)(3)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of Housing Units	Annual Units 9 housing units
Local ID 0504	Units Upon Completion 9 housing units

Funding Sources:

CDBG	\$122,465
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$122,465

- The primary purpose of the project is to help:
- the Homeless
 - Persons with HIV/AIDS
 - Persons with Disabilities
 - Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Housing

Project Title

Office of Community Development
Home Access and Repair for the Disabled and Elderly (HARDE)

Description

The Office of Community Development's HARDE Program will provide low-interest loans or grants to person over the age of 62 for repairs of an urgent nature or accessibility improvements for disabled homeowners or renters. Fifty income-qualified households will be served through this grant.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Administered at 328 West Main, Hillsboro, OR 97123. Services provided countywide with the exception of Beaverton.

Objective Number DH-2	Project ID 0021
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.208(a)(3)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of Housing Units	Annual Units 25 housing units
Local ID 0506	Units Upon Completion 25 housing units

Funding Sources:

CDBG	..... \$75,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$75,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **Washington County**

Priority Need
Housing

Project Title
Office of Community Development – Housing Administration

Description
General administration for the oversight, management, monitoring, and coordination of the County's Housing Rehabilitation Program.

Note: Objectives and Outcomes for Administration are not applicable.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Administered at 328 West Main, Hillsboro, OR 97123.

Objective Number n/a	Project ID 0022
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.208(a)(3)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	..... \$289,340
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$289,340

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Planning and Administration

Project Title
Office of Community Development
CDBG Program Administration

Description
General management and oversight of the Washington County CDBG Program. This amount does not exceed the 20% admin cap set under the CDBG requirements.

Note: Objective and Outcomes are not applicable for Administration.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Administered at 328 West Main, Hillsboro, OR 97123.

Objective Number n/a	Project ID 0023
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	..... \$549,490
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$549,490

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Homeless & HIV/AIDS

Project Title

Community Action - Emergency Shelter Grants

Description

Community Action will subcontract with five agencies to assist 1,080 persons: Family Bridge, Open Door Counseling Center, Good Neighbor Center, Domestic Violence Resource Center, and Lutheran Community Services Northwest. 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.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

210 SE 12th Avenue, Hillsboro, OR 97123; 1001 SW Baseline, Hillsboro, OR 97123; 183 SE Sixth, Hillsboro, OR 97123; 3800 SW Cedar Hills Blvd., Beaverton, OR 97005; 11070 SW Greenburg Rd., Tigard, OR 97223; 34420 SW TV Highway, Hillsboro, OR 97123

Objective Number SL-1	Project ID 0024
HUD Matrix Code 05	CDBG Citation n/a
Type of Recipient Subrecipient Private	CDBG National Objective 570.208(a)(2)
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of persons with new access	Annual Units 1,005 persons
Local ID 0357	Units Upon Completion 1,005 persons

Funding Sources:

CDBG	.....
ESG	\$88,661
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$88,681
Total	\$177,322

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
Community Partners for Affordable Housing CHDO Operating Grant

Description
Community Partners for Affordable Housing will use the CHDO Operating Grant to provide funding to cover staffing costs and general operating costs.

Note: Objective and Outcomes are not applicable for CHDO Operating.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
13137 SW Pacific Highway, Tigard, OR 97223

Objective Number n/a	Project ID 0025
HUD Matrix Code 21I	CDBG Citation n/a
Type of Recipient CHDO – 92.2	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units n/a
Local ID 0804	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$26,420
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$26,420

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
Tualatin Valley Housing Partners CHDO Operating Grant

Description
Tualatin Valley Housing Partners will use the CHDO Operating Grant to provide funding to cover staffing costs and general operating costs.

Note: Objective and Outcomes are not applicable for CHDO Operating.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
6160 SW Main, Beaverton, OR 97008

Objective Number n/a	Project ID 0026
HUD Matrix Code 21I	CDBG Citation n/a
Type of Recipient CHDO – 92.2	CDBG National Objective n/a
Start Date 7/1/08	Completion Date 6/30/09
Performance Indicator n/a	Annual Units n/a
Local ID 0806	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$26,420
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$26,420

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Housing

Project Title

Housing Development Corporation of NW Oregon CHDO Operating Grant

Description

Housing Development Corporation of NW Oregon will use the CHDO Operating Grant to provide funding to cover staffing costs and general operating costs.

Note: Objective and Outcomes are not applicable for CHDO Operating.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

220 SE 12th, Hillsboro, OR 97123

Objective Number n/a	Project ID 0027
HUD Matrix Code 21I	CDBG Citation n/a
Type of Recipient CHDO – 92.2	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units n/a
Local ID 0801	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$26,420
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$26,420

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Housing

Project Title

Hawthorne Villa Apartments Rehabilitation Project

Description

The Hawthorne Villa Apartments project represents phased rehabilitation of a 118-unit affordable rental property in the City of Tigard. Hawthorne Villa would rehabilitate 30 zero (0) bedroom studios, 83 one (1) bedroom, and 5 two (2) bedroom apartments.

This project will rehabilitate 118 units at rents between 40% to 50% MFI. The average income of all current residents at Hawthorne Villa is \$17,500 or about 40% MFI for a two-person household. Approximately 40% of the residents at Hawthorne Villa are identified in the special needs population as residents with chronic mental illness. Rents will range between \$450 for a Low HOME (50% MFI) studio unit to \$695 for a High HOME (60% MFI<) two-bedroom unit.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

Hawthorne Villa is located at 7705 SW Pfaffle Street in Tigard on a 4.79-acre lot. The target area is a regional transportation node located at the intersection of 99-W and the major corridors of Interstate 5 and Highway 217 along with several Tri-Met bus routes.

Objective Number DH-2	Project ID 0028
HUD Matrix Code 14B	CDBG Citation n/a
Type of Recipient CHDO	CDBG National Objective n/a
Start Date July 1, 2008	Completion Date 12/31/09
Performance Indicator # of housing units	Annual Units 118 housing units
Local ID 0502	Units Upon Completion 118 housing units

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$924,913
HOPWA	.....
Total Formula	.....
Prior Year Funds	\$101,255
Assisted Housing	.....
PHA	.....
Other Funding	\$3,361,022
Total	\$4,387,110

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
Willamette West Habitat for Humanity – Farmington Road

Description

Willamette West Habitat for Humanity will house HOME funds to provide homeownership opportunities to 15 very low income households. A combination of sweat equity, donated materials and services, and a unique mortgage product result in the homebuyer paying no more than 21% of their overall gross income for mortgage, taxes and insurance. The project is located at the 160th and 170th on Farmington Road in Aloha. Washington County previously awarded \$485,000 to this project for site acquisition and development costs. The additional funds will go to further development costs including permitting and SDCs. 10 of the 15 units will be HOME-assisted.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

160th and 170th at Farmington Road, Aloha, Oregon

Objective Number DH-2	Project ID 0029
HUD Matrix Code 12	CDBG Citation n/a
Type of Recipient Non-Profit Developer	CDBG National Objective n/a
Start Date 7/1/08	Completion Date 12/2009
Performance Indicator # of Housing Units	Annual Units 15 housing units
Local ID 5901/6601	Units Upon Completion 15 housing units

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$225,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	\$485,000 (HOME)
Assisted Housing	.....
PHA	.....
Other Funding	1,583,000
Total	2,293,000

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need

Affordable Housing

Project Title

Farmington Workforce Housing Project

Description

The Farmington Workforce Housing Project is a new construction project launched with Tualatin Valley Housing Partners as lead developer/sponsor to develop a five story, mixed-use building consisting of 120 affordable rental housing units as well as commercial and office space components. The City of Beaverton currently owns the property. The rental housing would include ninety-two (92) one-bedroom and twenty-eight (28) two-bedroom apartments above ground-floor retail and office space. These units would be targeted for households earning 60% or less of the area median income (AMI) of \$40,740 for a family of four.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The project is located on a 40,000 sq. ft. block in downtown Beaverton abutting Farmington Road on the north, Main Avenue on the west, 1st Street on the south and Angel Avenue on the east. The site consists of six individual tax lots 1300 through 1800 of Tax Map 1S1-16AD, which, for the proposed development, will be consolidated into one legal tax lot. The site is in the inner core of urban Beaverton near several employment centers.

Objective Number DH-2	Project ID 0030
HUD Matrix Code 12	CDBG Citation n/a
Type of Recipient CHDO	CDBG National Objective n/a
Start Date 7/1/08	Completion Date 12/31/09
Performance Indicator # of housing units	Annual Units 120 housing units
Local ID TBD	Units Upon Completion 120 housing units

Funding Sources:

CDBG	245,000 (city)
ESG	
HOME	\$477,906
HOPWA	
Total Formula	\$722,906
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$14,000,000
Total	\$14,722,906

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
CHDO Predevelopment

Description
Predevelopment funding for CHDO projects.

Note: Objective and Outcome measurements will be identified for the project if it moves forward.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Projects not yet identified.

Objective Number n/a	Project ID 0031
HUD Matrix Code 12	CDBG Citation n/a
Type of Recipient CHDO 92.2	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units Not yet known
Local ID Not yet identified	Units Upon Completion Not yet known

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$90,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$90,000

The primary purpose of the project is to help:
 the Homeless
 Persons with HIV/AIDS
 Persons with Disabilities
 Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
HOME Administration

Description
To allow the Office of Community Development to administer the Washington County HOME Investment Partnerships Program on behalf of the County.

Note: Objective and Outcomes are not applicable for Administration.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
328 West Main, Suite 100
Hillsboro, OR 97123

Objective Number n/a	Project ID 0032
HUD Matrix Code 21H	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator n/a	Annual Units n/a
Local ID n/a	Units Upon Completion n/a

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$171,210
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$171,210

The primary purpose of the project is to help:

- the Homeless
- Persons with HIV/AIDS
- Persons with Disabilities
- Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name Washington County

Priority Need
Housing

Project Title
American Dream Downpayment Initiative

Description
American Dream Downpayment Initiative funds will be used to promote first-time homeownership opportunities for at least four income-qualified households in Washington County.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
Administered at 328 West Main Street, Hillsboro, OR 97113. Services provided countywide.

Objective Number DH-2	Project ID 0033
HUD Matrix Code 13	CDBG Citation n/a
Type of Recipient Local Government	CDBG National Objective n/a
Start Date 07/1/08	Completion Date 06/30/09
Performance Indicator # of First-Time Homebuyers	Annual Units 2
Local ID n/a	Units Upon Completion 2

Funding Sources:	.....
CDBG	.....
ESG	.....
HOME	\$16,214
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$16,214

- The primary purpose of the project is to help:
- the Homeless
 - Persons with HIV/AIDS
 - Persons with Disabilities
 - Public Housing Needs

Funding Sources

Entitlement Grant (includes reallocated funds)

CDBG	2,634,338	
ESG	88,661	
HOME	1,585,320	
HOPWA	0.00	
ADDI	16,214	
Total		4,324,533

Prior Years' Program Income NOT previously Programmed or Reported

CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0

Reprogrammed Prior Years' Funds

CDBG	\$7,205	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$7,205

Total Estimated Program Income

CDBG	\$291,526	
HOME	\$193,957	
Total		\$485,483

Section 108 Loan Guarantee Fund

Total		\$0
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TOTAL FUNDING SOURCES

4,817,221

Other Funds

Country SSG	\$0	
Revolving Property Acquisition Fund	\$0	
Total		\$0

Submitted Proposed Projects Totals

Total		4,817,221
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Unsubmitted Proposed Projects Totals

Totals		\$0
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CONSOLIDATED PLAN
Housing and Community Development

PROGRAM YEAR 2008/2009
ANNUAL ACTION PLAN

City of Beaverton, Oregon

July 1, 2008–June 30, 2009

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
www.businessbeaverton.com

March 12, 2008

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. The City has operated as a CDBG Entitlement Grantee since 1994. As a CDBG Entitlement 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 also participates in the Washington County HOME Consortium, and directs a proportional share of HOME funding to projects benefiting City of Beaverton residents.

The five-year *2005-2010 Consolidated Plan for Housing and Community Development* outlines housing and community development needs within Washington County and the City of Beaverton, and incorporates stakeholder and citizen comments gathered in an extensive public participation process while preparing the *Plan*. The City's Program Year (PY) *2008/2009 Annual Action Plan* specifies the City's plans for CDBG and HOME funds in the coming program year, and is meant to respond to the priority needs of the community identified in the *2005-2010 Consolidated Plan*.

Executive Summary

The City of Beaverton proposes to use FY 2008 federal entitlement funds to continue to promote public service activities and affordable housing activities that benefit low- and moderate-income Beaverton residents. In addition, the City is also continuing to fund the Downtown Storefront Program that helps eliminate blighted conditions in Beaverton's downtown core. The City has developed its objective and outcome measures based upon the needs identified by the Community in the *2005-2010 Consolidated Plan*, which were also affirmed through the city-wide Visioning Process that took place during winter of 2007/2008. The City seeks to meet the following objectives:

Objectives & Activities

Downtown Redevelopment/Revitalization	<ul style="list-style-type: none"> • Commercial revitalization • Affordable housing in downtown core • Efficient use of land near light rail line • Public spaces and pedestrian-oriented amenities
Affordable Housing	<ul style="list-style-type: none"> • Housing rehabilitation program • Accessibility rehabilitation program • Support for affordable housing projects
Public Services	<ul style="list-style-type: none"> • Provide a safety net for most vulnerable citizens

The City anticipates funding the following projects during PY2008:

Project	PY2008 Funding	Con Plan Objective	Project Outcome/Indicator
Public Services	\$90,599.70	Public Services	Number of persons assisted
Downtown Storefronts	\$30,000	Downtown Revitalization	Number of businesses assisted
Farmington Workforce Housing	\$245,000	Affordable Housing & Downtown Revitalization	Number of affordable housing units developed Number of persons assisted by public facility components
First & Main Demolition	\$16,176	Affordable Housing & Downtown Revitalization	To be determined based on future development of property
Edwards Center Canby House	\$56,178	Affordable Housing	Number of persons assisted
Home Rehabilitation Loan Program	\$100,000 \$130,000 (07 funds)	Affordable Housing	Number of homes rehabilitated

\$475,601.70 of PY2008 funding will be used to benefit low- and moderate-income Beaverton residents

Past Performance

The City of Beaverton has successfully addressed the Objectives from the *2005-2010 Consolidated Plan*. The Downtown storefront has engaged multiple downtown business owners to undertake storefront improvement projects. Three projects have been completed to date, 11 projects are in the design or construction phase, and five projects are under development or waiting for funding availability.

The City continues to support affordable housing development throughout Beaverton. Merlo Station I and II are opening this spring and will provide 128 new, affordable apartments on the light rail. The City’s partnership with the Portland Development Commission for the Housing Rehabilitation Program and Unlimited Choices® for the Adapt-a-Home® and Mend-a-Home® programs has provided dozens of low- and moderate-income Beaverton homeowners with assistance to improve the safety and livability of their homes. The City will continue to collaborate with community partners to improve and increase access to affordable housing throughout Beaverton.

The City has continued to fund a comprehensive public services grant program. In addition to using 15% of CDBG funds for the funding of public services, the City has consistently pledged its state revenue sharing dollars to ensure that low- and moderate-income Beaverton residents receive the assistance they need. Public service funds provide assistance to local homeless shelters, transitional housing services, senior services, battered spouses, abused children, severely disabled adults, and many other vulnerable Beaverton citizens.

Citizen Participation

The 30-day public comment period for the 2008 Annual Action Plan will be held from Wednesday, March 12, 2008, through Thursday, April 10, 2008. A request for public comment was published in the *Beaverton Valley Times*, *The Oregonian*, and *The El Hispanic News* on Thursday, March 6, 2008. Notification of the comment period was distributed throughout the community through the March Neighborhood Association meetings and at local service provider meetings. Comments were accepted by phone, in writing, in person and by email. Copies of the draft 2008 Annual Action Plan were also made available on the department website www.businessbeaverton.com and in hard copy at City Hall.

A public hearing will be held at the Beaverton Library on Thursday, March 27, 2008 between 1:30 and 2:30 pm, and an additional public hearing will be held at the monthly PAB meeting in Washington County on April 10, 2008.

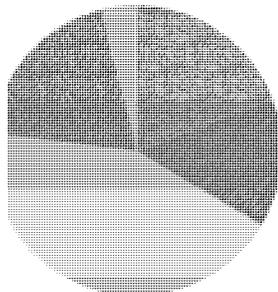
2008 ACTION PLAN

The City estimates that it will manage and or direct approximately \$892,892 of HUD CPD funds in PY 2008/2009. The source of these resources is a direct allocation of \$603,998 in CDBG Entitlement Grant funds to the City of Beaverton, \$54,756 of CDBG funds carried over from PY 2008/2009, and a proportional share of Washington County HOME Consortium program allocation of \$288,894.

RESOURCES:

Below is a summary of federal resources and non-federal resources expected to be available to address priority needs and specific objectives for the PY 2008/2009 CDBG and HOME programs in the City of Beaverton.

City of Beaverton- CDBG Allocation PY 2008/2009



- Admin
- Public Services
- New Affordable Housing
- Housing Rehabilitation

\$475,601.70 or 79% of PY2008 funding will be used to benefit low- and moderate-income Beaverton residents

Beaverton PY 2008/2009 CDBG Activities

Proposed Activities	Priority	Est. CDBG	Est. Non-Federal	Est. Total
Planning/Administration	N/A	\$ 120,799.60	\$ 0	\$ 120,799.60
Public Services	High	\$ 90,599.70	\$ 160,487	\$ 251,086.70
Housing - First & Main Demolition	High	\$ 16,176	\$ 0	\$ 16,177
Housing – Farmington & Main Workforce Housing	High	\$ 375,000 (CDBG will total \$1 million over 5 years)	\$ 14,000,000	\$ 15,000,000
Home Repair Loan Program	High	\$ 100,000	\$ 0	\$ 100,000
Edwards Center Rehabilitation	High	\$ 56,178	\$ 40,775	\$ 96,953
Downtown Storefront Improvement Program	Medium	\$ 30,000	\$ 30,000	\$ 60,000
Total		\$ 788,754.30	\$ 14,086,823	\$ 15,675,016.30

Beaverton 2008/2009 HOME Activities

The City of Beaverton designates the projects for a portion of HOME program funding available through the Washington County HOME Consortium; for more information on City-selected projects, see the Washington County HOME Consortium section of the annual Action Plan. Beaverton's fair share of the Washington County HOME Consortium's allocation is \$288,894 in PY 2008/2009.

Proposed Activities	Priority	Est. HOME	Est. Non-Federal	Est. Total
Beaverton Farmington & Main Workforce Housing	High	\$ 288,894 \$ 98,556 (03 funds)	See description under Washington County's section	See description under Washington County's section
TOTAL		\$ 387,450		

PROPOSED PROJECTS

Planning/Administration

No more than 20% of the City's annual CDBG allocation (\$120,799.60) 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, professional services related to projects, program compliance and monitoring. This activity may also include support for HOME-funded projects chosen by the City.

Public Services

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 of these programs will be low/moderate income individuals and households. The City will continue to dedicate 15% of the CDBG entitlement allocation for public service projects. The City of Beaverton funded a wide range of public service activities in recent years including: recreation services, youth counseling services, housing related services, senior services, homeless services, domestic violence assistance, and assistance for persons with disabilities.

In PY 2008/2009, the City allocated \$251,086.70 to fund public service programs that benefit residents of the City of Beaverton (\$90,599.70 in CDBG funding and \$160,487 in State Revenue Sharing funds). Applications are reviewed, and a funding decision is anticipated on March 20, 2008. The new CDBG funds dedicated to this project amount to 15% of the PY 2008/2009 allocation. The following is a complete list of public service applications received by the City of Beaverton for PY 2008/2009 awards. The proposed awardees for CDBG are the following programs:

Agency	Program	Program Description	Service Location
St. Andrew Legal Clinic	Legal services for Hispanic residents	Provide legal services for LMI Spanish speaking clients in Beaverton area .	232 NE Lincoln St., Ste. H Hillsboro
Good Neighbor Center	Good Neighbor Center	Homeless shelter	11130 SW Greenburg Rd, Tigard
Beaverton Rotary Foundation	Dental Check	Provide reduced cost dental care for children from LMI families in Beaverton	City-wide
Open Door Counseling Center	Comprehensive Housing Counseling	Provide education and counseling regarding buying and keeping a home	34420 SW TV Highway, Hillsboro
Oregon Somali Family Education Center	Education Center	Provides a variety of social services to Somali refugees in Beaverton area	5080 SW 185 th , Beaverton
Portland Housing Center	Beaverton Homebuyer Education	Provides home buyer education, counseling and financial literacy courses to first time home buyers	3233 NE Sandy Blvd. Portland
Rebuilding Together	Rebuilding Together - Washington County	Provide small, urgent repairs year-round, and major home rehabilitation in April	12555 SW 4th Street, Beaverton
Lifeworks NW	New Parent Network	Provide skills training and education to pregnant teens/young parents under 21	12350 SW 5th Street, Beaverton
Cascadia Behavioral Healthcare	IEWS	Provide peer counseling services as well as early intervention and prevention education to address mental health conditions for the elderly	Community Centers and homes of participants city-wide.

Beaverton Loaves and Fishes	Minority Outreach Program	Provides home delivered meals, group meals, and nutritional assessments for minority seniors in Beaverton	5550 SW Hall Blvd. Beaverton
Oregon Korean Community Center	Senior Services	Provide transitional services for Korean Seniors in an ethnically and socially sensitive setting	12555 SW 4 th Street
Tualatin Valley Housing Partners	Multi-Family Housing Resident Services Program	On-site services to low income, elderly and disabled tenants	13765 SW Allen Blvd and 5920 SW 141 st Ave., Beaverton
Tualatin Valley Housing Partners/FFIL	Community Coordination of Independent Living	Services and service coordination to serve low income developmentally disabled adults	6160 SW Main Ave., Beaverton
Domestic Violence Resource Center	Monika's House	Provide a safe and confidential shelter for victims of domestic violence in imminent danger. Also provide social services to increase resident empowerment and self-sufficiency	Suppressed (shelter location)
Beaverton Literacy Council	English Language Training for Adults	Provides English language services for economically disadvantaged immigrant members of the community	6107 SW Murray Blvd. Beaverton,
CASA for Children	Washington Co. Program	Provide CASAs for children who have been abused and are under protection of the Juvenile Court.	169 N 1 st Ave Hillsboro,
Community Action	Bridges to Housing	Permanent supportive housing program pairs comprehensive supportive services with permanent housing for homeless families	1001 SW Baseline Hillsboro
Community Action	Energy and Emergency Rent	Provide one time assistance to families that are in jeopardy of losing their housing because they are behind on rent/utility payments	1001 SW Baseline Hillsboro
Boys and Girls Aid	Safe Place for Youth	Funding for a youth shelter in Hillsboro for runaway, homeless, and at-risk youth	454 SE Washington St Hillsboro
Forest Grove Senior	Senior GAP	Provide guardian/conservator/money management services to Beaverton seniors and persons with disabilities	2037 Douglas St Forest Grove

***The projects in the table listed above are the applications the City received for 2008 public service funds that are eligible to receive CDBG funding. A final list of those who will receive funding will be included in the final draft of the 2008 Action Plan.*

Housing - First & Main Demolition

In 2006, the City acquired a small residential complex at SW First and SW Main in downtown Beaverton. During PY2006 and PY 2007 the City allocated funds to rehabilitate the property. A portion of the funds were used to address immediate needs,

but the City also undertook a comprehensive engineering review to develop a scope of work for the rehabilitation project as a whole. The results of that engineering review determined that rehabbing the buildings would not be a cost effective use of limited grant funds. As a result, the City amended the 2007 Action Plan to include the relocation of the tenants. The City plans on demolishing the building utilizing PY 2008 funds. The lot will then be used to house parking for the Farmington & Main workforce housing project.

Housing – Farmington & Main Workforce Housing

The Farmington & Main Workforce Housing project represents the new construction of a mixed use project in the historic downtown redevelopment district. The project is composed of 120 housing units, 2500 sq ft of space for nonprofit service providers and 4000 sq ft of commercial space. This project will provide at least 60 affordable rental units to households with incomes at or below 80% MFI.

Downtown Storefront Improvement Program

The City will allocate \$30,000 in PY 2008/2009 CDBG funds to downtown storefront improvement program grants to help local businesses improve their appearance and attract further investment downtown. This is an eligible CDBG expense under the National Objective of slum and blight prevention/eradication. In 2005, the City conducted a study demonstrating that the target area had enough deteriorated/deteriorating buildings to qualify under the "area blight" provisions of 24 CFR 570.208(b).

We expect to assist up to three new businesses downtown using PY 2008/2009 funding. The project offers matching 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, along with design assistance from an architect hired by the City. The storefront program also includes a contract with an architect that provides design and entitlement process coordination at no charge to the business owners. It is open to tenants (with the owner's consent) as well as building owners. Adult-oriented businesses are not eligible – no business that excludes minors may receive a grant; other exclusions include: national franchises, church and government owned buildings, and primarily residential buildings. The new CDBG funds dedicated to this project amount to 5% of the PY 2008/2009 allocation.

Edwards Center Rehabilitation Project

The City will provide \$56,178 in grant funds to help rehabilitate the Edward's Center "Canby" group home. Edwards Center has owned the Canby house since 1985, and the facility provides housing for 5 adults with developmental disabilities. The rehabilitation project includes installing a new drainage system on the property, building

a new, accessible entry for the clients, stabilization of the foundation, replacement of the roof, windows and skylight. The estimated project cost is nearly \$100,000, and match will be provided through in-kind labor and Edwards Center cash. 9% of PY 2008/2009 funds will be used for this project.

Housing Rehabilitation Program

The City will continue to partner with the Portland Development Commission to offer a city-wide housing rehabilitation program. \$100,000 will be allocated to the program in PY 2008/2009, and prior years' funds as well as program income will allow the City's Housing Rehabilitation program to continue to assist low-to-moderate income homeowners in Beaverton undertake rehabilitation projects to address health and safety issues in their homes. Helping residents maintain their homes is an important strategy for maintaining affordable housing and neighborhood livability. 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.

The City will continue to partner with Unlimited Choices Inc® to administer rehabilitation services through the Adapt-a-Home® and Mend-a-Home® program. Since both programs have 2007/2008 funds to carry over into the 2008/2009 program year, the City does not anticipate funding the program for the 2008/2009 program year. During the next Action Plan process, the City will reevaluate the needs of both programs. The Adapt-a-Home® provides grant assistance to home owners and renters to make accessibility improvements to their homes. These projects allow Beaverton residents to remain in their homes for an extended period of time. The Mend-a-Home® program provides grants to rehabilitate owner-occupied mobile homes in Beaverton. The City has also worked with Unlimited Choices to expand the services of the Mend-a-Home® program. If a Beaverton homeowner is unable to qualify for a loan through the PDC Home Rehabilitation program, they can then be referred to the Mend-a-Home® program to receive grant assistance for their emergency rehabilitation needs.

In addition to financing the costs of necessary rehabilitation, funds will be used to address lead-based paint hazards, 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 reduce lead-based paint hazards in both single- and multi-family units under the Portland Lead Hazard Control Program (PLHCP) supported by Portland Development Commission regionally.

GEOGRAPHIC DISTRIBUTION

The City does not prioritize the geographic distribution of CDBG resources in specific areas, beyond a general intent to support downtown redevelopment/ revitalization where appropriate. Beaverton's historic downtown Regional Center does encompass an area of low-income concentration (Census Tracts 311, 312 and 313).

The Farmington Workforce Housing project and the demolition of the First & Main property are on the western end of Beaverton's historic downtown both at SW First Street and Main Avenue.

Public service projects as well as the Housing Rehabilitation (Owner-Occupied Housing), Adapt-a-Home (Accessibility Rehabilitation) and Mend-a-Home (Emergency Repair) Programs are open to qualified residents citywide.

The historic downtown Storefront Program will be available to local businesses within an area bounded by Canyon Road, Lombard Avenue, Second Street, and Stott Avenue.

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 underserved needs in the community in areas such as homelessness, abused women, the elderly, disabled, 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.

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.

Activities to aid homeless and persons with special needs

Shelters/Transitional Housing needs: The City has a long history of supporting shelter and transitional housing projects that serve our community and its residents. The City will provide supportive funding to _____, _____, and _____. (will provide this information after public services grants have been awarded. Historically Good Neighbor Center, Open Door Counseling, and Community Action Transitional Housing).

Prevent homelessness, especially for the very low incomes: The Mend-a-Home programs provides small grants to mobile home owners for repairs and homeowners who cannot qualify for the home rehabilitation loan program; these residents would often be at risk of homelessness without City assistance. The City also funds residential services programs that assist residents with housing stabilization.

Transition to permanent housing: The City does not propose any activity specifically to address this, beyond support for the two shelters, and for the various initiatives of Tualatin Valley Housing Partners, which assists individual who are making the transition into permanent housing.

End chronic homelessness: the City will continue to work with Washington County on the implementation of the Ten-Year Plan to End Homelessness including the regional Bridges to Housing program, coordination of services, outreach, and advocating for County and State funding for homelessness programs.

Special Needs Identified in the 2005-2010 Consolidated Plan: The City continues to serve seniors and people with disabilities through the Accessibility Rehab Program, which provides grants and assistance with accessibility-related home improvements to help people with limited mobility live independently.

Foster and Maintain Affordable Housing

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.

Farmington Workforce Housing Project: The Beaverton Workforce Housing Project will add between 60 and 120 units of affordable rental units in the historic downtown redevelopment area. The project is designed to serve the residents in this cultural diverse section of our community. The project is to be built on a two-lot parcel that is currently vacant or used as a City parking lot.

Merlo Station I & II: The Merlo Station Apartments, which were built utilizing both Washington County and City of Beaverton HOME funds recently opened its doors to the residents of Beaverton. This housing development, which is located on the MAX light rail, includes 128 affordable units. Three and four bedroom apartments are available for families, while smaller units are available to the developmentally disabled and senior communities.

Remove Barriers to Affordable Housing

The City engaged in a thorough review of policies bearing on affordable housing in 2004, and adopted several significant changes to the City's Comprehensive Plan, including expediting proposed affordable housing projects in the City's planning and development process, and reviewing City parking requirements. The City is currently considering several additional policies to encourage affordable housing, including tax abatements and SDC/fee relief for projects meeting certain affordability standards.

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. The City will translate its housing program materials into Spanish, Korean, Chinese, Vietnamese and Russian during PY 2008. We hope to increase participation of minority residents in our housing rehabilitation programs.

Beaverton is a sponsor of the Housing Advisory Group, which addresses affordable housing needs, policy and development in Washington County.

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. Lead-based paint mediation is also one of the priorities addressed through the City's home rehabilitation loan program.

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. The City actively funds public service organizations that provide services to Beaverton families who are in need. Beaverton staff are also actively working with community partners to increase the number of affordable housing units within Beaverton city-limits.

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 (CDCs) 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 participates 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 an array of partners to carry out the CDBG annual work plan. The City actively coordinates with nonprofit organizations including social service providers, Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) 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, CDCs, CHDOs and the Public Housing Authority to explore housing and economic development strategies for the City as a whole and the historic downtown redevelopment area. Throughout the year, the City works closely with a variety of social service agencies to better serve Beaverton's low-income residents. The City actively encourages close cooperation between housing providers and social service agencies, primarily through participation the Housing and Supportive Services Network and their Continuum of Care application process.

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 for all public housing located within the City of Beaverton and for all households using resources administered by the Public Housing Authority. Public housing improvements and resident initiatives fall within the Washington County Public Housing Authority's 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 promotes 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.

**CITY OF BEAVERTON
LISTING OF PROPOSED PROJECTS**

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Beaverton**

Priority Need
N/A

Project Title
Planning and Administration

Description

The City of Beaverton will allocate up to twenty (20) percent of the CDBG allocation towards general planning and administration. This amount is estimated at \$120,799.60 in this program year. The City will use these funds to staff and secure consulting services and related costs to carry out the program activities of this program. Program activities will include: HUD reporting, HUD compliance, file management, community outreach, marketing, technical assistance, application processes, contracting, Davis Bacon monitoring, Environmental Reviews, coordination with other agencies, and strategic planning. In addition, general coordination of activities of the City role in the Washington County HOME Consortium and the related Intergovernmental Agreement between the City and the County will be managed under this activity.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area
N/A

Objective Number N/A	Project ID 0801
HUD Matrix Code 21A General Program Admin	CDBG Citation 570.205//570.206
Type of Recipient Local Government	CDBG National Objective 570. 208 (d)(4)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator N/A	Annual Units 1 ORGANIZATION
Local ID	Units Upon Completion 1 ORGANIZATION

Funding Sources:

CDBG	\$ 120,799.60
ESG	
HOME	
HOPWA	
Total Formula	120,799.60
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$ 120,799.60

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name City of Beaverton

Priority Need
Economic Development

Project Title
Storefront Program

Description

The Storefront Program helps local businesses improve the appearance of their place of business, enhancing the general business environment downtown, and encourages further investment in Beaverton's commercial core. The project includes eligible businesses located in the area bounded by SW Canyon Road, Stott Avenue, Second Street and Lombard Avenue.

Work eligible for reimbursement under the grant includes most aspects of street-facing façade rehabilitation, including storefronts, exterior lighting, canopies and awnings, painting and masonry, and architectural/ dimensional signage. The Storefront Program will match every dollar a participating business spends on these kinds of improvements, up to a \$20,000 maximum grant.

The City plans to assist at least three businesses with this allocation of \$30,000 in additional CDBG funding.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The project includes eligible businesses located in the area bounded by SW Canyon Road, Stott Avenue, Second Street and Lombard Avenue.

Objective Number EL - 3	Project ID 0802
HUD Matrix Code 14E	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective 570.208(b)(1) Area Blight
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of Businesses Assisted	Annual Units 2
Local ID	Units Upon Completion 2

Funding Sources:

CDBG	\$ 30,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	\$ 224544.70
Assisted Housing	
PHA	
Other Funding	\$260,000 (private)
Total	\$ 254,544.70

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Beaverton**

Priority Need

Housing-Expanding access to affordable housing for those with special needs

Project Title

Edwards Center-Canby House

Description

The City of Beaverton will provide a grant of \$56,178 to assist the Edwards Center with the rehabilitation of the 5 person group home called the "Canby House". Improvements will include replacing the roof/rafters and windows, building an accessible entrance to the home, rehabilitating the site drainage on the property and remove and rebuild the skylight.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The project is located 7050 SW 169th, Beaverton OR.

Objective Number DH-2 – Decent Housing	Project ID 0803
HUD Matrix Code 03-Public Facilities	CDBG Citation 570.201
Type of Recipient Local Government	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of Persons	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	\$56,178
ESG	
HOME	
HOPWA	
Total Formula	
Prior Years Funds	
Assisted Housing	
PHA	
Other Funding	43,822 (private)
Total	\$100,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Beaverton**

Priority Need
Housing

Project Title
Farmington Workforce Housing

Description

The Farmington Workforce Housing project represents the new construction of up to 120 housing units in a mixed-use building. The site is an assembly of six tax lots located between SW Angel and SW Farmington Road, SW First and SW Main in the historic central business district. The total site is approximately 1.0 acre. This project will provide at least 60 units affordable to households with incomes at or below 80% MFI. The remaining use of the building will include public facilities space leased to Community Action for the operation of a Head Start center and the provision of the emergency assistance programs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The property is located at SW Angel, SW Farmington Road, SW First and SW Main in Beaverton, Oregon, identified as Washington County Tax Lot Number 1S116AD01300, 1400, 1500, 1600, 1700, & 1800.

Objective Number DH-2	Project ID 0804
HUD Matrix Code 101/Acquisition of Real Property	CDBG Citation 570.201 (a)
Type of Recipient unknown	CDBG National Objective 570.208(a)
Start Date (mm/dd/yyyy) 07/01/2007	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of Housing Units	Annual Units 74
Local ID	Units Upon Completion 74

Funding Sources:

CDBG	\$ 245,000
ESG	
HOME	\$ 477,906
HOPWA	
Total Formula	\$ 722,906
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	\$ 14,000,000
Total	\$ 14,722,906

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Note *: This award of funds is from the Washington County HOME Consortium

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name **City of Beaverton**

Priority Need
Housing-Rehabilitation

Project Title
Home Rehabilitation Loan Program
Description

Portland Development Commission will continue to administer the City's Home Rehabilitation Loan Program. PDC will make low to no interest loans to low- and moderate income Beaverton homeowners who need financial assistance to complete home rehabilitation projects. Activities will include, but are not limited to, correction of code violations, replacement of doors and windows, plumbing and electrical problems, lead paint hazards and roof replacement.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

The Home Rehabilitation Loan program is offered to eligible households city-wide.

Objective Number DH-1	Project ID 0805
HUD Matrix Code 14A -Rehab Single Unit Residential	CDBG Citation 570.202
Type of Recipient Public Agency	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator # of Housing Units REHABBED	Annual Units 10
Local ID	Units Upon Completion 10

Funding Sources:

CDBG	\$ 230,000
ESG	
HOME	
HOPWA	
Total Formula	\$ 230,000
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	
Total	\$ 230,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name **City of Beaverton**

Priority Need
Housing

Project Title
First & Main Demolition

Description

In 2006, the City acquired a small residential complex at SW First and SW Main in downtown Beaverton. During PY2006 and PY 2007 the City allocated funds to rehabilitate the property. A portion of the funds were used to address immediate needs, but the City also undertook a comprehensive engineering review to develop a scope of work for the rehabilitation project as a whole. The results of that engineering review determined that rehabbing the buildings would not be a cost effective use of limited grant funds. As a result, the City amended the 2007 Action Plan to include the relocation of the tenants. The City plans on demolishing the building utilizing PY 2008 funds. Staff anticipates the lot will then be used to house parking for the Farmington & Main workforce housing project.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area

12820 SW First St, Beaverton, OR

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Objective Number DH-1	Project ID 0806
HUD Matrix Code 04-Demolition	CDBG Citation 570.201
Type of Recipient Municipality	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 07/01/2008	Completion Date (mm/dd/yyyy) 06/30/2009
Performance Indicator Households	Annual Units 120
Local ID	Units Upon Completion 120

Funding Sources:

CDBG	\$ 16,176
ESG	
HOME	
HOPWA	
Total Formula	\$ 16,176
Prior Year Funds	\$
Assisted Housing	
PHA	
Other Funding	
Total	\$ 16,176

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

FUNDING SOURCES

Entitlement Grant (includes reallocated funds)

CDBG	\$ 603,998
ESG	\$ 0
HOME*	\$ 0
HOPWA	\$ 0
Total	\$ 603,998

Prior Years' Program Income NOT previously programmed or reported

CDBG	\$ 0
ESG	\$ 0
HOME*	\$ 0
HOPWA	\$ 0

Total **\$ 0**

Reprogrammed Prior Years' Funds

CDBG	\$ 130,000 (Angel)
	\$54,755.91 (07 carry over)
ESG	\$ 0
	HOME*
HOPWA	\$ 0

Total **\$ 184,755.91**

Total Estimated Program Income \$ 0

Section 108 Loan Guarantee Fund \$ 0

TOTAL FUNDING SOURCES \$ 788,754.30

Other Funds \$ 0

Submitted Proposed Projects Totals **\$ 788,754.30**

Un-Submitted Proposed Projects Totals \$ 0

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

APPENDICES

CITIZEN PARTICIPATION

**NOTICE OF PUBLIC HEARING AND COMMENT PERIOD
ON
WASHINGTON COUNTY'S
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
(CAPER)
FOR PROGRAM YEAR 2006/2007**

Washington County and the City of Beaverton have prepared their 2006 CAPER report as required by federal regulations. The report details project accomplishments as well as expenditures throughout the period July 1, 2006 through June 30, 2007 for the Community Development Block Grant (CDBG) Program, the Emergency Shelter Grant (ESG), the American Dream Downpayment Initiative (ADDI) and the HOME Investment Partnerships (HOME) Program. The purpose of the report is to measure to what extent the jurisdictions are meeting priority needs, goals and strategies as outlined in the 2005-2010 Consolidated Plan.

The report is presented in two volumes. Volume One contains the narrative describing the CDBG, ESG, ADDI and HOME activities according to HUD's prescribed format. Volume Two contains reports generated from HUD's Integrated Disbursement and Information System. Both are available for review and comment. Volume One can be downloaded from the County's web site at www.co.washington.or.us/cdbg (click on Planning, click on Annual Performance Report).

However, due to the size of Volume Two, the document is only available by calling the Office of Community Development at 503-846-8814.

The report is due to HUD on September 28th. A 15-day public comment period on the report begins on Thursday, September 6th and runs through 5:00 p.m., Thursday, September 20th. A public hearing on September 20th will be held to receive comments on the CAPER. The hearing will also be an opportunity to accept public comment on housing and community development needs in the County. The hearing will take place in the Portland Community College Education Center, 102 SW Washington Street, Hillsboro, Room 109. The public hearing starts at 7:00 p.m.

Comments on the CAPER may be directed to:
Peggy A. Linden, Program Manager
Washington County Office of Community Development
328 W. Main Street, Suite 100
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
or by
E-mail: jennie_proctor@co.washington.or.us

The meeting room is 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 have a disability or are hearing impaired and need assistance, please make arrangements in advance by calling 503-846-8814 or TTY 503-846-4598.

Public Hearing
2006 Consolidated Annual Performance and Evaluation Report
September 20, 2007
7:00 p.m.

Community members present: Karen Shawcross, Housing Development Corporation of NW Oregon; Ellen Johnson, Legal Aid Services of Oregon.

Chairman Rick Lorenz opened the public hearing at 7:00 p.m. Jennie Proctor gave a brief overview of the purpose of the public hearing. She informed the members that the Consolidated Annual Performance Report (CAPER) is an annual report submitted to HUD that outlines the accomplishments of the prior year. Jennie reported that four group homes were either acquired or rehabilitated; three street/sidewalk projects were completed serving over 3,000 people; and over 28,000 people were assisted through public service projects. She noted two events in particular that had happened to benefit Washington County residents.

The first was the Project Homeless Connect which had occurred in January 2007. It was held in the Hillsboro Armory and was an opportunity for homeless persons and families to come and receive services in a one-stop model. Staff from the county and from state offices were present to provide information and access to social service programs (rent, TANF, Section 8, veterans services, etc). Volunteers also provided food, bus tickets, eye care, hair cutting, a vet, and many other services. 125 homeless persons received services that day. The next Project Homeless Connect is scheduled for January 2008.

The second milestone that happened was the award of funds under the Bridges to Housing Program. Washington County, through Community Action as the applicant, was the recipient of over \$291,000 in funding to help support 15 homeless families through the provision of housing and wrap-around services. Community Action will provide the case management for these families while Tualatin Valley Housing Partners and Community Partners for Affordable Housing will provide the housing units. The award of funds is the result of a huge effort on the part of these agencies and Washington County Department of Housing Services which provided staff support for the program. Commissioner Schouten also contributed his time to the Regional Steering Committee which was made up of elected public and other officials representing four counties and two states in the region.

Ben reported that the HOME Program did not realize any completed rental units this year due to several slow moving projects. Harkson Court, a previously funded HOME project, received PAB approved rental rehabilitation funds (program income) to repair badly deteriorated asphalt paving that created accessibility safety issues for residents with mobility impairments. This project was completed within the fiscal year. The ADDI program completed thirteen downpayment loans this year helping income-qualified homebuyers. Merlo I and II are fully underway at this time with seven or eight units standing on the property. These should be completed in the summer of 2008. The three HDC rehabilitation projects are fully underway as of this time and 204 units will be completed sometime next year. Edwards Center's Bonnie Brae group home is nearing completion which will provide a safer and more comfortable living environment of its developmentally disabled residents. Ben also gave a brief update on the status of the CHDO Operating Grant program and the CHDO Pre-development Program.

Three Willamette West Habitat for Humanity homeownership projects are currently underway. The Lindsay Lane site is close to being completed. This fall, the last of nineteen units will be completed and occupied. The Farmington Road project has just begun site development and the Leadership Row project is working on site acquisition.

Bill Haack, City of Beaverton, gave a brief update on the City's CDBG Program. The City has had its own CDBG Program since 1994 and this past year, it received \$609,000 in entitlement funding. Funds available in 2006 (including program income and carryover funds) totaled \$998,000. Last year, the city allocated the full 15% for public service grants funding six organizations. The city expended over \$91,000 on housing rehab projects through its contracts with Portland Development Commission (for its owner-occupied loan program) and Unlimited Choices (for its Adapt-a-Home accessibility grant program). The City also has an emerging downtown storefront improvement program which saw three units completed this year. There are twelve remaining storefront projects all in various stages of design review that will be completed this coming year.

Chair Lorenz opened up the meeting to interested participants who wished to provide public testimony on the CAPER document or on housing and community development needs. Karen Shawcross from Housing Development Corporation of NW Oregon asked to present testimony on behalf of the Housing Advocacy Group (HAG). The full text of the testimony is provided following these minutes and is summarized below. The testimony acknowledged the accomplishments highlighted in the plan. The HAG asked that OCD and the PAB continue to monitor and prioritize items on the list of actions included in Table 1-11. The HAG has met with County Commissioners directly to promote several of these actions including: A1.1-3 reducing obstacles to land acquisition for affordable housing; B1.1 redirecting a portion of the county's Real Estate Transfer Tax to support housing projects for very low-income; A2.2 conduct ongoing outreach and education on the need for affordable housing. C1.1 advocate for fee/SDC subsidies and reductions. The HAG thanked the staff and board for their dedication and professionalism in the field of community development and housing. Ms. Shawcross wrapped up the testimony by thanking the PAB for the opportunity to provide testimony.

Ellen Johnson, Legal Aid Services of Oregon, was the next to testify. Ms. Johnson indicated that in general she too was happy with the current process in place and was appreciative of the staff efforts to ensure accountability for the federal programs. She stated that in general her comments fall under the heading of barriers to affordable housing. The cost of land is the biggest barrier to affordable housing. The failure to address this issue means that we are concentrating poverty in certain parts of the county. Ms. Johnson indicated that in 2004 she worked with Michael Sheehan, the county's consultant on the Fair Housing Plan and that they had compiled data on the number of affordable housing projects that were in the vicinity of high poverty areas. There is significant impact for those growing up in poverty as well as surrounded by poverty. She indicated we need to be aware of the long-term impacts for the generations to come. In zip code 97123, we have eleven assisted housing projects. All of these have been started with the best of intentions and serve low income communities and populations. The bad thing is they are all located within the geographic area of an elementary school with the highest poverty rate in Washington County. The reason that people are here is not because anyone is trying to exclude poor people or limit them to this particular area but because the cost of the land is cheaper relative to the cost of the land elsewhere. The result is that we have cemented poverty in this area of the county. She urged the PAB to address this issue not only in HOME and CDBG but also in local their jurisdictions. What we need to do is disperse poverty and disperse the impact of poverty. We need to move away from a piecemeal approach to housing policy and find a way to bring all the jurisdictions together to develop a comprehensive countywide policy surrounding affordable housing. She felt that collectively we all share in this problem of affordable housing and yet collectively we are not taking responsibility for it. And that's the leadership role.

The second point that Ms. Johnson made was regarding the housing and accessibility rehabilitation programs run by the county and the city. In looking at the demographics of this year's beneficiaries, these programs aren't reaching a broad enough spectrum of people. The programs would benefit from targeted education and outreach.

Ms. Johnson indicated that lastly, the allocation of funds should not only be based on geography but on the demographics of the population. It's easier to build smaller units as compared to larger units. In

Washington County's lower-income population, there is a tendency for larger families for which larger affordable units are harder to find.

In closing, Ms Johnson indicated she was happy with the plan as written and she appreciated the opportunity to provide comment.

Richard Kidd thanked Ms. Johnson for her testimony. He shared some of the issues unfolding in Forest Grove.

Chair Lorenz thanked both participants for coming and providing important testimony on housing issues within the county. He closed the public hearing at 7:38 p.m. and moved into the regular PAB meeting.

NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT PROGRAM YEAR 2008 ACTION PLAN

Washington County and City of Beaverton

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 and the City of Beaverton 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 Washington County and the City of Beaverton 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 Action Plan for program year 2008 is available for public review and comment from Wednesday, **March 12** through Thursday, **April 10, 2008**, 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, 2008 Action Plan.

Two public hearings will be held on the draft PY 2008 Action Plan:

Thursday, March 27, 2008 1:30 p.m.

**Beaverton Library
Meeting Room B
12375 SW Fifth Street
Beaverton, OR**

Thursday, April 10, 2008 7:00 p.m.

**Washington County Public Services Building
Cafeteria** (nighttime entrance is from the back of the building)
**155 N First Avenue
Hillsboro, OR**

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 have a disability or are hearing impaired and need assistance, please make arrangements in advance by calling 503-846-8814 or TTY 503-846-4598.

You may comment on the draft Action Plan 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, MS7
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
or
E-mail: cdbg@co.washington.or.us**

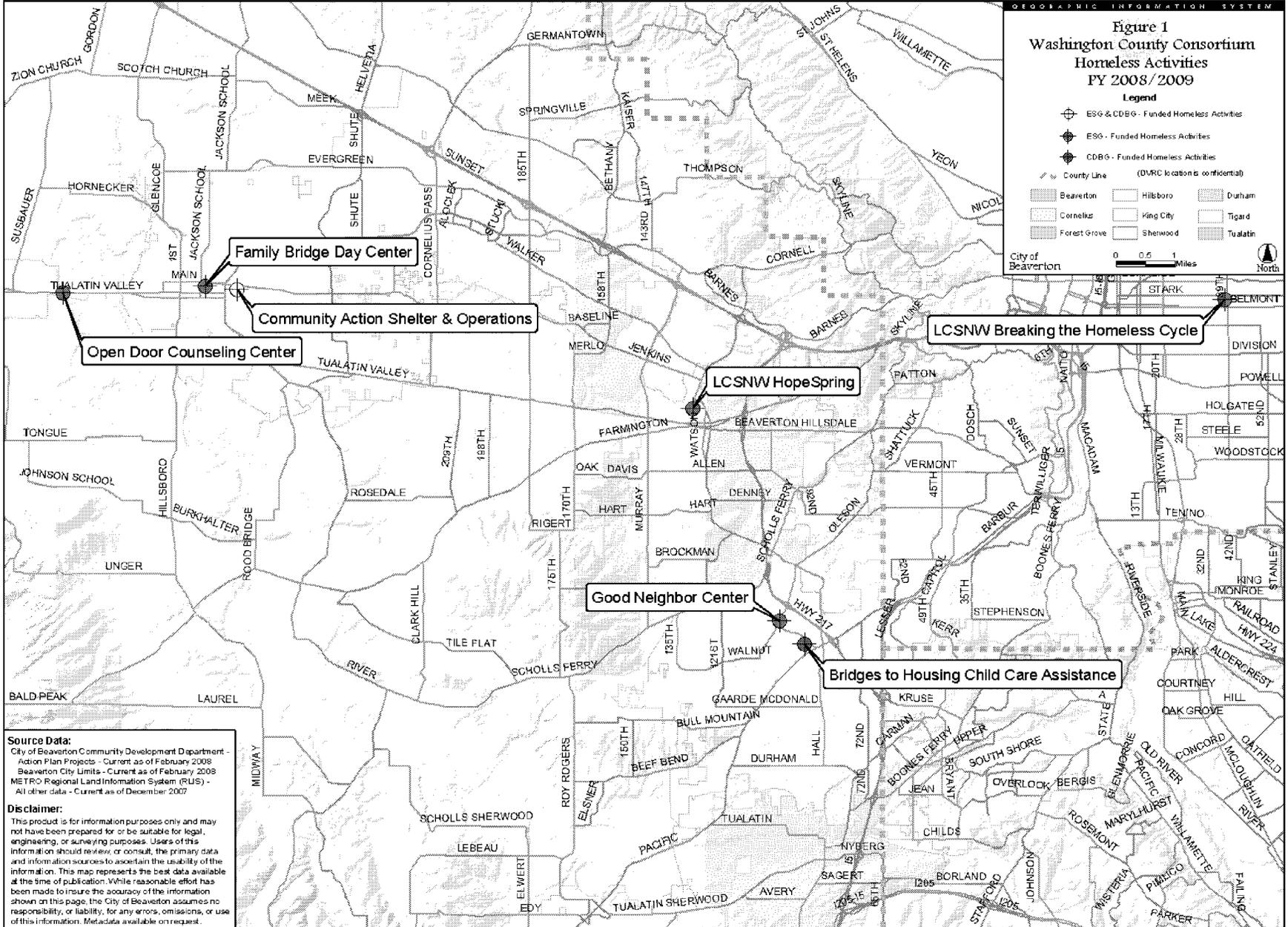
MAPS

The following maps were provided by the City of Beaverton on behalf of the Consortium. They depict the geographic distribution of entitlement funds throughout Washington County for program year 2008-2009

Figure 1
Washington County Consortium
Homeless Activities
FY 2008/2009

- Legend**
- ⊕ ESG & CDBG - Funded Homeless Activities
 - ◆ ESG - Funded Homeless Activities
 - ◆ CDBG - Funded Homeless Activities
 - County Line (DVRC location is confidential)
- | | | |
|--------------|-----------|----------|
| Beaverton | Hillsboro | Durham |
| Cornelius | King City | Tigard |
| Forest Grove | Sherwood | Tualatin |

City of Beaverton 0 0.5 1 Miles North



Source Data:
 City of Beaverton Community Development Department - Action Plan Projects - Current as of February 2008
 Beaverton City Limits - Current as of February 2008
 METRO Regional Land Information System (RLIS) - All other data - Current as of December 2007

Disclaimer:
 This product is for information purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. This map represents the best data available at the time of publication. While reasonable effort has been made to insure the accuracy of the information shown on this page, the City of Beaverton assumes no responsibility, or liability, for any errors, omissions, or use of this information. Metadata available on request.

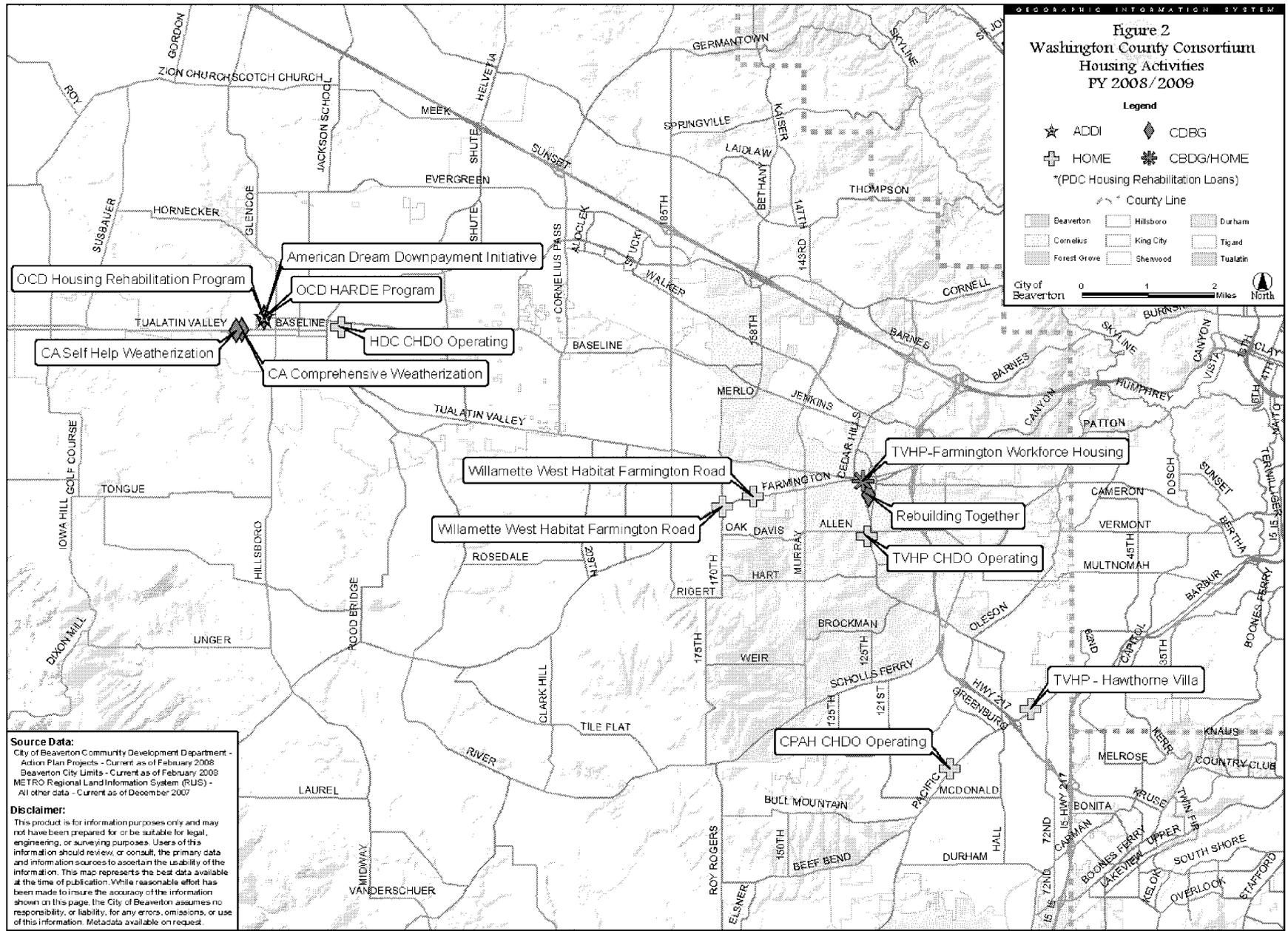


Figure 3
Washington County Consortium
Infrastructure Activities
FY 2008/2009

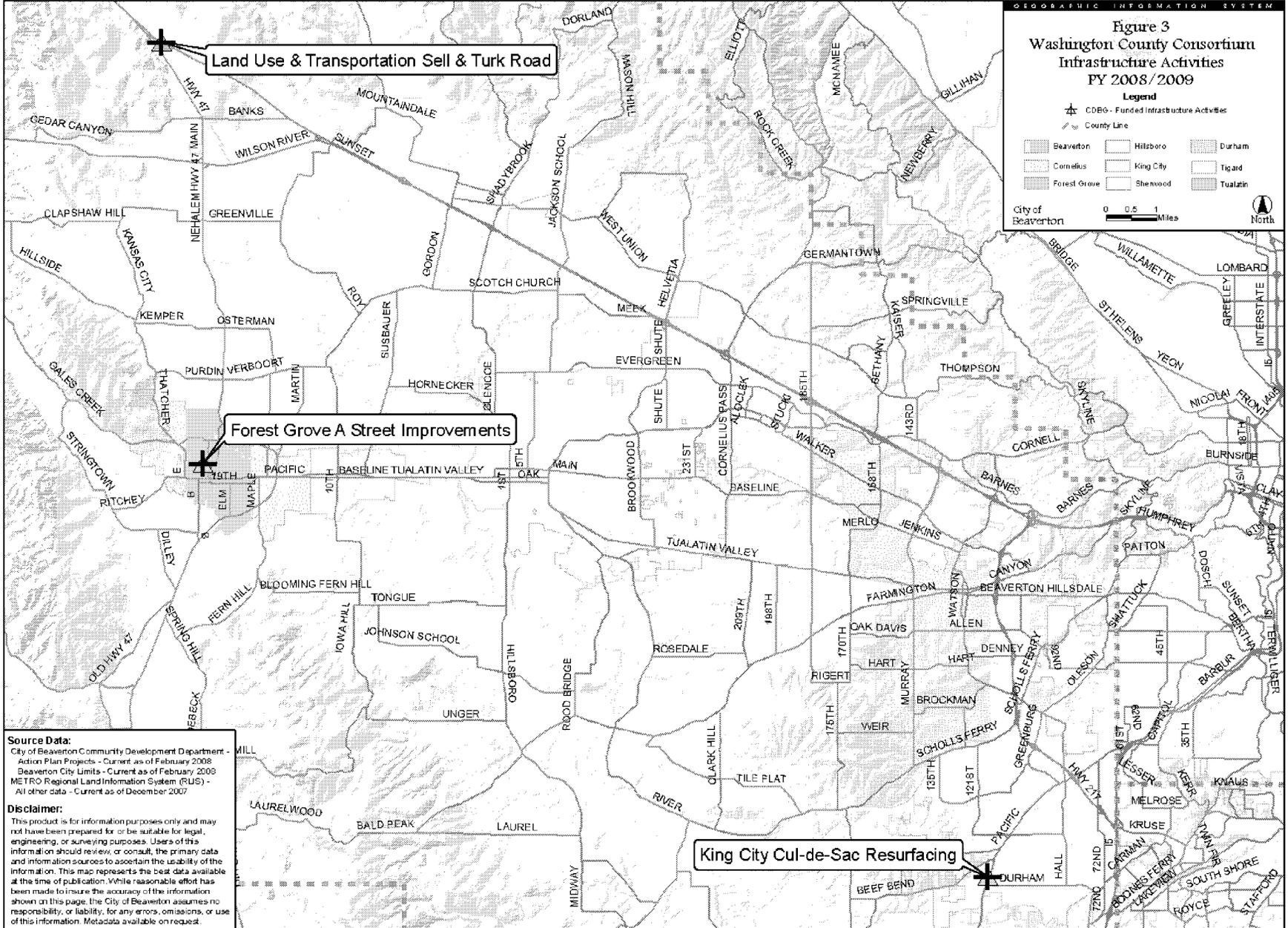
Legend

- CDB6 - Funded Infrastructure Activities
- County Line
- Beaverton
- Cornelius
- Forest Grove
- Hillsboro
- King City
- Shenwood
- Durham
- Tigard
- Tualatin

City of Beaverton

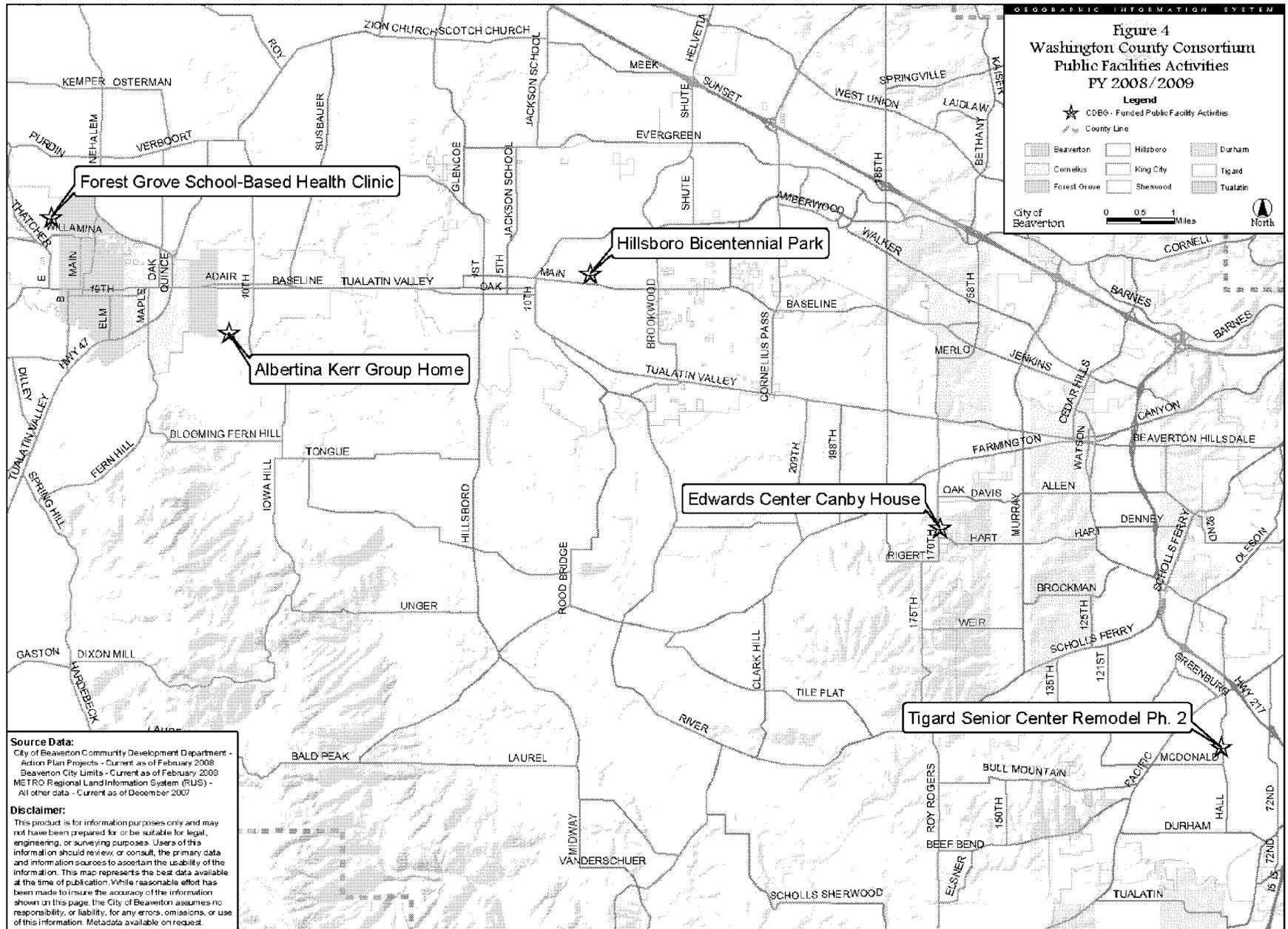
0 0.5 1 Miles

North



Source Data:
 City of Beaverton Community Development Department -
 Action Plan Projects - Current as of February 2008
 Beaverton City Limits - Current as of February 2008
 METRO Regional Land Information System (RUS) -
 All other data - Current as of December 2007

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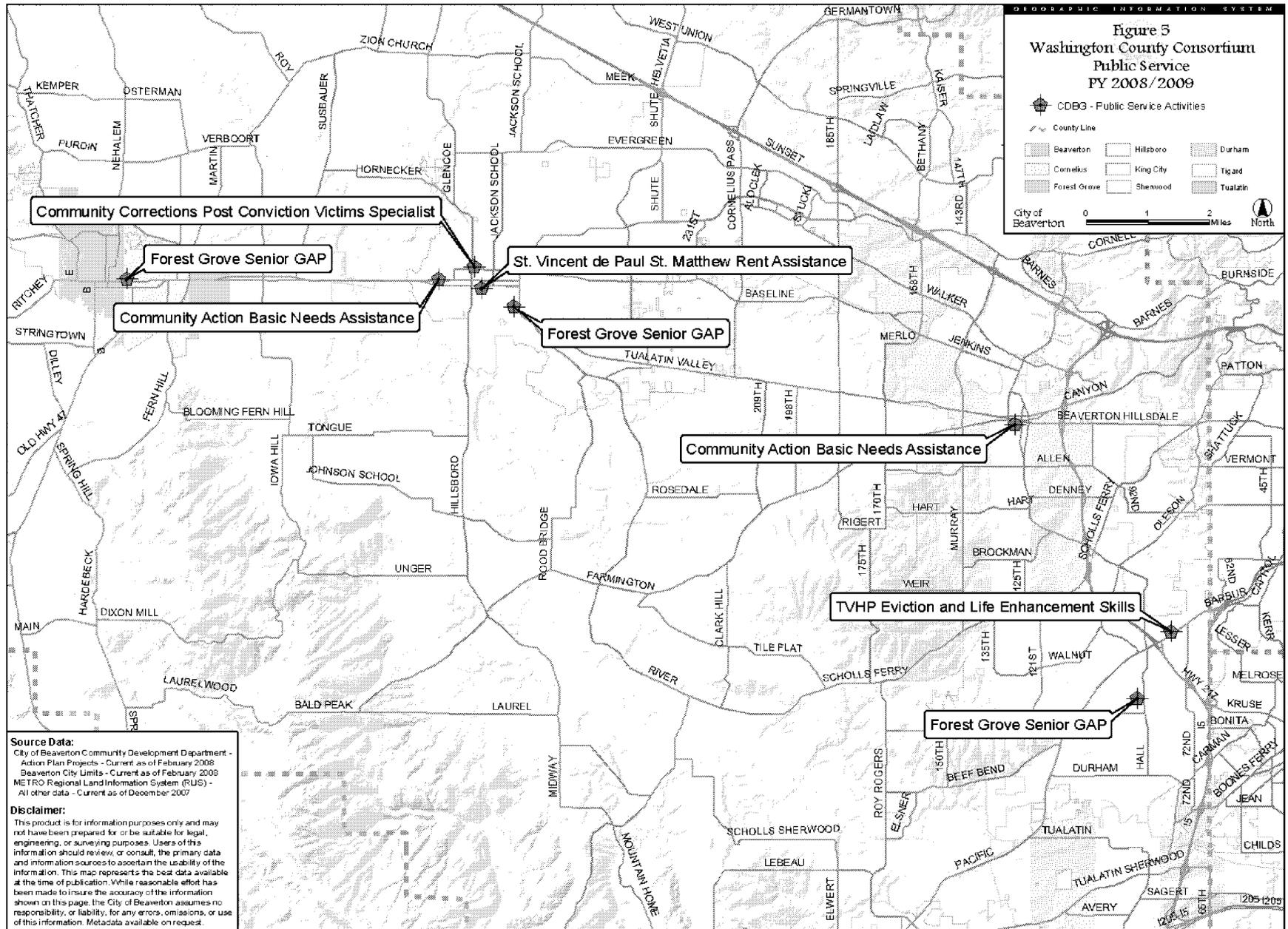
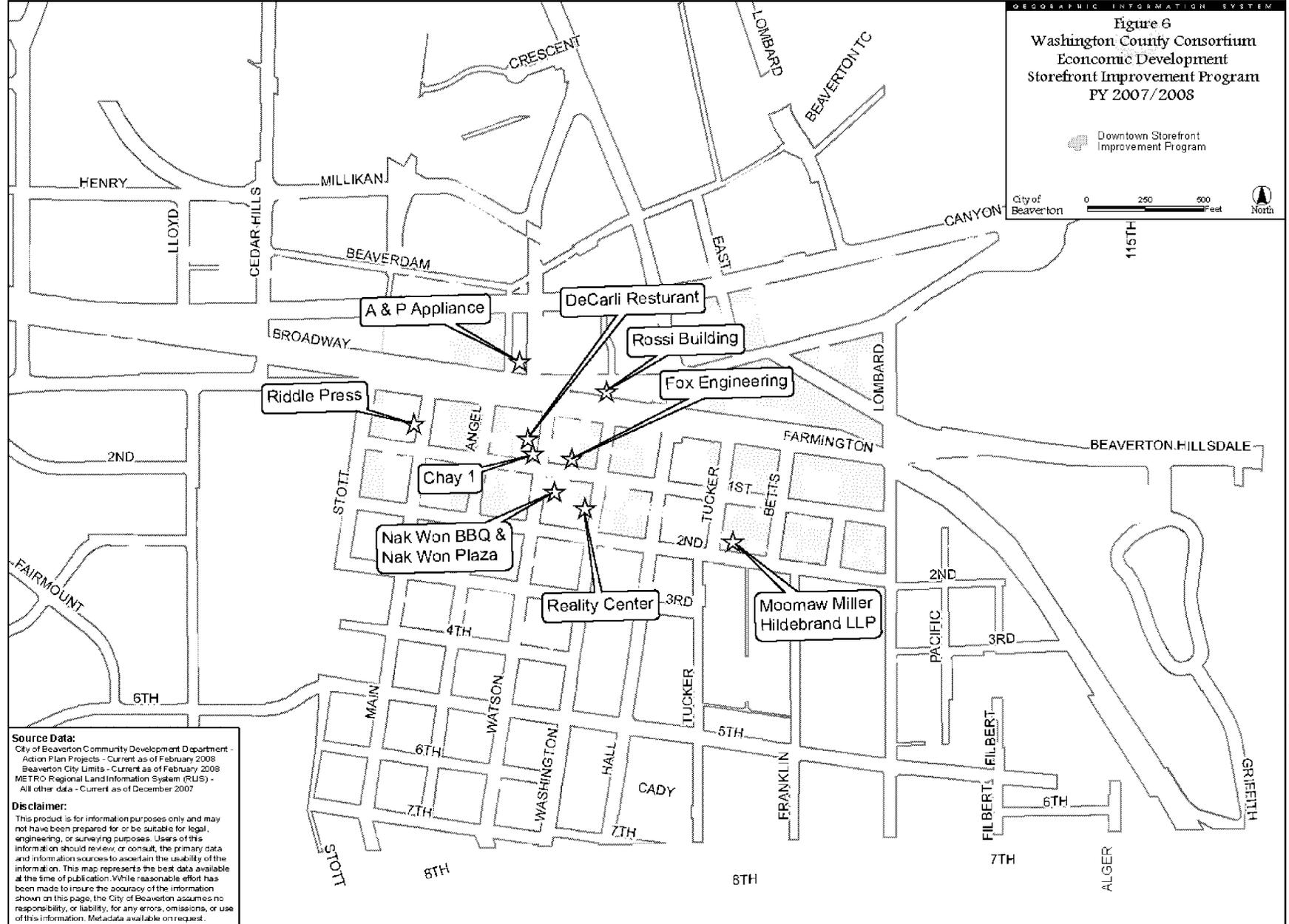
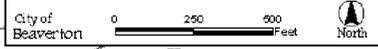
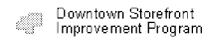


Figure 6
Washington County Consortium
Economic Development
Storefront Improvement Program
FY 2007/2008



Source Data:
City of Beaverton Community Development Department -
Action Plan Projects - Current as of February 2008
Beaverton City Limits - Current as of February 2008
METRO Regional Land Information System (RLIS) -
All other data - Current as of December 2007

Disclaimer:
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Appendix C

SUMMARY OF OBJECTIVES AND PERFORMANCE MEASUREMENTS

**Table 3A
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number (this year)	Actual Number	Outcome/ Objective*
	Rental Housing Objectives					
DH-2.1	Washington County will use federal HOME funds to build or preserve 100 affordable rental units each year over the five-year cycle for households earning less than 50% MFI. Projects: Hawthorne Villa and Farmington Workforce Housing Project.	HOME	# of housing units	238		DH-2
DH-2.2	Washington County will use federal funds to assist at least 60 low and moderate-income homeowners each year through the housing rehabilitation programs. Projects: HARDE and Weatherization. Neither OCD nor Community Action is able to anticipate how many applicants will be living in rental units as opposed to owner-occupied units. Therefore the total estimated to be served is shown below under owner-occupied.	CDBG	# of housing units	*		DH-2

Owner Housing Objectives						
DH-2.2	Washington County will use federal funds to assist at least 60 low and moderate-income homeowners each year through the housing rehabilitation programs. Projects: Housing Rehabilitation Program, HARDE, Weatherization, and Rebuilding Together.	CDBG	# of housing units	257		DH-2
DH-2.3	Washington County will use HOME/ADDI funds to purchase/build 12 units of owner-occupied housing each year over the five-year period. Projects: Habitat's Farmington Road and ADDI. Note that Habitat's Farmington Road project was funded in prior years. The 15 units reported here is not over and above what was reported in previous years.	HOME	# of housing units	17		DH-2
Homeless Objectives						
SL-1.1	Washington County will use ESG/CDBG resources to provide homeless prevention assistance and/or other essential services to 6,000 homeless persons each year over the five-year cycle.	ESG/CDBG	# of persons with new access	1,440		SL-1
Special Needs Objectives						
	No projects were funded this year meeting this objective.					
Community Development Objectives						
Infrastructure Objectives						
SL-1.13	Replace, repair or develop streets and related infrastructure. Projects: Forest Grove A Street Improvements, DLUT Sell and Turk Roads, and King City Cul-de-sac 2008.	CDBG	# of persons with improved access	360		SL-1

Public Facilities Objectives						
SL-1.1	Develop parks and recreational facilities for low-income areas. Project: Bicentennial Park	CDBG	# of persons with improved access	5,012		SL-1
SL-1.3	Develop health facilities for low-income populations. Project: Forest Grove School-Based Health Clinic.		# of persons with new access	1,000		
SL-1.5	Develop senior centers for improved access to services/activities. Project: Tigard Senior Center					
SL-1.6	Develop centers for persons with disabilities. Project: Albertina Kerr.					
SL-1.9	Develop homeless facilities to shelter homeless persons, families and youth. Project: Community Action Hillsboro Shelter					
Public Services Objectives						
SL-1.19	Improve access to health and dental care services and/or education to low-income families. Projects: LCSNW Breaking the Homeless Cycle.	CDBG	# of persons with new access.	90		SL-1
SL-1.20	Provide services to seniors to prevent isolation or elder fraud and ensure basic needs are met. Project: Forest Grove Senior GAP.	CDBG		120		
SL-1.24	Provide other public services such as counseling for victims of crime, emergency basic needs, access to affordable housing, homeownership classes, literacy programs, job education and life skills training and professional development opportunities. Projects: Basic Needs, Shared Housing, and Post Conviction Specialist.	CDBG		5,223		
Economic Development Objectives						

	N/A					
	Other Objectives					
	N/A					

Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3B – Annual Housing Goals

Grantee Name: Washington County Program Year: 2007	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						N/A
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Special needs households			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	120		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	118		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		
Total Sec. 215 Affordable Rental	238 ¹		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	15		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	2		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Total Sec. 215 Affordable Owner	17 ²		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)	This section reflects projects that serve owners and renters.					
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	257		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		
Total Sec. 215 Affordable Housing	257 ³		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	238		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Annual Owner Housing Goal	17		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Annual Mixed Owner/Renter Goal	257		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

¹ Hawthorne Villa and Farmington Workforce Housing Project.

² County Rehab, County/City Rebuilding Together and ADDI.

³ Weatherization, HARDE, and City rehab programs.

Total Annual Housing Goal	560					
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Washington County Office of Community Development
328 West Main Street, Suite 100, MS7
Hillsboro, OR 97123
Phone (503) 846-8814
Fax (503) 846-2882
TTY (503) 846-4598
Internet www.co.washington.or.us/cdbg