

CLACKAMAS COUNTY
HEALTH HOUSING AND HUMAN SERVICES
DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
DIVISION



Final - 11/13/2017

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Clackamas County Housing and Community Development is a division within the larger Clackamas County Health, Housing and Human Services Department that includes the Behavioral Health, Public Health, Health Centers, Social Services, the (public) Housing Authority, Community Solutions (workforce programs) and Children Youth and Families divisions.

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

Housing and Community Development Division staff have used community survey data, public meeting comments, public housing waitlist information, Portland metropolitan area housing information and several reports to select the following goals to accomplish over the next 5 years:

1. Community Infrastructure Improvements - 10,000 persons to benefit.
2. Public Facilities Improvements - 7,500 persons to benefit.
3. Public Services - 10,000 persons will benefit.
4. Housing Rehabilitation - 150 households will benefit.
5. Affordable Housing - 260 households will benefit.
6. Homeless Assistance - 1,750 homeless persons will be assisted with shelter and services.

Six (6) Assessment of Fair Housing Goals have been included in the 2017-2021 Consolidated Plan.

3. Evaluation of past performance

Clackamas County Housing and Community Development has been a major partner and funder of many affordable housing projects and most of the senior centers throughout the county over the last 20 years. The impact of projects and services supported with grant funds is often limited by the federal grant regulations and the actual annual funding levels although communities and non-profit partners do bring private resources to leverage the federal funds. Clackamas County Housing and Community

Development Division continues to expend federal funds efficiently and effectively within the bounds of federal regulations. Slow moving projects are cancelled allowing funds to be reallocated to projects that are on track to be completed as scheduled.

Clackamas County coordinates with and provides staff support to the homeless Continuum of Care.

Clackamas County has recently completed an Assessment of Fair Housing and established the following goals for program years 2017 to 2021:

1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing.
2. Increase accessibility to affordable housing for persons with disabilities and single parent familial status households. (households with children under 18 yrs.).
3. Improve access to housing and services for all protected classes.
4. Enforce Fair Housing laws and Increase public understanding of Fair Housing laws.
5. Coordinate Fair Housing Advocacy and Enforcement Efforts among regional partners
6. Ensure that all housing in Clackamas County is healthy and habitable.

4. Summary of citizen participation process and consultation process

Clackamas County Housing and Community Development Division maintains a Citizen Participation list of persons interested in programs and services funded by federal grants. Public meeting notices are posted in community newspapers and notices of funding availability are distributed throughout the county through newspapers and email lists.

The community participation process for selecting Clackamas County's fair housing goals included 10 public meetings, three separate surveys during April, May and June of 2016 and consultations with 23 community agencies. A total of 310 people responded to a community survey, a public housing resident survey and a Spanish language survey. Some surveys were mailed to groups and all surveys were available on paper and online. A public notice was published in community newspapers notifying interested persons that a draft of the AFH document, AFH Goals and an executive summary was posted for a 30-day comment period that was extended to 45 days.

The Continuum of Care homeless services providers and public housing residents are engaged in annual public meetings to discuss programs, projects and services. The general public is also invited and engaged through solicitation of feedback through community online surveys and public meetings.

5. Summary of public comments

Public meetings were held on October 26, 2016, November 15, 2016 and April 6, 2017 to gather comments on housing and community development needs. The general public, particularly low income persons, is facing rapidly increasing demands for market rate housing resulting in sharp increases in rent and a very low apartment vacancy rate. Low-income persons are unable to move due to a lack of affordable housing units available throughout the county and particularly in areas of high opportunity for employment, shopping and community services.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted.

7. Summary

The public comment period on the Consolidated Plan and the 2017 Action Plan was from March 16 to April 17, 2017 and the public hearing was held on April 6, 2017. All comments were in support of homeless services, affordable housing projects and first time home owner programs. All comments were accepted. The Board of County Commissioners approved the final plans on May 11, 2017 with the provision that the plan would not be submitted until actual grant allocation amounts were provided by HUD and incorporated into the plans.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLACKAMAS COUNTY	
CDBG Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
HOPWA Administrator		
HOME Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
ESG Administrator	CLACKAMAS COUNTY	Housing and Community Development Division
HOPWA-C Administrator	CLACKAMAS COUNTY	Community Development Division

Table 1 – Responsible Agencies

Narrative

Clackamas County Housing and Community Development is a division within the larger Clackamas County Health, Housing and Human Services Department that includes the Behavioral Health, Public Health, Health Centers, Social Services, the (public) Housing Authority, Community Solutions (workforce programs) and Children Youth and Families divisions. Clackamas County receives no HOPWA funds. Services for persons with AIDS are provided by the nearby City of Portland, Oregon.

Consolidated Plan Public Contact Information

Office location: Housing and Community Development Division Public Services Building 2051 Kaen Road – Suite 245 Oregon City, Oregon (503) 655-8591

Housing and Community Development Website: <http://www.clackamas.us/communitydevelopment/>

Clackamas County Housing and Community Development website includes maps of low/mod income areas, funding policies, meeting notices, meeting schedules, Consolidated Plans, annual Action Plans, information on HOME repairs grants and loans, and other programs.

Staff Contacts:

Consolidated Plan

CLACKAMAS COUNTY

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Clackamas County is an urban and rural county within the Portland/Vancouver metropolitan statistical area. Clackamas County provides the bulk of the social services, assisted housing services and public housing to low-income residents in the county. Clackamas County provides federal funding to non-profit housing developers to build, purchase and maintain assisted housing throughout the county.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Clackamas County Housing and Community Development Division (HCD) coordinates activities between public housing and assisted housing agencies through funding and reporting outcomes to state and federal agencies. The local public housing authority is a part of Clackamas County's Health, Housing and Human Services Department. Nonprofit and for profit housing developers and housing providers are in regular contact with HCD staff about project ideas and potential state and federal grants that could be combined with CDBG and HOME funds for a successful housing project proposal. The HOME program provides vital funding to affordable housing providers that also apply for state tax credit funding as one of few sources of funds available to develop affordable housing units in the rural parts of Clackamas County.

The Clackamas County Health, Housing and Human Services (H3S) Department includes; a public housing authority, a community development division, a public health division, a social services division, a behavioral health division and a primary care division. H3S is often a convener of agencies to apply for funding, build facilities and provide services to vulnerable populations. In some cases the county provides the services, and in other cases non-profit agencies provide the housing or services. CDBG funds also provide support for the Housing Rights and Resources program, an H3S program in the Social Services Division. This program provides housing referral and information on all available housing services and resources to residents in need of affordable housing and related services.

HCD consults directly with the county primary care health facilities and health services to coordinate services and projects.

HCD consults directly with local governments (15 cities and towns in Clackamas County) regarding public facilities and infrastructure projects. Adjacent governments including City of Portland, Multnomah County and Washington County are contacted regularly regarding public meetings however due to scheduling conflicts staff from these governments rarely attend our public meetings.

Currently HCD has business and civic leaders engaged in the community and housing development needs assessment through their activities on non-profit boards, planning councils and

commissions. Some non-profit agencies are considered civic organizations. HCD will continue to reach out to community groups that include civic and business leaders in the community. HCD is currently nurturing business contacts on the Housing Advisory Board that guides the Housing Authority of Clackamas County and county-wide affordable housing policy.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

H3S Housing and Community Development Division (HCD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same HCD office uses CDBG, ESG and CoC funds to support homeless services and for the Homeless Point in Time (PIT) count of homeless persons. The PIT is conducted with over 150 volunteers coordinated by the Social Services Division.

H3S Housing and Community Development Division (HCD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The annual Continuum of Care renewal application funds over \$2,000,000 of services and rent assistance to homeless persons in the county. CoC efforts secure services and support for over 478 persons including 32 chronically homeless persons (based on the CoC 2016 Housing Inventory Chart.)

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The HCD staff coordinate the Continuum of Care monthly meetings and the CoC governing board activities. The CoC policies and ESG program policies were developed with both CoC and ESG homeless services providers. The CoC reviewed and adopted the current CoC and ESG policies in February 2017.

HCD personnel also provide the HMIS training and support for CoC and ESG providers. The monthly CoC activities and quarterly performance reports are coordinated by the same Community Development Division staff that coordinates the ESG funding applications and awards process. The FY 2017-2019 ESG funding recommendations were presented to the CoC Steering Committee on February 2, 2017 and to the CoC Homeless Council (CoC) for discussion and review on February 22, 2017. CoC providers, the local

public housing agency and all the agencies in the Continuum of Care are engaged in addressing the needs of homeless persons.

The CoC consults with Community Solutions, a Workforce Investment Act partner and division of H3S, to conduct employment related training for homeless persons.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Clackamas County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority is staffed by Clackamas County employees. The Housing Authority Director is also the director of the Housing and Community Development Division. The anticipated outcomes are coordinate efforts to maintain and build affordable housing units for low income residents as well as coordinated social services and employment training.
2	Agency/Group/Organization	NORTHWEST HOUSING ALTERNATIVES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Housing Alternatives (NHA) is one of a few non-profit housing developers in Clackamas County. NHA staff are active on the Continuum of Care homeless council as a provider of homeless housing services and homeless prevention services with ESG funding, local government funding and private foundation funding.
3	Agency/Group/Organization	CLACKAMAS WOMEN'S SERVICES
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas Womens Services (CWS) is one of a few providers of services for survivors of domestic violence in the county. CWS staff are active in the Continuum of Care homeless council. CWS also provides emergency shelter services funded in part by ESG funding as well as transitional housing and permanent housing services funded in part by Continuum of Care funding and private foundation funding.
4	Agency/Group/Organization	INN HOME
	Agency/Group/Organization Type	Services-Children Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Inn is a youth services agency that is actively involved in the homeless Continuum of Care.
5	Agency/Group/Organization	CLACKAMAS COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas County Health, Housing and Human Services Department includes the Social Services Division, Office of Children and Youth Division, the Public Health Division and the Community Development Division. The Public Health Division maintains a webpage regarding lead based paint hazards. webpage site: http://www.clackamas.us/publichealth/lead.html The County's Public Health Division provides materials and training on preventing lead based paint exposure. The County's Public Health Division is a resource to other county agencies addressing LBP hazards.
6	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The state of Oregon maintains a Construction Contractors Board that provides periodic updates on state LBP laws and regulations for private and public contractors to reduce exposure to LBP.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Clackamas County	CoC and ESG goals to prevent and reduce homelessness are incorporated in the Strategic Plan goals
Assessment of Fair Housing	Clackamas County	Assessment of Fair Housing goals are part of the Strategic Plan goals

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Metro Equitable Housing Report 2016	Metro Council	Metro is a regional land use planning governmental organization that determines the urban growth boundary for the metro area. Metro also plans and operates the solid waste transfer stations, regional parks, and several entertainment venues
2017-2020 Older Americans Act Area Plan	Clackamas County Social Services Division	The Social Services Division is the county coordinator of services to elderly persons and the community action agency. Many services are provided through the county senior centers and county social services staff.
OHCS Clackamas County Housing Profile 2013	State of Oregon	The Oregon Housing and Community Services (OHCS) Department prepared county housing profiles for the entire state.
ADA Transition Plan for the Public Right-of-Way	Clackamas County Department of Transportation and Development	Public Facilities Improvements and ADA accessibility of streets, sidewalks and public facilities

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Clackamas County has received and reviewed the following plans in preparation of this consolidated plan:

- The City of Portland Consolidated Plan
- The Metro Equitable Housing Report January 2016
- Portland Consortium Consolidated Plan for 2016-2020 (City of Portland, City of Gresham and Multnomah County)

Clackamas County also participates in a Regional Fair Housing Group to coordinate fair housing efforts in the metro region. Members of the group include 4 counties and 4 large cities in the region.

Narrative (optional):

Clackamas County is part of the Portland/Vancouver Metropolitan Statistical area which is currently grappling with an affordable housing crisis.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Housing and Community Development Division held 2 public meetings, conducted a survey, accepted 34 applications for funding and held a public hearing to collect citizen input on housing and community development goals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	Non-targeted/broad community	October 26, 2017. 6 people attended from 4 non-profit agencies. 2 staff were also present.	Brianna Williamson provided a description of the Housing Rights and Resources program that is funded by CDBG. Brianna stated that the program helps residents avoid being evicted. Last year the program process over 2500 called from people seeking help with housing problems. The program is unique in that program staff help people describe the specifics of their particular housing issues as well as properly screen persons before referring them to legal Aid Services of Oregon if needed. The Housing Rights and Resources program also helps landlords get accurate information regarding their rights as landlords in addressing any concerns about difficult tenants. Erika Silver added that this service is much needed in Clackamas County to prevent people from becoming homeless and to help the County maintain good relationships with landlords. Martha McLennan, executive director of NHA, thanked Clackamas County for supporting the Annie Ross House and the HomeBase housing stabilization and homeless prevention program. The NHA campus in Milwaukie, Oregon is preparing for re-building the Annie Ross Shelter and other buildings to increase the number of housing units at the site. NHA is working with SIN network to provide additional shelter services if needed while Annie Ross Housing is being re-constructed. NHA has secured a site on Pleasant Street and will be applying for funding to build up to 20 units of homeless veterans family housing. Shelly Mead with Bridges to Change (B2C) explained that they provide transitional housing for persons exiting correctional facilities. B2C housing has services for homeless persons, persons who need alcohol and drug additions counseling and housing for	All public comments were accepted	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				sex offenders. B2C will be looking for additional funding for permanent affordable housing for persons leaving transitional housing services.Emily and Amy with NEDCO explained that they were at the meeting to learn more about the Clackamas County funding and application process. NEDCO has provided foreclosure counseling, business incubation for food and beverage entrepreneurs, home ownership assistance as well as apartment deposit assistance for families with Section 8 vouchers. NEDCO is exploring options to assist youth who are aging out of foster care and into independent living. NEDCO would like to develop cottage housing to provide first time home owner options.		

2	Public Meeting	Non-targeted/broad community	November 15, 2016. 5 people attended from 4 non-profit agencies and 1 local government. 1 staff person was also present.	Lori Mack talked about the need for working with individuals living in poverty and providing job readiness training, intensive employment and career case management, access to employment skill building, customized job placement, and job retention. The Community Solutions employment program target populations are: residents of HACC, individuals served through Clackamas Womens Services, individuals successfully managing a mental illness, referrals from the Oregon Youth Authority, Clackamas County Social Services, and the long term unemployed. Katie Ullrich discussed Proud Grounds various programs including a home ownership program for low income families. Proud Ground maintains ownership of the land only. Families purchase the house, gain equity and may sell the house to another low income family. Mellani Calvin, asked about possible funding for the Assist Program to help individuals with disabilities apply for social security benefits. The program would include home visits in Clackamas County to meet with individuals and families to complete the application process. Jim Whynot with the City of Gladstone confirmed that he was working with his engineer to review potential street improvement projects and that the city would be submitting an application for CDBG funding. Tina Kennedy asked about the funding for services for veterans in emergency and transitional housing. Funding can cover a 3 year period. Tina's group is working with the County Social Services Division to provide housing to homeless veterans.	All public comments were accepted	
3	Internet Outreach	Non-targeted/broad	Survey results: 171 residents	Survey respondents expressed a overwhelming need for affordable housing and services for low income persons to maintain housing.	All comments in the	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		community Residents of Public and Assisted Housing	responded to the Assessment of Fair Housing survey. 196 persons responded to the Housing and Community Needs survey.		community surveys were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	April 7, 2016 Sandy Connect Luncheon which included 15 organizations providing services to people in the rural Sandy Oregon area. Persons were provided with information on the community development program funding as well as the fair housing assessment process to develop goals.	Several people asked for additional English and Spanish paper surveys to provide to their clients and neighbors.	All comments were accepted and included in the Assessment of Fair Housing report.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing Needs Assessment: More than 20,000 households in Clackamas County are “Severely Cost Burdened” due to paying more than 50% of their incomes for housing. Table 10 data indicates that for low-income **renters** that pay more than 50% of their incomes for housing: a total of 10,314 households, 32% are elderly households (3,256 Households) and 37% are small related households (3,781 households). Table 10 also indicates that for low income **home owners** that pay more than 50% of their income for housing: a total of 9,745 households, 39% are elderly households (3,801 Households) and 32% are in small related households (3,078 households).

Disproportionately Greater Need: Extremely low income renters in 8,336 households with incomes in the 0 to 50% of AMI have the greatest need and are most at risk of becoming homeless due to rapidly rising rents and increasing housing market pressure to maximize profits on housing investments.

Public Housing: Residents of public housing live in Milwaukie and Oregon City and Housing Choice voucher holders live throughout the county. Currently there is a general lack of affordable housing for low income households in the jurisdiction and in the region. The rapid increasing in housing demand in the private housing market will continue to gentrify some low income neighborhoods and push low-income families further from high opportunity areas. Public Housing residents and voucher holders are experiencing a lack of ability to move due to the lack of affordable accessible units for rent.

Homeless Needs Assessment: The 208 homeless families living in sheltered in the 2015 homeless count included 194 adults and 256 children. 53 persons were identified as homeless veterans since they reported having served in the U.S. military. Another 1,504 persons were counted as “doubled up” or living in overcrowded conditions due to economic hardship.

Non-homeless needs assessment: Based on a State (OHCS) 2013 Clackamas County Housing profile report, more than 3,000 persons need housing with alcohol and drug rehabilitation services, more than 2,500 persons with chronic mental illness need housing with services, 1,450 persons with developmental disabilities need housing with services, 104 households in danger of domestic violence need housing options, more than 12,500 elder persons need housing, more than 1,000 frail elderly need housing and 256 released offenders need housing units.

The Housing Authority of Clackamas County 2017-2022 Plan waitlist data identified 365 elderly persons that were eligible for housing assistance and 384 households headed by a disabled person that were eligible for housing assistance.

Non-housing community development needs assessment: Public Facility Needs for Clackamas County include Homeless Facilities, Domestic Violence (services) Facilities, Mental Health Facilities, Senior Centers and Abused/Neglected Children Facilities. Public Improvement Needs identified for Clackamas County include Water/Sewer Improvements, Street/Alley Improvements, Curbs and Sidewalks, Bike and Pedestrian Paths and, Drainage (street) Improvements.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

More than 20,000 low-income households in Clackamas County are “Severely Cost Burdened” due to paying more than 50% of their incomes for housing.

Table 10 data indicates that for low-income **renters** that pay more than 50% of their incomes for housing: a total of 10,314 households, 32% are elderly households (3,256 Households) and 37% are small related households (3,781 households).

Table 10 also indicates that for low income **home owners** that pay more than 50% of their income for housing: a total of 9,745 households, 39% are elderly households (3,801 Households) and 32% are in small related households (3,078 households).

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	338,391	383,746	13%
Households	136,954	147,796	8%
Median Income	\$52,080.00	\$64,352.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,633	14,249	22,180	15,734	83,015
Small Family Households	3,922	4,615	7,689	6,108	44,964
Large Family Households	765	924	2,021	1,658	7,160
Household contains at least one person 62-74 years of age	2,266	3,117	5,148	3,761	17,833
Household contains at least one person age 75 or older	1,782	3,420	3,577	1,729	5,698
Households with one or more children 6 years old or younger	1,992	2,220	3,290	2,459	8,790

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	374	420	465	130	1,389	60	40	60	35	195
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	10	60	75	180	0	50	48	49	147
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	404	613	473	237	1,727	4	118	182	212	516
Housing cost burden greater than 50% of income (and none of the above problems)	5,342	2,994	1,039	240	9,615	3,169	3,082	3,372	1,402	11,025

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	573	2,404	4,609	975	8,561	487	1,284	3,159	2,938	7,868
Zero/negative Income (and none of the above problems)	468	0	0	0	468	617	0	0	0	617

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,142	4,014	2,049	668	12,873	3,229	3,293	3,666	1,698	11,886
Having none of four housing problems	1,267	3,564	8,059	5,125	18,015	891	3,369	8,404	8,219	20,883
Household has negative income, but none of the other housing problems	468	0	0	0	468	617	0	0	0	617

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,598	2,709	2,418	7,725	792	1,262	2,511	4,565
Large Related	492	415	265	1,172	212	271	1,069	1,552
Elderly	1,496	1,687	1,336	4,519	1,696	2,291	2,320	6,307
Other	2,002	1,406	2,097	5,505	977	718	811	2,506
Total need by income	6,588	6,217	6,116	18,921	3,677	4,542	6,711	14,930

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,363	1,074	344	3,781	708	942	1,428	3,078
Large Related	257	115	4	376	182	242	523	947
Elderly	1,359	1,315	582	3,256	1,392	1,389	1,020	3,801
Other	1,824	763	314	2,901	883	604	432	1,919
Total need by income	5,803	3,267	1,244	10,314	3,165	3,177	3,403	9,745

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	404	563	458	243	1,668	4	114	158	236	512
Multiple, unrelated family households	0	50	55	4	109	0	54	72	39	165

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	50	10	15	65	140	0	0	0	0	0
Total need by income	454	623	528	312	1,917	4	168	230	275	677

Table 11 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,363	1,074	344	3,781	708	942	1,428	3,078

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
Consolidated Plan Table 10

Data Source: Since no other data is available for low income households with children present, Clackamas County uses the assumption that Small Related Households paying more than 50% of their incomes (Cost Burden >50%) as listed in Table 10 is representative of families with children.

Describe the number and type of single person households in need of housing assistance.

Single person households may be included in the elderly and small related households – a total of 13,227 renters and 10,872 home owners may need housing assistance. Table 9 data indicates that a total of 18,921 households that are low-income renters pay more than 30% of their incomes for housing. 24% of these households are elderly households (5,502 of the 18,921) and 41% are small related households (7,725 of the 18,921). Table 9 also indicates that for the 14,930 households that are low income home owners that pay more than 30% of their income for housing, 42% are elderly households (6,307 of the 14,930) and 31% are small related households (4,565 of the 14,930).

Table 10 data indicates that for the 10,314 low-income renter households that pay more than 50% of their incomes for housing, 32% are elderly households (3,256 of 10,314) and 37% are small related households (3,781 of 10,314).

Table 10 also indicates that for the 9,745 low income home owner households that pay more than 50% of their income for housing, 39% are elderly households (3,801 of 9,745) and 32% are small related households (3,078 of 9,745). Elderly persons on fixed incomes or single persons on fixed incomes due to disability would be included in these small related households and elderly household percentages.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Table 10 indicates that there were 10,314 renter households with Housing Cost burden of 50% of household incomes. The “Other” category in Table 10 may include disabled person households. 2012 American Community Survey (ACS) data for Clackamas County (AFH HUD Table 14) showed that there were 3,478 persons between the ages of 5 and 17 with disabilities. 21,334 persons between the ages of 18-64 had disabilities and 18,738 people over the age of 65 had disabilities.

2012 ACS data for Clackamas County (AFH HUD Table 13 Disability Type) also showed that 14,405 people had hearing difficulty, 5,906 people had vision difficulty, 16,721 people had cognitive difficulty, 21,985 people had ambulatory (mobility) difficulty, 9,217 people had self-care difficulty and 14,826 people had difficulty living independently. More information on housing needs for persons with disabilities is provided in Section NA-45 of this plan.

Using that assumption that 50% of households in danger of domestic violence may need housing assistance and 1,225 households contacted the primary provider in 2015, the need would be 612 households. The need could drop to 417 households when subtracting a total of 195 victim of domestic violence households that were provided with housing assistance in emergency shelters in 2015.

In Clackamas County, domestic violence advocates provided direct assistance to over 1000 victims of domestic violence and assisted with over 730 protective orders in 2015. Source: Clackamas County District Attorney’s Office 2015 Annual Report.

The primary provider of domestic violence survivor services in Clackamas County is Clackamas Women’s Services (CWS). 2,431 people in 1,225 households asked for and got support from CWS in 2015 (1,038 adults and 1,393 children). 2,514 people accessed support from CWS in 2014 (985 adults and 1,529 children). Source: Clackamas Women’s Services 2014 and 2015 Annual Reports. Two emergency shelters in Clackamas County provided housing assistance to 196 households that reported domestic violence as a cause for homelessness.

What are the most common housing problems?

As indicated in Table 7, the most common housing problems for both renters and owners is the cost burden of greater than 30% of household income and greater than 50%.

Table 7 reveals that 44% of all low income renters with housing problems (9,615 of 21,940) have a greater than 50% of income housing cost burden. 39% of these renters pay more than 30% of their income for housing for a combined total of 89% or 18,176 households that are burdened by housing expenses.

Of all low income owners with housing problems, 54% of these owner households (11,025 of 20,368) are spending more than 50% of household income for housing and 39% (7,868 of 20,368) are paying more than 30% of their incomes for housing related costs. The combined total of low income home owners that are burdened by housing expenses is 93% (18,893 of 20,368) of all owner households reporting housing problems.

Are any populations/household types more affected than others by these problems?

It appears that renters in Elderly households (3,256 of 10,314) and small related households (3,781 of 10,314) renters are more affected by housing problems than the other populations listed in Table 10.

As stated above, Table 10 data indicates that for low-income renters that pay more than 50% of their incomes for housing: a total of 10,314 households, 32% are elderly households and 37% are small related households.

Table 10 also indicates that for low income owners that pay more than 50% of their income for housing: a total of 9,745 households, 39% are elderly households and 32% are small related households. Elderly on fixed incomes or singles with disabilities on fixed incomes due to disability would be included in these percentages.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The 5,803 households with 0 to 30% of household area median incomes (extremely low income) represent 56% of all renter households (5,803 of 10,314) paying more than 50% for their housing

detailed in Table 10. These extremely low income renter households include elderly households, small related households and large related households that include both individuals and families. 1,359 households are elderly and extremely low income paying more than 50% of their income for housing. These extremely low income renter households are currently house and imminent risk due to one lost paycheck or one unexpected expense away from eviction and homelessness.

Extremely low income households that own their homes are 32% of all owner households that pay more than 50% of their incomes for housing also detailed in Table 10. Of these 3,165 extremely low income home owner households, 1,392 are elderly. A total of 890 home owner households at this income level paying more than 50% for their housing are comprised of small related and large related households.

Formerly homeless individuals and families receiving rapid re-housing services from one agency in Clackamas County in 2015 reported that 535 persons in 195 households were provided with assistance. Of the households served 70% had children, 47% of adults reported that they had been victims of domestic violence, 20% of persons assisted reported having a disability and 9 persons were veterans of military service. (2015 CAPER ESG report)

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Clackamas County uses a definition of at-risk of homeless aligned with the state of Oregon definition however Clackamas County has no current estimate on any at-risk populations. Clackamas County does operate a Coordinated Housing Assessment system to process requests for homeless assistance. From January 1, 2016 to December 31, 2016, the Coordinated Housing Access System received a total of 4,116 phone calls for assistance. 426 calls were regarding domestic violence assistance, 641 calls were for subsidized housing, 908 calls were requests for homeless prevention and 396 people were calling for affordable housing. A reasonable estimate of an at-risk of homelessness could be 908 households per year based on the requests for assistance.

Clackamas County uses the same at-risk of homelessness definition as the State of Oregon:

Imminent Risk of Homelessness – household is at imminent risk of homelessness, and will imminently lose primary nighttime residence:

- My residence will be lost within 14 days of the date of application for homeless assistance by court order or the equivalent under applicable state law (formal eviction notice); AND
- I have not identified a subsequent residence; AND

- I lack the resources or support networks needed to obtain other permanent housing

Unstably Housed –an individual or family who:

- Is at risk of losing housing, and does not otherwise qualify as homeless under the above listed (1-4) categories, AND:
- Have been notified to vacate current residence or otherwise demonstrate high risk of losing current housing, AND
- Lack the resources and support network to obtain other permanent housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Clackamas County Homeless Count data from 2013 and 2015 indicates that households that have one or more of the following characteristics are likely to experience instability and increased risk of homelessness:

- Low-income (High rent),
- unemployment,
- domestic violence,
- disabilities including mental illness,
- substance abuse addiction

Discussion

Given the rapidly rising cost of rental housing in our area, the greatest issue affecting low income persons and families is the high cost of housing. “No cause” evictions are currently legal in Oregon allowing landlords to give a 30 day notice to all tenants to vacate their homes for no reason other than a landlord’s desire to empty the rental unit. In some cases of property owners wanting to maximize their investments, one bedroom apartment rents have been increased by 100% from \$700 per month to \$1,400 per month. Low income renters have little recourse in these circumstances. This increased market demand for housing is reflected in the number and percentage of households paying more than 50% of their income for housing. The 23,712 number of households paying more than 50% of their incomes for housing as reported in Table 21 are from 2012 Census data. Since 2012, these numbers

have only increased due to increasing financial pressure on home owners and increased housing market demands for rental units.

As stated above, Table 10 data indicates that for low-income **renters** that pay more than 50% of their incomes for housing: a total of 10,314 households, 32% are elderly households (3,256 Households) and 37% are small related households (3,781 households). Table 10 also indicates that for low income **home owners** that pay more than 50% of their income for housing: a total of 9,745 households, 39% are elderly households (3,801 Households) and 32% are in small related households (3,078 households).

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The Clackamas County population demographics in 2012 were reported in Comprehensive House Affordability Strategy (CHAS) HUD tables as 84.48% White, 7.73% Hispanic, 3.84% Asian or Pacific Islander, 0.74% Black, 0.62% Native American/Non-Hispanic and 0.12% Other/Non-Hispanic.

Disproportionate Housing needs for households in the 0-30% AMI category is that Black (by 0.5%) and Hispanic (by 1.86%) populations are over represented compared to the county general population. In the 30-50% AMI category the Hispanic population is over represented by 1.86%. In the 50-80% AMI category Whites are over represented by 4.75% while Hispanics are underrepresented by 2.7%. In the 80-100% AMI category, Asian and Pacific Islander populations are over represented by 2.28% while Hispanics are under represented by 2% compared to the county general population.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,647	1,496	1,033
White	9,682	1,402	874
Black / African American	140	0	4
Asian	259	4	65
American Indian, Alaska Native	113	4	0
Pacific Islander	15	0	0
Hispanic	1,115	79	70

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,072	3,476	0
White	9,394	3,085	0
Black / African American	55	29	0
Asian	230	45	0
American Indian, Alaska Native	85	25	0
Pacific Islander	0	0	0
Hispanic	1,080	220	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,272	10,237	0
White	11,843	9,401	0
Black / African American	44	50	0
Asian	319	138	0
American Indian, Alaska Native	59	60	0
Pacific Islander	20	10	0
Hispanic	704	457	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,720	9,672	0
White	4,805	8,645	0
Black / African American	50	55	0
Asian	350	159	0
American Indian, Alaska Native	105	44	0
Pacific Islander	0	50	0
Hispanic	330	369	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Disproportionate Housing Needs for populations with “one or more of four housing problems” including having a housing cost burden that is more than 30% of the household income are listed in **Tables 13-16**. **Table 13** lists the number of households with incomes that have extremely low income (extreme poverty) are represented by household incomes that are 0-30% of Area Median Income (AMI) were 83.1% White which is 1.38% less than 84.48% of Whites in the county jurisdiction. The Hispanic population in this income level with housing problems were 9.6% of the population which is 1.86% higher than the 7.73% of Hispanics in the county. The Black population represents 1.2% of the 0-30% AMI population which is 0.46% higher than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population is 2.4% which is 1.44% lower than the 3.84% of the county population. The American Indian population with housing problems at the 0-30% AMI level is 0.97% which is 0.35% higher than the 0.62% in the county.

30 to 50% - Disproportionate Housing Needs for populations with housing problems listed in Table 14 with incomes that are low income are represented by household incomes that are 30-50% AMI were 84.84% White which is 0.36% more than 84.48% of Whites in the county jurisdiction. The Hispanic population in this income level with housing problems were 9.75% of the population which is 2.02% higher than the 7.73% of Hispanics in the county. The Black population represents 0.5% of the 30-50% AMI population which is 0.24% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population is 2.08% which is 1.76% lower than the 3.84% of the

county population. The American Indian population with housing problems at the 30-50% AMI level is 0.77% which is 0.15% higher than the 0.62% in the county.

50 to 80% - Disproportionate Housing Needs for populations with housing problems listed in **Table 15** with household incomes that are 50-80% AMI were 89.23% White which is 4.75% more than 84.48% of Whites in the county jurisdiction. The Hispanic population in this income level with housing problems were 5.03% of the population which is 2.7% lower than the 7.73% of Hispanics in the county. The Black population represents 0.33% of the 50-80% AMI population which is 0.41% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population is 2.55% which is 1.29% lower than the 3.84% of the county population. The American Indian population with housing problems at the 50-80% AMI level is 0.44% which is 0.18% lower than the 0.62% in the county.

80-100% - Disproportionate Housing Needs for populations with housing problems listed in **Table 16** with household incomes that are 80-100% AMI were 84% White which is 0.48% less than 84.48% of Whites in the county jurisdiction. The Hispanic population in this income level with housing problems were 5.77% of the population which is 1.96% lower than the 7.73% of Hispanics in the county. The Black population represents 0.87% of the 80-100% AMI population which is 0.13% more than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population is 6.12% which is 2.28% more than the 3.84% of the county population. The American Indian population with housing problems at the 80-100% AMI level is 1.84% which is 1.22% higher than the 0.62% in the county.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This HUD Comprehensive Housing Affordability Strategy (CHAS) table displays housing cost burden levels of No Cost Burden: less than 30% of household income spent on housing, Cost Burden: 30-50% of household income is spent on housing and, Severe Cost Burden: more than 50% of household income is spent on housing. The Clackamas County general population racial and ethnic demographics in 2012 were reported in HUD CHAS tables as 84.48% White, 7.73% Hispanic, 3.84% Asian or Pacific Islander, 0.74% Black, 0.62% Native American/Non-Hispanic and 0.12% Other/Non-Hispanic.

Housing Cost Burdens in Clackamas County is that the white population has a higher percentage of Cost Burden and Severe Cost Burden (2.84% and 2.93% more than 84.48% of the county population) than other racial and ethnic groups. The next largest ethnic group is the Hispanic population that appears to have a lower rate of Cost Burden and Severe Cost Burden however this measure may be a function of who responded to the data collection surveys at a higher rate. The Hispanic population has increased at a higher rate since 2012 in the jurisdiction as well.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,173	2,966	1,033
White	8,518	2,567	874
Black / African American	140	0	4
Asian	209	54	65
American Indian, Alaska Native	73	44	0
Pacific Islander	15	0	0
Hispanic	950	244	70

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,687	7,833	0
White	5,749	6,713	0
Black / African American	25	54	0
Asian	95	180	0
American Indian, Alaska Native	30	80	0
Pacific Islander	0	0	0
Hispanic	586	724	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,702	17,812	0
White	4,988	16,277	0
Black / African American	10	84	0
Asian	149	303	0
American Indian, Alaska Native	29	90	0
Pacific Islander	20	10	0
Hispanic	439	728	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,062	13,330	0
White	1,533	11,893	0
Black / African American	40	65	0
Asian	160	349	0
American Indian, Alaska Native	75	74	0
Pacific Islander	0	50	0
Hispanic	205	494	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Per HUD guidance: “A disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole.”

Table 21 lists the number of renter and owner households with no cost burden spending less than 30% (<30%) of their household incomes on housing. The 90,738 total number of <30% no cost burden households were 90.7% White which is 6.22% more than 84.48% of Whites in the county jurisdiction. The Hispanic population in the <30% cost burden level were 3.80% of the population which is 3.93% lower than the 7.73% of Hispanics in the county. The Black population represents 0.5% of the no cost burden which is 0.24% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population with no cost burden (less than 30%) level are 2.77% which is 1.07% lower than the 3.84% of the county population. The American Indian population at the no cost burden level is 0.36% which is 0.26% lower than the 0.62% in the county.

30-50% Housing Cost Burden - Table 21 lists the number of renter and owner households with housing cost burden at 30-50% of their household incomes. A total of 30,765 households were cost burdened with 30-50% of incomes spent on housing expenses. Of these cost burdened households, 87.32% were White which is 2.84% more than 84.48% of Whites in the county jurisdiction. The Hispanic population in this cost burdened level were 3.80% of the population which is 3.93% lower than the 7.73% of Hispanics

in the county. The Black population represents 0.70% of the cost burdened level which is 0.04% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population at the cost burdened level are 3.35% which is 0.49% lower than the 3.84% of the county population. The American Indian population at the cost burdened level is 0.55% which is 0.07% lower than the 0.62% in the county.

Severe Cost Burden - More than 50% of income - Table 21 lists the number of renter and owner households in Clackamas County with severe housing cost burdens spending more than 50% of their incomes on housing. A total of 23,712 households were at the severe cost burden level. Of these households, 87.41% were White which is 2.93% more than 84.48% of Whites in the county jurisdiction. The Hispanic population at the severe cost burden level were 5.85% of the population which is 1.88% lower than the 7.73% of Hispanics in the county. The Black population represents 0.63% of the severe cost burdened population which is 0.11% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population at the severe cost burdened level are 2.98% which is 0.86% lower than the 3.84% of the county population. The American Indian population at the severe cost burden level is 0.79% which is 0.17% lower than the 0.62% in the county.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionate Housing Needs – Severe Housing Needs for households in the 0-30% AMI category is that Black (by 1.38%) and Hispanic (by 1.61%) populations are over represented compared to the county general population. In the 30-50% AMI category the Hispanic population is over represented by 1.03%. In the 50-80% AMI category Whites are over represented by 3% while Asian and Pacific Islanders are underrepresented by 0.88%. In the 80-100% AMI category, Asian and Pacific Islander populations are over represented by 3.92% while Hispanics are over represented by 2.21% compared to the county general population.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	90,738	30,765	23,712	1,129
White	82,300	26,863	20,727	974
Black / African American	455	214	150	4
Asian	2,335	1,030	693	65
American Indian, Alaska Native	324	170	188	0
Pacific Islander	180	0	15	0
Hispanic	3,452	1,975	1,388	70

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2008-2012 CHAS
Source:

Discussion:

Per HUD guidance: “A disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole.”

Table 21 lists the number of renter and owner households with no cost burden spending less than 30% (<30%) of their household incomes on housing. The 90,738 total number of <30% no cost burden households were 90.7% White which is 6.22% more than 84.48% of Whites in the county

jurisdiction. The Hispanic population in the <30% cost burden level were 3.80% of the population which is 3.93% lower than the 7.73% of Hispanics in the county. The Black population represents 0.5% of the no cost burden which is 0.24% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population with no cost burden (less than 30%) level are 2.77% which is 1.07% lower than the 3.84% of the county population. The American Indian population at the no cost burden level is 0.36% which is 0.26% lower than the 0.62% in the county.

30-50% Housing Cost Burden - Table 21 lists the number of renter and owner households with housing cost burden at 30-50% of their household incomes. A total of 30,765 households were cost burdened with 30-50% of incomes spent on housing expenses. Of these cost burdened households, 87.32% were White which is 2.84% more than 84.48% of Whites in the county jurisdiction. The Hispanic population in this cost burdened level were 3.80% of the population which is 3.93% lower than the 7.73% of Hispanics in the county. The Black population represents 0.70% of the cost burdened level which is 0.04% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population at the cost burdened level are 3.35% which is 0.49% lower than the 3.84% of the county population. The American Indian population at the cost burdened level is 0.55% which is 0.07% lower than the 0.62% in the county.

Severe Cost Burden - More than 50% of income - Table 21 lists the number of renter and owner households in Clackamas County with severe housing cost burdens spending more than 50% of their incomes on housing. A total of 23,712 households were at the severe cost burden level. Of these households, 87.41% were White which is 2.93% more than 84.48% of Whites in the county jurisdiction. The Hispanic population at the severe cost burden level were 5.85% of the population which is 1.88% lower than the 7.73% of Hispanics in the county. The Black population represents 0.63% of the severe cost burdened population which is 0.11% lower than the 0.74% of the county population that is Black. The combined Asian and Pacific Islander population at the severe cost burdened level are 2.98% which is 0.86% lower than the 3.84% of the county population. The American Indian population at the severe cost burden level is 0.79% which is 0.17% lower than the 0.62% in the county.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Extremely low income renters with incomes in the 0 to 80% of AMI have the greatest need and are most at risk of becoming homeless due to rapidly rising rents and increasing housing market pressure to maximize profits on housing investments. The Hispanic population with Housing Problems and Severe Housing Problems at the 0 to 50% of AMI are 1 to 2% more represented in this category than the jurisdiction's general Hispanic population of 7.73%. The white population is over represented by 3 to 4% in the 50-80% of AMI population with Housing Problems and Severe Housing Problems compared to the 84.48% of the white population in the county.

If they have needs not identified above, what are those needs?

No other needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Clackamas County has 218 Census Tract Block Groups. Of those 218 block groups, ten percent (10%) or 22 block groups have a population that is more than 56% low and moderate income (LMI).

According to the Census Bureau 7.73% of Clackamas County residents identified their ethnicity as Hispanic or Latino in the 2010 census.

2010 Census data on ethnicity of County residents indicates that of the more populated cities, Canby and Molalla had the highest percentages of Hispanic/Latino residents (21% and 14% respectively). Among the cities with populations above 10,000 people, Canby, Happy Valley and Wilsonville had greater than 20% minority populations.

Clackamas County Housing and Community Development Division reviewed both race and ethnic information from the 2010 Census Bureau to determine minority ranking. The 22 block groups with the highest minority ranking represent 10 percent of all the block groups in Clackamas County.

Nine (9) block groups rank in the top 22 for both minority and LMI, and represent the block groups with the highest concentrations (HC) of poverty and minorities. Five (5) of the high LMI concentration (HC) block groups are located in the North Clackamas Area along HWY 205. One (1) of the HC block groups is

in Milwaukie and two (2) of the HC block groups are in Canby. A total of 13, 855 people live in these areas of High Concentrations (HC) of minority and low income persons.

NA-35 Public Housing – 91.205(b)

Introduction

The geographic area of the Housing Authority of Clackamas County (HACC) is the same geographic area as the county jurisdiction. HACC wait list data for 2017 indicated that although 7,892 person applied to be added to the Public Housing Waitlist only 3,629 were added to the waitlist. 35% of current public housing residents have a disability according to Census data provided by HUD. 28% of households on the 2015 wait list had a disabled family member. 84% of the households (984 families) added to the waitlist were extremely low income (Less than 30% of AMI). 33.3% of the households added (365 families) to the waitlist were in elderly households. 384 families (34%) reported having a disabled head of household.

HACC maintains 545 units of public housing, 1561 Section 8 vouchers providing rental assistance to low income households, 264 units of private market housing, over 100 other housing units in various projects including farmworker housing and 51 Veteran's Administration VASH Vouchers. Based on the table below 541 of the 545 households in public housing have requested accessibility features and 106 of the people in public housing are elderly.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	541	1,549	0	1,479	5	0	65

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,319	11,830	0	11,906	5,889	0
Average length of stay	0	0	7	6	0	6	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	106	347	0	340	1	0
# of Disabled Families	0	0	210	525	0	463	3	0
# of Families requesting accessibility features	0	0	541	1,549	0	1,479	5	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	500	1,427	0	1,359	4	0	64
Black/African American	0	0	21	71	0	71	0	0	0
Asian	0	0	9	13	0	12	0	0	1
American Indian/Alaska Native	0	0	10	36	0	35	1	0	0
Pacific Islander	0	0	1	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	36	67	0	66	0	0	1
Not Hispanic	0	0	505	1,482	0	1,413	5	0	64
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of Clackamas County (HACC) (PHA) currently has 35% of public housing residents with a disability according to Census data provided by HUD. The PHA housing needs analysis is based on the HACC public housing Waiting List data from the 2015 Annual Plan. 4,109 Households requested Housing Choice Vouchers and Public Housing. 86% of households (3,528 households) were extremely low income households with incomes of less than 30% of the Area Median Income. 28% of households on the wait list had a disabled family member. 28% of households on the wait list (754 households) were requesting a one-bedroom unit, 21% requested a two-bedroom unit, 862 households or 32% requested a three bedroom unit and, 20% requested a unit with at least 4 bed-rooms.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

471 households are on the public housing waitlist (2016). 706 households are on the waiting list for Housing Choice Vouchers. Residents of public housing and Housing Choice voucher holders are distributed throughout the county. Currently there is a general lack of affordable housing for low income households in the jurisdiction and in the region. The rapid increasing in housing demand in the private housing market will continue to gentrify some low income neighborhoods and push low-income families further from high opportunity areas. Public Housing residents and voucher holders are experiencing a lack of ability to move due to the lack of affordable accessible units for rent.

The 2016 PHA waitlist had 84% of the households (984 families) that were extremely low income (Less than 30% of AMI). 33.3% of the households were (365 families) in elderly households. 384 families (34%) reported having a disabled head of household.

The PHA goals for 2017 to 2022 detail the following goals as the immediate needs of PHA residents:

1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing.
2. Improve access & housing choice for everyone, with a focus on protected classes and single parent households.
3. Enforce Fair Housing laws and increase public understanding of Fair Housing laws.
4. Improve the quality of Housing Authority assisted housing and customer service.
5. Improve the community quality of life and economic vitality.

6. Promote self-sufficiency and asset development of families and individuals.

How do these needs compare to the housing needs of the population at large

Residents of public housing and Housing Choice voucher holders have similar housing needs to the population at large who are low-income, elderly and/or disabled. County residents and residents of the Portland Metro region are expressing frustration over the lack of affordable, accessible rental and home ownership housing units.

Public Housing residents would like to have more opportunities for increasing their incomes, providing educational opportunities for their children and getting services for their families.

Discussion

A recent regional Metro Housing Equity 2016 Report detailed the lack of affordable housing units referenced as “missing middle” housing units. “There are currently approximately 30,000 income-restricted units of housing regulated to remain affordable to households making less than 60 percent of median income, and approximately 73,000 units of market-rate housing that are affordable at this level (although rising rents will cause this number to diminish) in the four-county metro region. With over 185,000 households making less than 60 percent of median income, that leaves a shortage of more than 80,000 units of affordable housing.” *Metro Opportunities and challenges for equitable housing, January 2016* website: oregonmetro.gov/equitablehousing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Most of the population in Clackamas County lives in urban areas. There are also homeless persons and families camping and living in the several small towns in rural areas and in a very large rural forested area that is part of a national forest. The Homeless Continuum of Care (CoC) covers the entire geographic area of Clackamas County.

The 2017 Point in Time Count was conducted through combined efforts of one hundred volunteers and 36 programs or agencies speaking with homeless people at 43 sites, including food pantries, faith based organizations, agency waiting rooms, shelters, schools and outdoor areas.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	70	83	123	54	71	329
Persons in Households with Only Children	2	1	2	1	2	9
Persons in Households with Only Adults	85	433	647	290	84	395
Chronically Homeless Individuals	30	264	385	173	30	139
Chronically Homeless Families	30	225	331	148	30	139
Veterans	7	58	85	38	7	33
Unaccompanied Child	2	1	2	1	2	9
Persons with HIV	0	4	8	3	1	4

Table 26 - Homeless Needs Assessment

Data Source Comments: 2017 Continuum of Care Point in Time Count of sheltered and unsheltered homeless persons conducted in January 2017.

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	0	20	20	2	200
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	20	0	20	20	2	200
Chronically Homeless Individuals	5	0	5	5	1	200
Chronically Homeless Families	5	0	5	5	1	200
Veterans	5	0	5	5	1	200
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments: 2017 Continuum of Care Point in Time Count of sheltered and unsheltered homeless persons conducted in January 2017.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The estimates listed in the rural Homelessness Needs Assessment table above are rudimentary estimates based on staff experience.

The assumption is that these persons were not counted during the January 2017 count.

Clackamas County does not conduct a separate rural homelessness count.

The Homeless Count data that is available is from the full county count that was conducted in January 2017 and listed in the Homelessness Needs Assessment table.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Accurate information on the number of persons becoming homeless each year and leaving homelessness is not clearly available due to the multiple sources of varying information including: the CoC Homeless Count, the Coordinated Housing Assess, the CoC Homeless Management Information system and the number of people seeking services directly from churches, social services agencies and homeless services providers.

607 persons were housed in CoC homeless assistance programs, using data from the county's Homeless Management Information System for Jan 1, 2016 to Dec 30, 2016. Of these persons, 229 people or 38% left homeless services. 145 persons or 63% of all leavers left for permanent housing, 76 persons or 33% of all leavers moved to other temporary housing, 4 persons left to move to an institution and 4 persons went to other destinations.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	115	285
Black or African American	4	14
Asian	1	1
American Indian or Alaska Native	16	13
Pacific Islander	3	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	22	25
Not Hispanic	129	321

Data Source

Comments: 2017 CoC Homeless Point in Time Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 208 homeless families living in shelters and transitional housing during the 2015 homeless count included 194 adults and 256 children. 53 persons were identified as homeless veterans since they reported having served in the U.S. military. Another 1,504 persons were counted as “doubled up” or living in overcrowded conditions due to economic hardship.

The 2017 Homeless Count found that 309 adults and 395 children in households containing both adults and children received homeless housing and services during the prior year. Of those who received serves: 547 adults were in households without children, 9 children were in child only households, 24 people were not in an "unknown" household situation. Homeless Veterans: 92 homeless individuals counted between October 1, 2015 and September 30, 2016 reported that they had served in the US Armed Forces.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2015 count found that 43% of the homeless population did not want to provide their race or ethnic identity. 45% reported they were white, 4% identified as American Indian, 2% identified as Black, 2% identified as Asian or Pacific Islander, 4% identified as Hispanic.

The 2017 Count found that 79% of unsheltered homeless persons were white, 7.4% were multi-racial, 3.8% were Native American or Alaska Native, 2.2% were Black and 9.4% were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Children accounted for 47% of persons that were homeless or in unstable housing. Young adults age 18 to 24 were 11% of homeless persons counted. Elderly persons age 65 and older were only 2% of the homeless population. Chronically homeless persons in Clackamas County were predominantly male between 40 and 64 years old. The gender of chronically homeless persons was 34% female and 66% male.

2017 homeless Household Configurations. Households of all configurations were represented within the count:

298 individuals in households made up of adults with children were counted, School District Homeless Liaisons identified an additional 1,165 homeless children who are known to be in families, but for whom the makeup of their households is not known.

290 children were counted with no adult in their households (including those children designated as Unaccompanied by Homeless School Liaisons) 149 individuals were counted in households with more than one adult and without children

588 single adult households were counted.

Persons with disabilities made up 55% of people served in housing programs.

Discussion:

The total number of homeless counted in 2017 is 4% higher than the 2015 count total. Counts are much higher in number of unsheltered individuals (↑54%), homeless children (↑35%), and chronically homeless individuals (↑43%). The count of homeless veteran increased (↑15%).

Caution should be taken in identifying trends in the number of homeless counted across years. Many factors affect the results of the Point-in-Time Count. Count methodology, volunteer availability, agency staff involvement, and weather (especially this winter) all impact the count.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Clackamas County Social Services is a division within the larger Clackamas County Health, Housing and Human Services Department that includes Behavioral Health, Public Health, Health Centers, Community Development, the Housing Authority, Community Solutions (workforce programs) and Children Youth and Families.

Clackamas County Social Services (CCSS) was created through the merger of the Area Agency on Aging and the Community Action Agency. The Area Agency on Aging (AAA) and the Community Action Agency (CAA) combine advocacy, program coordination and development activities with social programs to provide opportunities and services for the elderly, people with disabilities, low-income persons, rural residents, and communities of color in Clackamas County. In addition to being an AAA and a Community Action Agency, CCSS includes the County Developmental Disability Program, the County Veterans Service Office, and the Volunteer Connection.

Clackamas County is not a HOPWA grantee. The City of Portland which is just to the north of Clackamas County receives HOPWA funding for the entire region.

The County Department of Transportation and Development (DTD) recently completed an assessment of ADA accessibility needs on all county roadways. The ADA TRANSITION PLAN FOR PUBLIC RIGHTS OF WAY Assessment found that 1,917 locations had a missing curb ramp, 1,352 locations had a non-functional curb ramp, 1,476 locations failed to meet standards and only 132 ramps met ADA standards.

Describe the characteristics of special needs populations in your community:

2012 American Community Survey (ACS) data for Clackamas County (AFH HUD Table 14) showed that there were 3,478 persons between the ages of 5 and 17 with disabilities. 21,334 persons between the ages of 18-64 had disabilities and 18,738 people over the age of 65 had disabilities.

2012 ACS data for Clackamas County (AFH HUD Table 13 Disability Type) also showed that 14,405 people had hearing difficulty, 5,906 people had vision difficulty, 16,721 people had cognitive difficulty, 21,985 people had ambulatory (mobility) difficulty, 9,217 people had self-care difficulty and 14,826 people had difficulty living independently.

Clackamas County's overall population has grown, and there has been a significant increase in the number of older adults residing in the County. Portland State University Population Research Center estimates the 2016 population of those aged 65 and older to be 66,529, an increase of 17,368 people. In addition to increasing in number, the percentage of older adults has also increased. According to US Census Bureau estimates, Clackamas County's population of seniors has grown from 18 percent in 2010 to 22 percent, including those aged 85 and over, which is slightly higher, up from 7,409 to 7,693.

The percentage of Hispanic and Latino residents aged 60 and older has increased from 1.7 percent to 2.2 percent. The overall Hispanic population has also increased, from 7.7 percent to 8.4 percent. The 4.5 percent of older adults who identify as non-white include 239 African Americans, 267 Native Americans, and 1,437 Asians.

The overall number of people living below the poverty line is slightly higher in 2016 than it was in the 2010 census, as is the number of people aged 60 and older living in poverty, which has increased from 4,139 to 5,603. This means that 6.6 percent of the people 60 and older in Clackamas County live below the poverty level.

The number of people with a disability has declined since the last Area Plan in all age groups except for those aged 65 and older, which increased from 18,717 to 19,692.

In the FY15-16 service year, the ADRC received 1,672 calls from 1,135 unduplicated callers. Through our Oregon Project Independence program, we provided services to 232 older adults and had a waiting list of 351 people.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on a State (OHCS) 2013 Clackamas County Housing profile report:

- over 3,000 persons need housing with alcohol and drug rehabilitation services,
- over 2,500 persons with chronic mental illness need housing with services,
- 1,450 persons with developmental disabilities need housing with services,
- 104 households in danger of domestic violence need housing options,
- more than 12,500 elder persons need housing,
- more than 1,000 frail elderly need housing and
- 256 released offenders need housing units.

The Housing Authority of Clackamas County 2017-2022 Plan waitlist identified 365 elderly persons that were eligible for housing assistance and 384 households headed by a disabled person that were eligible for housing assistance.

The goal of the Area Agency on Aging is to provide services, supports and information that allow older adults (and in some cases depending on program guidelines, younger persons with disabilities) to live independently through direct programming, contracting with other organizations, engaging in regional collaboration, and planning efforts. The primary planning document that is used by the AAA to guide its work is the Area Plan.

The Area Plan describes how CCSS will meet the needs of older adults and persons with disabilities living in Clackamas County, and includes demographic information, a needs assessment, and specific goals and

activities for a number of areas that are critical to the population, including Caregiver Services, Transportation and Legal Services.

In order to serve older adults residing in both urban and rural areas of the county, Clackamas County Social Services (CCSS) utilizes a single entry approach, working with a comprehensive network of ten Senior, Adult or Community Centers, to ensure that every older adult in Clackamas County has easy access to information and services.

The Clackamas Resource Connection, an Aging and Disability Resource Center (ADRC), provides additional services for all residents of Clackamas County. In 2013 the Clackamas Resource Connection became part of the regional Metro Aging and Disability Resource Connection and was renamed the Clackamas Aging and Disability Resource Connection.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The county jurisdiction population with HIV/AIDs was identified as 321 persons by state (OHCS) reports in 2013. HIV/AIDS services and housing is provided in the Portland Metropolitan area by the Cascades Aids Project: <http://www.cascadeaids.org/>

Discussion:

Persons with mobility disabilities including elderly persons continue to face barriers to housing and services in their communities. Rural communities and low-income urban areas lack resources to build sidewalks, pedestrian crossings and other accessible infrastructure for persons with disabilities. The jurisdiction does fund some infrastructure projects including installation of accessible sidewalks in low-income rural areas in the jurisdiction on a limited basis. Cities in urban areas of the jurisdiction are also re-building streets and sidewalks to include accessible sidewalks and crosswalks.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Clackamas County is a large and diverse county, covering 1,879 square miles with 15 incorporated cities and towns, as well numerous unincorporated communities. The more urbanized northern section of the county contrasts sharply with the rural and frontier nature of the southern and eastern portions of the county. These were identified as High Needs for Clackamas County: Homeless Facilities, Domestic Violence (services) Facilities, Mental Health Facilities, Senior Centers and Abused/Neglected Children Facilities.

How were these needs determined?

A community survey of cities and the general public was conducted in September and October of 2016. Public Facilities Needs were identified through community surveys, public housing resident surveys, and public meetings with community groups.

Describe the jurisdiction's need for Public Improvements:

The following public improvements were identified as High Public Improvements Needs for Clackamas County: Water/Sewer Improvements, Street/Alley Improvements, Curbs and Sidewalks, Bike and Pedestrian Paths and, Drainage (street) Improvements.

In 2016, the jurisdiction's Department of Transportation and Development conducted a self-evaluation of street facilities that are barriers to accessibility. The self assessment resulted in an ADA Transition Plan For the Public Rights-Of-Way (February 2017) which identified 1,917 missing curb ramps, 1,352 non-functional curb ramps, 1,476 curb ramps that failed to meet the standards and only 132 curb ramps that met ADA standards. AN estimate provided that based on the current levels of funding, completing these public facilities improvements would take 70 years.

How were these needs determined?

A community survey of cities and the general public was conducted in September and October of 2016. Public Improvement Needs were identified through community surveys, public housing resident surveys, surveys of city planning staff and public meetings with community groups.

The Department of Transportation and Development ADA Transition Plan For the Public Rights-Of-Way (February 2017) identified the 350 Missing Curb ramps on arterial streets as the top priority for construction. The second highest priority identified was the 566 non-functional curb ramps on arterial

streets.

Describe the jurisdiction's need for Public Services:

The need assessment conducted in October and November of 2016 included a community survey of cities, the general public and public housing residents. Fair Housing Activities, Homeless Services, Youth Services, Neglected/Abused Children Services, Renter/foreclosure training and Employment/Training Services were identified as High Needs.

How were these needs determined?

A community survey of cities and the general public was conducted in September and October of 2016. Public Services Needs were identified through community surveys, public housing resident surveys and public meetings with community groups.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Portland metropolitan region that includes the Clackamas County jurisdiction is experiencing an increase in demand for housing due to an influx of new residents. By some estimates over 100,000 people are moving to the Portland Metro area every year. This current demand for housing is causing rapid rent increases and forcing low-income households to look for housing in other parts of the region including Clackamas County.

A regional report: the Metro Housing Equity 2016 Report concluded that there is currently a shortage of 80,000 “missing middle” housing units in the region: “There are currently approximately 30,000 income-restricted units of housing regulated to remain affordable to households making less than 60 percent of median income, and approximately 73,000 units of market-rate housing that are affordable at this level (although rising rents will cause this number to diminish) in the four-county metro region. With over 185,000 households making less than 60 percent of median income, that leaves a shortage of more than 80,000 units of affordable housing.”

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Clackamas County residential properties are 69% single family detached residential units, 4% single unit attached, 4% apartments in 2-4 units, 9% apartments in 5-19 unit developments, 7% in larger 20 or more apartment units and 7% of the housing units are mobile homes, boats, recreational vehicles (RV campers) or vans. The housing market in Clackamas County is under increasing economic pressure due to an influx of persons moving to the region. The region experienced a housing market stagnation during the 2009-2010 economic downturn which caused many foreclosures and halted most housing construction.

Since 2010 the housing market has re-bounded into a high demand market that is causing a rapid increase in rents and housing costs. Most of the housing in Clackamas County is in good condition since most was built after 1980.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	109,015	69%
1-unit, attached structure	6,897	4%
2-4 units	6,779	4%
5-19 units	14,455	9%
20 or more units	11,232	7%
Mobile Home, boat, RV, van, etc	10,544	7%
Total	158,922	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	172	0%	1,635	4%
1 bedroom	1,628	2%	9,875	21%
2 bedrooms	13,181	13%	19,810	43%
3 or more bedrooms	86,443	85%	15,052	32%
Total	101,424	100%	46,372	100%

Table 29 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The county jurisdiction is partly within an urban growth boundary that encourages preservation of rural agricultural land and density of residential areas. The state of Oregon (OHCS) maintains a list of assisted housing units in Clackamas County. A total of 2,719 assisted housing units in 49 locations are located in the county jurisdiction not including public housing units. 112 of these assisted units are targeted for alcohol and drug recovery, 176 are for persons with disabilities, 813 units for elders, 1,618 for low income families.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Three of the twelve Section 8 contract properties in Clackamas County have contract expiration dates between 2017 and 2021. If all three of these Section 8 properties are sold there may be a loss of up to 125 units of affordable housing. Three properties have contracts that will expire in 2022 and six have contracts that extend to or beyond 2030.

48 units with a contract expiring on 11/3/2019 are at the OREGON CITY TERRACE at 600 May street in Oregon City.

25 units with a contract expiring on 12/31/2020 are at 300 MAIN at 300 SE Main Street in Estacada.

52 units with a contract expiring on 8/31/2020 are at WILLAMALANE at 4707 SE Boardman Avenue in Milwaukie.

Does the availability of housing units meet the needs of the population?

The needs of low income families, elders and persons with disabilities far outweighs the housing availability. Only 6.3% of the 2,678 persons in Clackamas County with chronic mental illness identified in the State of Oregon study in 2013 had housing available to them leaving a gap of 2,509 units.

Only 5.5% of the 1,554 persons with developmental disabilities had housing available leaving a gap of 1,469 units. Only 15.9% of the frail elderly had housing available leaving a gap of 1,316 units.

In the three years since 2013 these needs have not been met by development of assisted housing units. In some cases low-income units may have been lost to expiring contracts and sale to private investors for re-sale of affordable housing units.

Describe the need for specific types of housing:

As the population ages many more small affordable accessible units are needed for low income persons. The market trends are pushing more housing development of larger homes and luxury apartments. The largest gap identified in 2013 was the 6.5% of the elderly with available housing leaving a gap of 12,909 units however some of these households may not be low income.

As mentioned earlier in this plan, there is a general lack of affordable housing for low income households. More than 20,000 households with extremely low incomes of less than 30% of AMI are paying more than 50% of their incomes for housing.

Discussion

A recent Assessment of Fair Housing (2017-2021) report established a jurisdictional goal of constructing 500 new units of affordable (rent restricted units) housing over the next 5 years in areas of high opportunity as well as adoption of a Strategic Housing Plan that includes developing revenue sources for construction of affordable housing projects. While this goal of 500 new units is far from the 20,000 needed units, more affordable and accessible housing in the jurisdiction will directly benefit low-income households, vulnerable populations and protected classes. Affordable housing units once completed will include eligibility requirements for low income and disabled persons. Affordable housing development organizations will be required to reach out to protected classes and vulnerable low income populations in the jurisdiction.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing in the Clackamas County jurisdiction has been increasing along with all other housing in the Portland Metropolitan area due to economic pressures generated by an influx of people moving into the area. The housing trends are to build bigger homes for the private market and to build luxury apartments to maximize real estate investments. A news article in the Oregonian on April 4, 2017 stated that the state legislature was considering (HB 2004) a "tenant protection bill" to lift a statewide ban on rent control and stop "no-cause" evictions after a six-month trial period.

Non-profit housing developers are struggling to secure Low Income Housing Tax Credits to finance affordable housing units due to recent changes at the federal level. The public housing authority has been allowed to pay above the fair market rent in some areas yet many Housing Choice Vouchers (HCV) have been returned because no affordable units could be found. The rental housing inventory has a vacancy rate of less than 2% according to an apartment owners' association report in Spring 2016.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	193,700	300,600	55%
Median Contract Rent	632	858	36%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,439	11.7%
\$500-999	25,571	55.1%
\$1,000-1,499	10,441	22.5%
\$1,500-1,999	2,904	6.3%
\$2,000 or more	2,017	4.4%
Total	46,372	100.0%

Table 31 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,407	No Data
50% HAMFI	4,936	3,001

% Units affordable to Households earning	Renter	Owner
80% HAMFI	22,263	8,660
100% HAMFI	No Data	16,895
Total	28,606	28,556

Table 32 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	886	1,021	1,208	1,757	2,109
High HOME Rent	682	793	944	1,208	1,328
Low HOME Rent	643	689	827	955	1,066

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. There is not sufficient housing for all income levels. The cost of home ownership has increased by 55% and the cost of rental housing has increased by 36% in the county since the year 2000. These housing cost measures are from 2012 data. The cost of housing has continued to increase since 2012. As stated earlier over 20,000 households are paying more than 50% of their income for housing. The region has a shortage of 80,000 affordable rental units.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of market rate housing will likely decline in the next few years due to increased market demand for housing units by people moving to the Portland Metropolitan area.

“Overall rents in the Metro area have seen an increase of 13% year-over-year, but additional supply has caused rent increases to slow to 5.3% since the Fall Report, indicating an annualized increase closer to 10%” per year. Source: Multifamily Northwest, The Apartment Report, Spring 2016.

A news article in the Oregonian on April 4, 2017 stated that the state legislature was considering (HB 2004) a "tenant protection bill" to lift a statewide ban on rent control and stop "no-cause" evictions after a six-month trial period.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents and Fair Market Rents are low compared to Area median Rent. Rents have been rising throughout the Portland metropolitan area. The median rent was \$1,538 and the Fair Market rent as of April 2016 was \$1,021 per month for a one-bedroom apartment. The HIGH HOME rent is \$920 per month and the LOW HOME rent was \$689 per month. The jurisdiction needs to both preserve affordable housing units and seek additional funds to build new affordable and accessible housing units for low-income households. For a 3-bedroom apartment there is a \$500 monthly shortfall between Fair Market and HIGH HOME rents. Fair Market rent in April 2016 was \$1,757, with a HIGH HOME rent of \$1,269 and a LOW HOME rent of \$955 per month.

The jurisdiction will continue to seek partners to develop affordable housing and to preserve existing affordable housing units. The jurisdiction has a limited source of affordable housing funds (\$700,000 per year of HOME funds) that is being reduced annually by the federal government. The jurisdiction is developing a Strategic Housing Plan that will include possible funding sources for new affordable housing units.

Discussion

A recent news article in the Oregonian on March 13, 2017 highlighted 13 neighborhoods in the Portland metro area that were termed "severely rent burdened". One of these neighborhoods (census tract 0215 block group 001) was located in the North Clackamas Park area along Highway 224 between Milwaukie and Happy Valley. The neighborhood is considered middle-income and mostly homeowners. 26% of the homes are rental properties in which 57% of residents spend more than half of their incomes on rent. The median rental housing cost was \$1,538 per month. For a 3-bedroom apartment there is a \$500 monthly shortfall between Fair Market rent and HIGH HOME rents. Fair Market rent in April 2016 was \$1,757, with a HIGH HOME rent of \$1,269 and a LOW HOME rent of \$955 per month.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Clackamas County is primarily single family residential homes. Multi-family housing is located in high-density urban areas. Rural towns have some multi-family housing units and manufactured home parks as well. As indicated in Table 33 below, 49% of the owner-occupied single family homes and 44% of the renter-occupied homes were built after 1980. Only 12% of the owner-occupied homes and 9% of the renter-occupied homes were built before 1950. Very few private homes are vacant and the rental vacancy rate is less than 2%.

A search of the state of Oregon Oregon's Dwelling Park Directory list in February 2017 found 101 MFH Parks with MFH 6,287 units in Clackamas County with few vacancies. The MFH Parks listed were generally for families or limited to Seniors (55 yrs+) with no children.

Definitions

Clackamas County administers a Housing Rehabilitation Program. The program manual includes a definition of Substandard. A substandard dwelling unit is one that does not meet the HUD Housing Quality Standards at CFR 882.109 or other criteria for an acceptable standard of living. The substandard conditions may be due to the age of unit, neglect, inadequate plumbing facilities, crowded conditions or other code violations.

Substandard but Suitable for Rehabilitation: dwelling unit is considered suitable for rehabilitation if it is structurally sound and can be brought up to standard condition within the cost limits of the Housing Rehabilitation Program.

Substandard not Suitable for Rehabilitation: dwelling unit is considered unsuitable for rehabilitation if it is deteriorated to the extent that rehabilitation is not economically feasible within the cost limits of the Housing Rehabilitation Program and the financial means of the owner.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	32,648	32%	20,864	45%
With two selected Conditions	820	1%	2,239	5%
With three selected Conditions	98	0%	99	0%
With four selected Conditions	0	0%	13	0%
No selected Conditions	67,858	67%	23,157	50%
Total	101,424	100%	46,372	100%

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,717	16%	6,466	14%
1980-1999	32,961	33%	18,686	40%
1950-1979	39,960	39%	16,840	36%
Before 1950	11,786	12%	4,380	9%
Total	101,424	100%	46,372	99%

Table 35 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	51,746	51%	21,220	46%
Housing Units build before 1980 with children present	12,335	12%	7,601	16%

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The Clackamas County Housing Rehabilitation Program assists 35 to 40 home owners every year with home repair loans and home access grants. As stated earlier, over 20,000 households in the county are paying more than 50% of their incomes for housing. Low income elderly and low income disabled households will income qualify for housing rehabilitation assistance. 32,648 owner-occupied housing units have been identified as having at least one problem/condition representing 32% of all owner occupied housing units. 20,864 renter occupied units have been identified as having at least one condition/problem representing 45% of all renter occupied units.

As indicated in Table 7, the most common housing problems for both renters and owners is the cost burden of greater than 30% of household income and greater than 50%. Of all low income owners with housing problems, 54% of these owner households (11,025 of 20,368) are spending more than 50% of household income for housing and 39% (7,868 of 20,368) are paying more than 30% of their incomes for housing related costs. The combined total of low income home owners that are burdened by housing expenses is 93% (18,893 of 20,368) of all owner households reporting housing problems.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD established estimates for the likelihood of lead-based paint based on the age of units: 90% of units built prior to 1940, 80% for units built between 1940 and 1959 and 62% of units built between 1960 and 1979. However, the presence of lead-based paint (LBP) alone is not a direct indication of lead-based paint hazard. Hazard is a function of several factors, including age and condition.

Recent surveys have attempted to provide a more accurate estimate of lead-based paint hazards. A 1999 national survey found declining chances of hazards with new buildings: 67% for housing build before 1940, 51% for houses built between 1940 and 1959, 10% for houses built between 1960 and 1977, and 1% for houses built after that.

Source: Clickner, R. et. al. (2001). *National Survey of Lead and Allergens in Housing, Final Report, Volume 1: Analysis of Lead Hazards*. Report to Office of Lead Hazard Control, US Department of Housing and Urban Development.

Table 34 Risk of Lead-Based Paint (LBP) Hazard indicates that 12% of the owner-occupied units have children present, a total of 12,335 housing units and 16% of the renter-occupied units have children present for a total of 7,601 units. The combined number of housing units built before 1980 with children present would be 19,936 units that could be at risk of LBP hazard.

The number of households in the county listed in Table 6 with incomes below 100% of Household Area Median Family Income (HAMFI) is 8,790 households. If we use an assumption that 75% of these households are in LBP hazard units then the number would be 6,593 low-income households at risk.

Discussion

A review of single and multi-family new housing building permits from January 2006 to June 2016 reveals that 3,435 permits were issued for single family homes throughout the jurisdiction while 220 permits were issued for multi-family homes of duplexes, 3 or 4 family unit developments and developments with 5 or more units. 47.7% of the multi-family permits (105 permits) were issued in the Clackamas zip code which is an area South of Happy Valley, east of Hwy 205 and north of the Clackamas

River. 11.4% of multi-family permits (25 permits) were issued in Molalla and another 11.4% (25 permits) were issued in Milwaukie.

Of the 3,435 single family permits issued in ten years, 16.51% were issued in the Clackamas zip code (567 permits). 408 permits were issued in Oak Grove/Jennings lodge zip code (11.9% of single family permits). Oregon City had 298 permits issued or 8.68% of the total, Canby had 282 permits issued 8.21% of the total and, Molalla had 246 permits issued 7.16% of all single family permits. The communities with over 100 single family permits each included: Sandy (187), Estacada (167), Boring (146), Happy Valley (125), West Linn (109), and Damascus (110). The housing permits data provided by the county transportation and planning department.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Clackamas County (HACC) manages 560 units of public housing. This housing portfolio is organized and managed in five separate projects as noted in the table below. All public units are leased to qualified households earning less than 80% of the area median income. Rents are income based where a household pays only 30% of its adjusted monthly income. Public housing is restricted to families, single parent households, elderly and disabled persons. Based on a waiting list of about 5,000 households, the demand for public housing is about five times the supply of qualified units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			560	1,486			0	0	663
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 544 units of public housing and scattered sites owned by the housing authority that are part of the public housing agency plan. Chronic under funding of the capital improvement grants from HUD has made maintaining these units extremely difficult. The housing authority applied for a HOPE VI grant from HUD to re-develop many of these units however that grant request was not funded.

The Housing Authority of Clackamas County (HACC) manages 560 units of public housing. This housing portfolio is organized and managed in five separate projects as noted in the table below. All public units are leased to qualified households earning less than 80% of the area median income. Rents are income based where a household pays only 30% of its adjusted monthly income. Public housing is restricted to families, single parent households, elderly and disabled persons.

Based on a waiting list of about 5,000 households, the demand for public housing is about five times the supply of qualified units.

Public Housing Condition

Public Housing Development	Average Inspection Score
Clackamas Heights	38
Scattered Sites	38
Hillside Park	38
Oregon City View Manor	38
Hillside Manor	38

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

A comprehensive third party capital assessment completed in February of 2106 by EMG, Inc., indicated that the long term capital needs for all projects exceed the annual funding stream by three to four times the amount of available funding. For example, the long term capital needs for Clackamas Heights are about \$121,441 per unit but funding through HUD's capital grant program is only projected be approximately \$31,250 per unit.

To provide a context for the capital needs identified above, projects 1000 & 3000 were constructed in 1943 and have been rehabilitated several times. The construction type although adequate to meet or exceed minimum HUD condition standards these projects have far exceeded their useful life.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Based on the capital needs of the public housing inventory described above, the Housing Authority of Clackamas County (HACC) is in the process of studying the feasibility of redevelopment of all projects except for the Scattered Sites. The Scattered Sites are in good condition and have the potential for long term viability. HACC is considering the redevelopment of all its public housing sites other than the Scattered Sites. HACC expects to complete a strategic plan for redevelopment sometime during 2017.

The PHA goals for 2017 to 2022 detail the following goals as the immediate needs of PHA residents:

1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing.
2. Improve access & housing choice for everyone, with a focus on protected classes and single parent households.

3. Enforce Fair Housing laws and increase public understanding of Fair Housing laws.
4. Improve the quality of Housing Authority assisted housing and customer service.
5. Improve the community quality of life and economic vitality.
6. Promote self-sufficiency and asset development of families and individuals.

Discussion:

No additional discussion

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The County jurisdiction is also one Continuum of Care region (OR-507). The 2016 total inventory of year-round beds for homeless persons includes 162 beds for households without children, 316 beds for households with children for a total of 478 beds. The 348 permanent supportive housing beds in the chart below include 76 rapid re-housing beds. CoC 2016 Housing Inventory Chart provided these homeless facility numbers.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	0	73	203	0
Households with Only Adults	4	0	13	145	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2016 Continuum of Care Housing Inventory Chart (HIC).

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Oregon is a Medicaid Expansion state. The county homeless services providers in the Continuum of Care (CoC) collaborate extensively with partners County Health Centers, Oregon Health Plan (OHP), Cover Oregon, Oregon Health Authority, Volunteers in Medicine, VA Medical, and employers to ensure that homeless participants are enrolled in both Medicaid (OHP) and private-pay insurance at affordable rates. Between 10/1/2014 and 9/30/2015, 90% of adult participants who exited CoC programs or remained in programs (stayers) had health insurance. This rate has held at 90% for 2 years. CoC programs also assist participants with referrals to Medicaid/Medicare related programs such as SHIBA for Medicare Part D enrollment, filling out Medicare extra help forms and securing in-home care. One outcome resulting from partnership with VA Medical is that the VASH Social worker stationed at Clackamas County Veterans Service Office helped 30 homeless veterans in FY 15-16 become vested and enroll in VA health care and/or co-enroll in OHP for dental coverage.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Seasonal Facilities: The County works with several faith-based agencies and non-profit agencies to provide services to homeless persons. In the winter months when the temperature drops below freezing, 5 Severe Weather Warming Shelters provided 107 beds mostly for adults and 25 beds for homeless women and children.

Emergency Shelters: 2 church based shelters provide 3 beds for homeless families and The Annie Ross House provides 10 beds for 5 homeless families.

Clackamas Women's Services provides 29 beds for people in danger of domestic violence.

Transitional Housing Services: 5 facilities provide 33 total units of transitional housing: 8 units for homeless families, 3 units for people fleeing domestic violence, 6 units for single adults or households without children, 9 units for pregnant or parenting youth ages 16 to 21 and, 7 units for homeless youth ages 18-23.

Rapid Re-Housing (permanent supportive housing): 2 agencies provide 23 units for families and 12 units for homeless veterans. 10 units are under development to start in October 2017.

Permanent Supportive Housing: 185 units

Bridges to Housing provides homeless families with 25 units of housing per year.

Clackamas Women's Services PSH provides people fleeing domestic and sexual violence with 4 units of housing.

Chez Ami provides clean and sober homeless adults with mental health needs 40 units of housing.

HOPE Programs provide chronically homeless adults and families, some veterans with 19 units of housing.

Shelter + Care provides 43 households with chronically homeless adults and families

Avalon provides 6 units of clean and sober women, some with children, justice involved.

Housing our Heroes provides chronically homeless veteran households with 18 units of housing.

Veterans Rental Assistance Program provides homeless or high risk veterans with serious mental health issues 30 units of housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs services and facilities including housing are provided by non-profit service agencies, faith-based organizations and county agencies including the Social Services Division, the Behavioral Health Division, the Housing Authority (HACC) and the homeless Continuum of Care providers.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The needs of low income families, elders and persons with disabilities far outweighs the housing availability.

Only 6.3% of the 2,678 persons in Clackamas County with chronic mental illness identified in the State of Oregon (OHCS) study in 2013 had housing available to them leaving a gap of 2,509 units.

Only 5.5% of the 1,554 persons with developmental disabilities had housing available leaving a gap of 1,469 units.

Only 15.9% of the frail elderly had housing available leaving a gap of 1,316 units.

In the three years since 2013 these needs have not been met by development of assisted housing units.

The Behavioral Health Division staff coordinate special needs housing and services for a total of 391 persons. 35 persons living in 7 Adult Foster Homes are funded by Medicaid. Behavioral Health also works with 11 homes that provide 72 person with care in Residential Treatment Homes/Facilities also funded by Medicaid. Behavioral Health Division staff also coordinate services for 284 persons living in supportive housing units funded by a combination of Continuum of Care, HUD 811 , Section 8 and state mental health funding.

Social Services Division staff provide services to 2,167 youth and adults living independently or in group homes for persons with developmental disabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Foster Care Discharge Policy: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in Clackamas County. DHS refers willing children to a CoC homeless services provider for a Life Skills/Transition Readiness Assessment.

The assessment provides: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills training, housing subsidies, college tuition, and health insurance; and 2. Preparation of an individualized Comprehensive Transition Plan which must be approved by a Family Court Judge every 6 months until the child is successfully transitioned to independent living. Youth can access Chafee rental subsidies to help them secure an apartment as well as tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system continue to receive an array of services including options such as adult foster care and supported housing that are based on unique client needs.

Health Care: Discharge planning for low income and disabled people is dictated by the State of Oregon through the Medicaid program. The Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program has shifted discharge planning to Coordinated Care Organizations (CCOs) covering Clackamas County. The CCOs integrate physical, mental and dental health services. The ACA Medicaid expansion aligns the financial incentives with clinical outcomes/housing status of patients.

Upon discharge, homeless persons could go to a variety of housing situations: 1. Medical foster home, a family or friend's home with wrap-around in-home services, a licensed residential care, an assisted living facility or a nursing home, depending on level of medical need; 2. Substance abuse treatment; 3. Mental health housing; 4. Shelter or rapid rehousing program.

Mental Health: The Discharge Policy for persons being discharged from a mental health facility is ensured by Clackamas County Behavioral Health Department (CCBH). As part of Health Share, the area's Medicaid Coordinated Care Organization, CCBH has both financial and clinical incentives to ensure that no county residents are discharged from a psychiatric hospital without housing and services.

Corrections: Successful community re-entry for inmates is a local mandate spearheaded by the Clackamas County Sheriff's Office (CCSO) which participates on the homeless CoC governing board. CCSO promotes post-discharge services with housing to reduce recidivism. The Clackamas County Behavioral Health (CCBH) is a provider in the local Medicaid program, Health Share. CCBH understands that successful re-entry will reduce incidence and cost of ER visits and hospitalization. Two full time mental health professionals on-site at the jail identify and treat inmates with behavioral health issues. Mental Health and Drug Courts provide diversion options for inmates with psychiatric and/or addictions problems. Housing, treatment and close supervision are offered through these Court programs. Newly funded by the State's Reentry Reinvestment Fund, services for persons with mental illness and/or addictions who are exiting jail are being augmented with: 2 case managers, one bilingual addictions counselor, peer counselors, a nurse practitioner and short term transitional housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the 2017 program year, Clackamas County will fund the following housing projects and supportive services for non-homeless persons:

- WeBuild - a project to design and build a roadway to a multi-family housing development for adults with disabilities.
- Housing Rehabilitation program will fund housing improvements for renters and owners with disabilities
- Pleasant Avenue Veterans Housing - a project to build 22 units of housing for formerly homeless veterans and their families.
- Employment investment program employment training for persons with disabilities and persons in public housing.
- HOME Multifamily Housing project will provide some housing units to persons with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See previous answer.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

The Low Income Housing Tax Credit (LIHTC) market has come to a screeching halt due to potential tax policy changes at the federal level. Clackamas County relies on the State of Oregon LIHTC Program which recently provided this guidance to all proposed affordable housing projects: State of Oregon OHCS decision....letter dated 2/10/2017...

“anticipated federal corporate tax reform has negatively impacted the LIHTC equity market creating real-time consequences for the 33 multifamily affordable housing projects in the OHCS “pipeline”. These projects have received funding reservations based on tax credit pricing that is no longer available. Among projects facing probable gaps are a large number of 4% LIHTC projects, as well as the 9% LIHTC projects that the Housing Stability Council approved in November 2016.”

“Do not issue a 2017 LIHTC and HOME NOFA and instead fund additional 2016 applications, reserving some credits for gaps in 9% LIHTC pipeline projects and use flexible gap funding resources to help fill funding gaps on as many pipeline projects as possible”

Zoning Issues: Multi-family housing developments are typically restricted to areas that are zoned as high or medium density residential in each community and throughout the jurisdiction. Communities have many requirements for multifamily housing including: amenities such as onsite parking, fire access, buildings that “match” the character of the neighborhood and traffic impact studies, etc. All these requirements of multifamily housing projects increase the initial cost and result in affordable housing that is expensive to build and maintain. The State of Oregon has a land use plan (Goal 10) that requires all communities to allocate land for multifamily developments however some communities are more compliant than others. State and regional housing advocates are beginning to challenge communities to meet the Goal 10 requirements to provide land for multi-family housing developments. In 2015 Housing Land Advocates joined the Coalition for Affordable and Safe Housing to repeal Oregon’s ban on inclusionary zoning, and allow Oregon communities access to this important tool for creating affordable housing in areas of opportunity. The ban was lifted in 2016 with the passage of HB1533 which became effective June 2, 2016.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The unemployment rate has dropped from 10.9% in 2012 to the current rate of 3.6 in the third quarter of 2016 based on a HUD PD&R 3Q 2016 report. 58% of the Labor force commutes for less than 30 minutes to get work. Major business activity and employment sectors include; Education and Health Care Services, Retail Trade and Manufacturing. The labor force of over 200,000 persons is well educated with over 110,000 people with some college or a Bachelor's degree or higher.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,327	3,520	2	3	1
Arts, Entertainment, Accommodations	16,468	14,363	11	11	0
Construction	11,514	10,470	8	8	0
Education and Health Care Services	24,787	21,741	17	17	0
Finance, Insurance, and Real Estate	9,659	7,372	7	6	-1
Information	3,555	1,963	2	2	0
Manufacturing	17,803	18,214	12	14	2
Other Services	6,791	6,321	5	5	0
Professional, Scientific, Management Services	15,824	11,113	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	19,902	19,256	14	15	1
Transportation and Warehousing	5,529	4,241	4	3	-1
Wholesale Trade	10,448	11,568	7	9	2
Total	145,607	130,142	--	--	--

Table 41 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	200,174
Civilian Employed Population 16 years and over	179,584
Unemployment Rate	10.29
Unemployment Rate for Ages 16-24	26.97
Unemployment Rate for Ages 25-65	6.82

Table 42 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	47,882
Farming, fisheries and forestry occupations	7,225
Service	17,125
Sales and office	49,200
Construction, extraction, maintenance and repair	15,922
Production, transportation and material moving	9,169

Table 43 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	94,560	58%
30-59 Minutes	56,600	35%
60 or More Minutes	10,625	7%
Total	161,785	100%

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,853	1,404	4,556

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	31,552	3,658	10,950
Some college or Associate's degree	57,372	5,807	16,642
Bachelor's degree or higher	53,991	3,446	11,583

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	406	991	1,599	1,990	1,747
9th to 12th grade, no diploma	3,743	3,267	2,416	4,550	3,487
High school graduate, GED, or alternative	10,654	10,463	10,420	25,277	16,537
Some college, no degree	11,188	13,478	13,792	33,694	14,881
Associate's degree	1,526	4,026	4,356	10,491	2,607
Bachelor's degree	2,642	8,897	12,202	25,218	9,086
Graduate or professional degree	267	2,946	5,765	14,028	6,645

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,789
High school graduate (includes equivalency)	32,132
Some college or Associate's degree	36,766
Bachelor's degree	54,244
Graduate or professional degree	64,779

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major employment sectors in Clackamas County as indicated in Table 39 include; Education and Health Care Services with 21,741 jobs/24,787 workers, Retail Trade with 19,256 jobs/19,902 workers, Manufacturing with 18,214 jobs/17,803 workers, Arts, Entertainment and Accommodations with 14,363

jobs/16,468 workers. The next three business activities have between 10,000 and 12,000 jobs which are Wholesale Trade, Professional, Scientific, Management Services and Construction.

The employment rate for Clackamas County listed in the Labor Force Table above has dropped to 3.6% in the third quarter of 2016 based on a HUD PD&R 3Q 2016 report.

Describe the workforce and infrastructure needs of the business community:

The Clackamas Workforce Partnership 2016 annual report detailed that 7,245 adults searched for employment opportunities through the Worksource Clackamas System. 85% of participants were able to secure employment with an average wage of \$15.20 per hour. 87% were able to maintain the employment for at least 9 months after being hired. 10% of the adult workers had no high school diploma or GED. 9% had a criminal history. 8% were veterans and 5% had a disability.

The business community workforce needs include: a larger pool of trained, flexible and motivated workers.

Infrastructure needs for the business community includes industrial land to locate businesses and manufacturing as well as roads and bridges to transport goods.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As the Portland metropolitan area increases its population over the next 5 years, housing and transportation challenges will impact how the economy and the business community grows. The state of Oregon continues to debate how best to improve public transportation and the federal highways, particularly the Interstate Highway 5 bridge crossing between Oregon and Washington.

Clackamas County government has asked that voters approve a gasoline tax to raise revenue for road maintenance.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Clackamas Community College offers degree and certificate programs in 3 locations including Wilsonville, Milwaukie and Oregon City as well as online. These training programs seem to be addressing the needs of the workforce and employers. Degree and certificate programs include

accounting, business, nursing, gerontology, construction trades, manufacturing, welding, electronic engineering, web design and welding.

Clackamas Community College website: <http://www.clackamas.edu/Catalog/>

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Community Solutions for Clackamas County (CSCC) provides workforce development and business productivity services to the Clackamas County community. We serve employers, as well as people seeking employment. CSCC also oversees an innovative program that assists low-income homeowners and renters in weatherizing their homes. CSCC is a Division of the Health, Housing, and Human Services (H3S) Department. Services for Businesses are a range of services to assist large and small businesses in Clackamas County in need of great employees. Employment and Workforce Training programs are intended to increase the employability and wage potential of special populations. Learn more about our programs here, and see if you may qualify for employment assistance.

See Community Solutions Website: <http://www.clackamas.us/communitysolutions/>

The Consolidated Plan has employment training identified as a high need in public services. Employment training and support for persons with disabilities and for persons living in public housing is provided by Community Solutions. In FY CDBG funds in program year 2017, 2018 and 2019 will support Employment Connections, an employment training program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable to Clackamas County.

Economic Development activities were not identified as a high need during the community survey and community meetings process.

Discussion

Since Economic Development activities were not identified as a high need during the community survey and community meetings process, no specific economic development activities will be funding during the 2017-2021 Consolidated Plan cycle.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

At this time the jurisdiction has no data on concentrations of households with multiple housing problems. The jurisdiction has identified several areas of concentrations of low-income and ethnicity however. A recent article in the Oregonian newspaper on March 13, 2017, identified one neighborhood along High 224 between Milwaukie and Happy Valley (census tract 0215 block group 001) as "severely rent burdened". The article stated that 57% of renters in this neighborhood were paying more than 50% of their incomes for housing costs.

Definition of Multiple Housing Problems Concentration: Any area that has been identified as an urban renewal area by the county is considered an area of high concentration with multiple housing problems.

The North Clackamas Renewal Area (NCRA) formed in 2006 has established neighborhoods that are among the most affordable in the jurisdiction however, there are long term infrastructure problems that need to be addressed such as a lack of sidewalks and sewer connections. This area contains several census tracts that have been identified as having concentrations of low income and ethnicity. The Clackamas Town Center Area was formed in 1980 contains one area considered a high concentration of low-income households and ethnicity (Hispanic). The Clackamas Town Center area is the region's fastest growing business center with a large cluster of affordable multi-family housing.

The County is considering a housing inspection program and will explore ways to gather data on housing problem concentrations. The Assessment of Fair Housing process identified a goal of Ensuring that all housing in Clackamas County is healthy and habitable.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Clackamas County Housing and Community Development Division reviewed both race and ethnic information from the 2010 Census Bureau to determine minority ranking. The 22 block groups with the highest minority ranking represent 10 percent of all the block groups in Clackamas County. A total of 37,379 persons were living in these high concentrations of minority areas.

Five (5) of the high concentration (HC) block groups are located in the North Clackamas Area. One (1) of the HC block groups is in Milwaukie and two (2) of the HC block groups is in Canby. A total of 13, 855 people live in these areas of concentrated minority and poverty.

Clackamas County Minority Concentration Definition: Any census tract or area that has double (2x) the percentage of the average percentatge for that particular ethnicity in the county. In 2015, for Hispanic concentrations any area that had more than 15.4% (double of 7.7% averge) was considered a high concentration of Hispanic ethnicity.

Eight percent (7.7%) of Clackamas County residents identified their ethnicity (considered separate from race) as Hispanic or Latino in the 2010 census.

2010 Census data on ethnicity of County residents indicates that of the more populated cities, Canby and Molalla had the highest percentages of Hispanic/Latino residents (21% and 14% respectively). Among the cities with populations above 10,000 people, Canby, Happy Valley and Wilsonville had greater than 20% minority populations.

Clackamas County Low-Income Concentration Definition: Any census tract block group that has a population that is more than 56% low income. Clackamas County has 218 Census Tract Block Groups. 22 of those 218 block groups (10%) have a population that is more than 56% low and moderate income.

Maps showing these areas of high concentrations of both low-income and minority are attached as an appendix to this Consolidated Plan. The definitions listed above were used to determine the low-income and ethnicity concentrations areas on these maps. Areas of both minority and low-income concentrations are in deliniated with cross hatch lines and a pink color. Additional maps that focus on the northwest county and th ewest county are available upon request.

What are the characteristics of the market in these areas/neighborhoods?

The communities of North Clackamas and Milwaukie that include the areas of high concentrations are located in urbanized areas with mostly apartment units and rental houses. The City of Canby is a small town in a rural area that has a concentration in a larger census tract of mostly rental units in the north east corner of the city. Molalla is a small town with modest homes and trailer parks. The town is surrounded by huge tracts of forest land, tree farms and agricultural areas to the west and south.

Are there any community assets in these areas/neighborhoods?

Each community that has a high concentration of ethnicity and low income persons has community assets including public transportation systems, good schools, services and employment opportunities. The one asset that does not seem to be abundant is affordable housing.

Are there other strategic opportunities in any of these areas?

Yes, each community that has a high concentration of ethnicity and low income persons has good schools, good transportation, employment options and access to services via public transportation. Persons in Canby when interviewed regarding fair housing stated that they had moved to Canby to secure employment, good schools for their children and safe housing for their families.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The key points of this Strategic Plan:

1. There is a current housing affordability and availability crisis in the Portland metro area that includes Clackamas County.

2. Strategic Plan Priorities

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

3. Strategic Plan Goals

1. Affordable Housing
2. Housing Rehabilitation
3. Public Services
4. Homeless assistance
5. Public Facilities
6. Community Infrastructure

4. Assessment of Fair Housing Goals in Priority Order:

1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing.
2. Increase accessibility to affordable housing for persons with disabilities and single parent familial status households. (households with children under 18 yrs.).
3. Improve access to housing and services for all protected classes.
4. Enforce Fair Housing laws and Increase public understanding of Fair Housing laws.
5. Coordinate Fair Housing Advocacy and Enforcement Efforts among regional partners
6. Ensure that all housing in Clackamas County is healthy and habitable.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Countywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is the entire county in both urban and rural areas.
	Include specific housing and commercial characteristics of this target area.	Clackamas County is considered an urban county by HUD. Most of the population lives in urban areas. Housing in the county is mostly single family residential. There are 15 incorporated cities within Clackamas County and a large un-incorporated urban area mostly in the northwest corner of the county.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	We selected the entire county because our consultation and citizen participation process did not identify any specific target areas within the county.
	Identify the needs in this target area.	The community participation process resulted in affordable housing and homeless prevention as needs throughout the county.
	What are the opportunities for improvement in this target area?	We hope to direct more funding to affordable housing developments in high opportunity areas throughout the county.

	Are there barriers to improvement in this target area?	The barriers are the same barriers to affordable housing: lack of available land, lack of funding and in some cases community opposition to affordable housing, special needs housing or multi-family housing projects.
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Clackamas County Housing and Community Development Division (HCD) does not target investment areas. HCD seeks to allocate funding throughout the county in both rural and urban areas.

There are areas identified as "high concentrations" of low-income and ethnicity however these areas are not targeted for investment by the Housing and Community Development Division.

The County also contains 3 Urban Renewal Areas that have been identified by the County's Development Agency. These Renewal Areas use property tax revenues to complete infrastructure projects..

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Families with Children Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Public Services Housing Rehabilitation Affordable Housing AFH Goal: Increase accessibility to housing
	Description	HOME funds and CDBG funds will be allocated during the 2017, 2018 ad 2019 program years for TBRA Rental Assistance, production of new multi-family housing units, Rehabilitation of existing units and Acquisition of existing affordable housing units if possible.
	Basis for Relative Priority	Through the community needs assessment process conducted in October and November of 2016, respondents consistently placed affordable housing as a top priority.
2	Priority Need Name	Homelessness
	Priority Level	High

	Population	Extremely Low Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Homeless Assistance
	Description	The current housing crisis has caused homelessness to be recognised as a brutal problem effecting low-income persons particulrly families with children, veterans, victims of domestic violence and persons with mental illness and substance abuse issues. ESG funds will be allocated for homeless shelters and rapid-rehousing programs in the 2017, 2018 and 2019 program years.
	Basis for Relative Priority	The Housing and Community Development Division has coordinated homeless housing efforts over the last 10 years through the Continuum of Care annual funding application process. The Continuum of Care annual funding level is now over \$2 million per year for services, reporting (HMIS) and rental assistance.
3	Priority Need Name	Non-housing Community Development
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Countywide
	Associated Goals	Community Infrastructure Improvements Public Facilities Improvements Public Services

	Description	Public Facilities and Public Improvements were identified as high needs by cities during the community needs assessment process. Public facilities needed include: Homeless facilities, domestic violence services facilities, mental health services facilities, senior centers and abuse/neglected children facilities. Public Improvements needed include: water/sewer improvements, street/alley improvements, curbs and sidewalks, bike and pedestrian paths and street drainage improvements.
	Basis for Relative Priority	Community Infrastructure Improvements, Public Facilities and Public Improvements were identified as high needs by cities during the community needs assessment process conducted in October and November of 2016.
4	Priority Need Name	AFH: 1. Lack of affordable, accessible housing in
	Priority Level	High
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing AFH Goal: Develop new housing units AFH Goal: Increase accessibility to housing AFH Goal: Housing access for protected classes AFH Goal: Healthy and Habitable Housing

	Description	AFH:1. Lack of affordable, accessible housing in a range of unit sizes. The Portland metropolitan region which includes Clackamas County is experiencing a period of rapid population growth after the recent economic recession. The rapid population growth is bringing an estimated 100,000 people per year to the region, which is increasing the demand for housing units to own or rent. Low income households and protected classes are directly impacted by the increased housing demand. The waiting list for public housing in the jurisdiction was more than 6000 households in 2014. A 2015 regional Housing Equity Report found that the region has a shortage of 80,000 units of affordable housing. The majority of resident feedback during community meetings was that most people liked where they lived, however, many people including persons with disabilities felt that it was very difficult to find another affordable unit should they want to move. Current state law provides a mechanism to ensure that a certain percentage of new development is reserved for low-income tenants (known as “inclusionary housing” or “inclusionary zoning”). Clackamas will be evaluating the feasibility and the various options for implementing inclusionary zoning within the county. Habitable housing is healthy housing free of leaks, mold and pests. Unhealthy rental housing is poorly maintained and generally occupied by low-income vulnerable populations. The critical shortage of affordable rental housing units in the jurisdiction compounded with the threat of lawful no-cause evictions, makes tenants fearful of requesting repairs due to risk losing their housing from retaliation and eviction. Housing survey respondents and comments during community meetings revealed that vulnerable populations including protected groups such as people of color, families with children and persons with disability are forced to live in unhealthy conditions because no other housing is available to them.
	Basis for Relative Priority	AFH Contributing Factor 1.
5	Priority Need Name	AFH: 2. Availability of affordable units
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Countywide

	Associated Goals	Affordable Housing AFH Goal: Fair Housing laws and Increase public AFH Goal: Healthy and Habitable Housing
	Description	2. Availability of affordable units in a ranges of sizes: The The wait list for public housing assistance was more than 6,000 households in 2014. The 2016 public housing wait list was more than 4,000 households requesting assistance. The current housing market has a vacancy rate of less than 2% which is causing rents to increase monthly in some cases. Apartment buildings are being purchased and remodeled to increase rent revenue, resulting in many tenants being given “no cause” evictions. The largest city in the region, Portland, Oregon has proposed enacting a 3-month eviction/rent increase moratorium to provide renters time to find new units or adjust to the rent increase.
	Basis for Relative Priority	AFH Contributing Factor 2.
6	Priority Need Name	AFH: 3. Displacement of residents due to economic
	Priority Level	Low
	Population	Extremely Low Low Moderate Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing Homeless Assistance

	Description	Displacement of residents due to economic pressures: The city of Portland declared a homeless housing emergency in October 2015 to increase efforts to find solutions to homelessness and the housing shortage crisis. The high demand for private market housing has increased rent levels by 300% in some cases. Under current law, private landlords can evict residents without a reason (“no-cause eviction”) and this type of eviction frequently masks unlawful eviction that is retaliatory or discriminatory. There is no legal mechanism for stabilization of rents in Oregon. Evicted residents in urban areas close to jobs, schools and services are being pushed out to suburban areas to find affordable rental units. However, with a vacancy rate of less than 2%, very few units are available to rent. The end result is a concentration of poverty and minority households outside areas of high public investments. In some instances, lower-income minority households are being displaced out of one jurisdiction and into specific areas of adjacent jurisdictions that lack the social and physical amenities of their prior homes.
	Basis for Relative Priority	AFH Contributing Factor 3.
7	Priority Need Name	AFH: 4. Community Opposition
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing

	Description	Affordable housing projects when proposed often face community opposition to affordable “housing projects” that bring “poor people” into a neighborhood. Many homeowners are concerned that “Section 8” housing and other affordable housing units will degrade property values in expensive neighborhoods. Low-income and protected classes that currently live in these communities would directly benefit from new affordable housing units. Often, multi-family units may only be constructed where the land has been zoned as high or medium density residential. Community opposition is institutionalized by smaller communities with city councils and land use planning boards that write zoning and land use ordinances which prohibit or allow new multi-family and affordable housing projects. These zoning and land use ordinances may further concentrate poverty or segregate low-income people out of communities.
	Basis for Relative Priority	AFH Contributing Factor 4.
8	Priority Need Name	AFH: 5. Site selection policies, practices decisio
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing

	Description	5. Site selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs. Oregon’s Housing and Community Services administers the low Income Housing Tax Credit (LIHTC) program. In Clackamas County, there is only one census tract that is considered either a Qualified Census Tract (QCT) or a Difficult Development Area (DDA). The QCT and the DDA designations allow for more tax credits to be included (up to 30% more) in the project, which increases the financial viability of those housing projects. Without more qualified census tracts for LIHTC credits the jurisdiction will continue to struggle with financing options for affordable housing projects and perpetuate concentrations of poverty. Additional concern is the lack of reliable data on the minority households within the LIHTC housing. HUD provided data (Table 8) is 5 years out of date at the time of this report. As a result, it is very difficult to track whether or not minority households that qualify for LIHTC are actually adequately represented in the tenant population or if there are additional barriers in the housing application and screening process that may violate fair housing laws. Lastly, because of community opposition to “subsidized” housing, the majority of LIHTC that are built restrict the tenant population to seniors. This type of housing is found most often in the higher income, predominantly white communities with the most social and physical amenities (transportation, access to good schools/grocery stores) while “subsidized” housing for minority families are often located outside of such areas of high opportunity.
	Basis for Relative Priority	AFH Contributing Factor 5.
9	Priority Need Name	AFH: 6. Housing accessibility modifications
	Priority Level	Low
	Population	Extremely Low Low Elderly Other
	Geographic Areas Affected	Countywide

	Associated Goals	Housing Rehabilitation
	Description	6. Lack of assistance for housing accessibility modifications: The Clackamas County jurisdiction operates one program with limited funding to assist low-income households with accessibility modifications to their homes. The Housing Access Grant provides small grants to approximately 20 households per year. This program could be expanded to serve more low-income families. Persons with disabilities surveyed and interviewed during community participation meetings expressed their need for more units of affordable and accessible units to increase housing choice.
	Basis for Relative Priority	AFH Contributing Factor 6.
10	Priority Need Name	AFH: 7. Private discrimination
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing AFH Goal: Housing access for protected classes AFH Goal: Fair Housing laws and Increase public

	Description	7. Private discrimination: Private discrimination in the housing rental market continues to affect housing choice for vulnerable populations and protected classes in the region and the jurisdiction. The Fair Housing Council complaint data for the jurisdiction from July 1, 2014 to June 30, 2015 had 92 complaints. The Housing Rights and Resources (HRR) program assisted over 800 households to understand their rights and responsibilities as tenants. 80 households had potential discrimination cases. Private discrimination also occurs frequently with persons who have a criminal history which is a barrier to accessing housing. Private discrimination for a criminal history is one of the collateral “downstream” impacts of the racial and ethnic disparities in our local criminal justice system. A recently released report of data from Multnomah County found African-Americans were four times more likely to be stopped, arrested, charged and sentenced more harshly than their white counterparts despite their relatively low presence in our communities. This discrimination is having a disparate impact on African American and Hispanic men and their families. HUD has begun providing training to fair housing organizations and housing providers to consider additional screening criteria to prevent a disparate impact in these populations seeking access to housing in the region and the jurisdiction.
	Basis for Relative Priority	AFH Contributing Factor 7. Private discrimination may also occur when requests for repairs are ignored by property managers. Habitable housing is healthy housing free of leaks, mold and pests. Unhealthy rental housing is poorly maintained and generally occupied by low-income vulnerable populations. The critical shortage of affordable rental housing units in the jurisdiction makes tenants fearful of requesting repairs due to risk losing their housing from retaliation and eviction. Private discrimination may also occur when tenants are evicted for “no cause” which is legal in the region and the jurisdiction although a few cities in the jurisdiction have or are considering enacting 90-day notice requirements for large rent increases or eviction notices. The increase in the number of “no cause” evictions may also be a result of the economic pressures faced by investors and property owners in a high demand housing market such as the current Portland metro area housing market.
	11	
	Priority Need Name	AFH: 8. Lack of public fair housing enforcement
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Countywide
	Associated Goals	Public Services AFH Goal: Coordinate Fair Housing efforts
	Description	8. Lack of public fair housing enforcement: The jurisdiction has no public agency to enforce fair housing. In the region and the state, there are only two enforcement agencies: HUD and the Oregon Bureau of Labor and Industry (BOLI). Recently, HUD withdrew federal funds from BOLI because of a recent change in state law that eliminated BOLI's legal capacity to enforce federal fair housing laws. Although BOLI technically has the authority to enforce the state fair housing laws, BOLI has reduced the number of cases the agency is willing to enforce due to funding limitations.
	Basis for Relative Priority	AFH Contributing Factor 8. Lack of public fair housing enforcement: In 2012, budget cuts within Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) lead to the closure of an office in Clackamas County and to a 20% reduction in staff positions statewide. In the five county region that LASO Portland Regional Office serves, which now includes Clackamas County, over 200,000 people meet LASO income guidelines. Approximately 36,000 people are living in poverty in Clackamas County and are eligible for legal help. Additionally, there is a higher and increasing rate of poverty among the Latino population in Oregon. In Clackamas County, according to the 2011-13 American Community Survey, the number of Latino residents living in poverty was at 18%, a number double that of whites in Clackamas County.
12	Priority Need Name	AFH: 9. Lack resources for fair housing agencies
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Elderly Other
	Geographic Areas Affected	Countywide
	Associated Goals	Public Services AFH Goal: Fair Housing laws and Increase public AFH Goal: Coordinate Fair Housing efforts
	Description	Lack of resources for fair housing agencies and organizations: The jurisdiction has one program to assist low-income persons with housing information and referral. Potential housing discrimination complaints are directed to the Legal Aid Services of Oregon, the Fair Housing Council of Oregon and/or the Oregon Bureau of Labor and Industry for investigation and possible legal action. The Fair Housing Council of Oregon has no office in the jurisdiction. The Legal Aid Services of Oregon recently closed an office in the jurisdiction due to lack of funding. The Oregon Bureau of Labor and Industry is no longer conducting housing discrimination legal actions and is no longer recognized by HUD as equivalent to HUD for enforcement actions.
	Basis for Relative Priority	AFH Contributing Factor 9. Lack of resources for fair housing agencies and organizations: The jurisdiction has one program to assist low-income persons with housing information and referral. Potential housing discrimination complaints are directed to the Legal Aid Services of Oregon, the Fair Housing Council of Oregon and/or the Oregon Bureau of Labor and Industry for investigation and possible legal action. The Fair Housing Council of Oregon has no office in the jurisdiction. The Legal Aid Services of Oregon recently closed an office in the jurisdiction due to lack of funding. The Oregon Bureau of Labor and Industry is no longer conducting housing discrimination legal actions and is no longer recognized by HUD as equivalent to HUD for enforcement actions.
13	Priority Need Name	AFH: 10. Land Use and Zoning Laws
	Priority Level	Low

	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Housing
	Description	Land Use and Zoning Laws: Multi-family housing developments are typically restricted to areas that are zoned as high or medium density residential in each community and throughout the jurisdiction. Communities have many requirements for multifamily housing including: amenities such as onsite parking, fire access, buildings that “match” the character of the neighborhood and traffic impact studies, etc. All these requirements of multifamily housing projects increase the initial cost and result in affordable housing that is expensive to build and maintain. The State of Oregon has a land use plan (Goal 10) that requires all communities to allocate land for multifamily developments however some communities are more compliant than others. State and regional housing advocates are beginning to challenge communities to meet the Goal 10 requirements to provide land for multi-family housing developments. In 2015 Housing Land Advocates joined the Coalition for Affordable and Safe Housing to repeal Oregon’s ban on inclusionary zoning, and allow Oregon communities access to this important tool for creating affordable housing in areas of opportunity. The ban was lifted in 2016 with the passage of HB1533 which became effective June 2, 2016.
	Basis for Relative Priority	AFH Contributing Factor 10. Land Use and Zoning Laws: Multi-family housing developments are typically restricted to areas that are zoned as high or medium density residential in each community and throughout the jurisdiction. Communities have many requirements for multifamily housing including: amenities such as onsite parking, fire access, buildings that “match” the character of the neighborhood and traffic impact studies, etc. All these requirements of multifamily housing projects increase the initial cost and result in affordable housing that is expensive to build and maintain.
14	Priority Need Name	AFH 11. Inaccessible sidewalks, pedestrian crossin

	Priority Level	Low
	Population	Extremely Low Low Elderly Persons with Physical Disabilities Other
	Geographic Areas Affected	Countywide
	Associated Goals	Community Infrastructure Improvements Public Facilities Improvements
	Description	Inaccessible sidewalks, pedestrian crossings, or other infrastructure: Persons with mobility disabilities continue to face barriers in their communities. Rural communities and low-income urban areas lack resources to build sidewalks, pedestrian crossings and other accessible infrastructure for persons with disabilities. The jurisdiction does fund some infrastructure projects including installation of accessible sidewalks in low-income rural areas in the jurisdiction on a limited basis. Cities in urban areas of the jurisdiction are also re-building streets and sidewalks to include accessible sidewalks and crosswalks.
	Basis for Relative Priority	Inaccessible sidewalks, pedestrian crossings, or other infrastructure: Persons with mobility disabilities continue to face barriers in their communities. Rural communities and low-income urban areas lack resources to build sidewalks, pedestrian crossings and other accessible infrastructure for persons with disabilities. The jurisdiction does fund some infrastructure projects including installation of accessible sidewalks in low-income rural areas in the jurisdiction on a limited basis. Cities in urban areas of the jurisdiction are also re-building streets and sidewalks to include accessible sidewalks and crosswalks.

Narrative (Optional)

Clackamas County is a large and diverse county, covering 1,879 square miles with 15 incorporated cities and towns, as well numerous unincorporated communities. The more urbanized northern and western sections of the county contrast sharply with the rural and frontier nature of the southern and eastern portions of the county.

The Priority Needs that have been identified are not for allocating investment of available resources among different needs.

Public Facilities: These were identified as High Needs for Clackamas County: Homeless Facilities, Domestic Violence (services) Facilities, Mental Health Facilities, Senior Centers and Abused/Neglected Children Facilities.

Public Improvements: These were identified as High Public Improvements Needs for Clackamas County: Water/Sewer Improvements, Street/Alley Improvements, Curbs and Sidewalks, Bike and Pedestrian Paths and, Drainage (street) Improvements.

Public Services: Fair Housing Activities, Homeless Services, Youth Services, Neglected/Abused Children Services, Renter/foreclosure training and Employment/Training Services were identified as High Needs.

The 11 Assessment of Fair Housing (AFH) Contributing Factors have been added here in accordance with HUD guidance for incorporating AFH goals into Consolidated Plans.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The current housing crisis in the Portland metropolitan area is affecting low and extremely low income households that are living in older rental units. These older rental units are being sold and or renovated to increase the rental income for investors and property owners. Low income families that are forced to move when a property is sold or renovated are having difficulty locating and affording a new rental unit. HOME funds will be allocated in the 2017, 2018 and 2019 program years for this activity.
TBRA for Non-Homeless Special Needs	Although the current housing crisis in the Portland metropolitan area is affecting low and extremely low income households that are at risk of homelessness, this type of program will not likely be funded between July 1, 2017 and June 30, 2021.
New Unit Production	The current housing crisis in the Portland metropolitan area is affecting low and extremely low income households that are trying to move to a more affordable home. Clackamas County has identified a gap of over 30,000 units of affordable housing needed for low-income residents in 2016. The private housing market has responded to the housing demand by increasing production of luxury homes and apartments that are not affordable for households with low-incomes.
Rehabilitation	Low income and disabled residents who own their homes may not be able to maintain the homes or afford to repair the homes to improve accessibility or energy efficiency. The Housing and Community Development Division administers a Housing Rehabilitation Program to assist over 35 households per year.
Acquisition, including preservation	The current housing crisis in the Portland metropolitan area is affecting low and extremely low income households that are living in older rental units and affordable housing projects. These older rental units are being sold and or renovated to increase the rental income for investors and property owners. Six properties with Section 8 assistance have been identified as potentially being lost to low income residents when the Section 8 contract expires sometime between July 1, 2017 and June 30 2022.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Clackamas County Housing and Community Development Division works closely with the Housing Authority of Clackamas County, the County Behavioral Health Program, the Continuum of Care, non-profit agencies and the local County Social Service agencies to secure and administer many sources of funding for services, programs and rent assistance to benefit low-income residents of Clackamas County.

These expected resources are estimates based on historical funding trends, amounts to be matched and leveraged.

HOME Project-Related Soft Costs

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

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,991,474	478,879	0	2,470,353	6,406,826	The FY 2017 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2-5% each year. program income includes \$18,881 of CDBG program income and \$459,998 of NSP program income that was converted to CDBG program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	741,738	361,778	0	1,103,516	2,511,178	The FY 2017 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2-5% each year. The HOME match requirement of 25% will be met either by eligible contributions, computing the value of annual property tax exemptions, or by drawing down the required match amounts from the county's excess HOME match reserve of approximately \$1.3 million.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	181,841	0	0	181,841	602,526	The FY 2017 program year is the beginning of the 5-year Consolidated Plan. The expected amount available is based on the assumption that funds will be cut by 2-5% each year

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG Program: Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors. Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources will total at least

\$2,000,000. CDBG anticipates approximately \$50,000 of program income per year from the Housing Rehabilitation program loan repayments and \$25,000 of prior year funds will support annual projects. For FY 2017, CDBG program income is \$18,881 and \$459,998 of NSP program income that was converted to CDBG program income for a total of \$478,879.

The **Continuum of Care application** process will renew at least \$1,700,000 of funding annually for homeless services, programs and rent assistance for homeless individuals and families. In 2016 CoC was eligible to apply for an additional \$251,421 of funds as a bonus project. In 2016 HUD awarded the Clackamas Continuum a total of \$2,087,390 which includes additional funding due to increased Fair Market Rent (FMR) rates and additional funds for the Housing Our Heros homeless veterans and families housing assistance program.

HOME Program Income

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

HOME Match Funds: The HOME match requirement of 25% will be met either by eligible contributions, computing the value of annual property tax exemptions, or by drawing down the required match amounts from the county's excess HOME match reserve of approximately \$1.3 million

ESG funds will be matched using private donations, local and state homeless prevention funds (EHA).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publically owned land is available for this purpose.

Discussion

The Housing and Community Development Division will continue to partner with the Housing Authority of Clackamas County, the County Behavioral Health Program, the County Health Centers, the Continuum of Care, non-profit agencies, for profit housing developers and the local County Social Service agencies to explore new programs, services and financial resources for programs and services that benefit our low-income and special needs residents.

Anticipated Resources amounts are based on anticipated funding levels, anticipated program income, prior year funds carried forward and expected matching funds on individual community projects.

HOME Program Income

For the program year ending June 30, 2017, the county anticipates that it will retain approximately \$361,778 of HOME PI, and will allocate the PI to a HOME multi-family housing project in the upcoming program year.

For FY 2017, \$459,998 of NSP program income funds have been converted to CDBG program income.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CLACKAMAS COUNTY	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Clackamas County	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction
NORTHWEST HOUSING ALTERNATIVES	Non-profit organizations	Homelessness Rental public facilities public services	Jurisdiction
CLACKAMAS WOMEN'S SERVICES	Non-profit organizations	Homelessness Rental public facilities public services	Jurisdiction
Cascade AIDS Project	Non-profit organizations	Non-homeless special needs	Region
INN HOME	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Clackamas County has a Department of Health, Housing and Human Services (H3S) that is the primary institutional delivery system for services for low-income persons and families, homeless persons and persons with disabilities. H3S provides and contracts with providers to offer a number

services including: energy assistance, veteran outreach, aging and disability services, community primary care and dental care clinics, homeless housing, public housing, behavioral health services, tenant rights training, employment training, behavioral health crisis walk-in clinic, alcohol and drug addictions counseling, homeless Continuum of Care funding and services coordination, rental assistance programs and program planning services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Persons with HIV/AIDS are referred to the Cascade Aids Project as the provider of HIV/AIDS specific services in the region. Services targeted to homeless person are provided through the Continuum of Care providers including the Housing Authority of Clackamas County, Social Services Division and non-

profit providers including 2 providers of services to survivors of domestic violence, one provider of services to homeless youth, public school homeless youth liaisons. The Social Services Division also coordinates homeless services with several faith based agencies that provide meals, seasonal warming shelters and emergency shelter for homeless families. The Homeless Continuum of Care has designed and implemented a coordinated Housing Access system to better track the number of persons requesting homeless assistance as well as which persons were able to receive services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the H3S service delivery system is that the county can coordinate many services to make the best use of any available funding to provide services. Since the county is the major provider there is very little un-necessary competition for limited federal and state resources. There are also few non-profit organizations that are capable of providing those services without a partnership with the county. The Continuum of Care has been able to effectively re-allocate funds to provide more rapid re-housing services and veteran housing program to respond to annual renewal application requirements. New Continuum of Care projects and funding have been awarded to provide rental assistance for homeless veterans and their families.

The gaps in services continues to be a lack of transitional and permanent supportive housing facilities to house homeless persons and their families. The lack of facilities is due to several factors including community resistance to facilities, lack of funding to build and operate facilities and lack of ongoing financial support of facilities and services for low-income, disabled and homeless persons. The current housing crisis has increased rents thereby reducing the number of persons that can be housed with the same levels of funding.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

One strategy is to develop a county Strategic Housing Plan to direct limited resources to the most effective housing solutions for homeless persons, their families and affordable housing funding options.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2017	2021	Affordable Housing	Countywide	Affordable Housing AFH: 1. Lack of affordable, accessible housing in AFH: 2. Availability of affordable units AFH: 3. Displacement of residents due to economic AFH: 4. Community Opposition AFH: 5. Site selection policies, practices decisio AFH: 7. Private discrimination AFH: 10. Land Use and Zoning Laws	CDBG: \$0 HOME: \$2,500,000 ESG: \$0	Rental units constructed: 300 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing Rehabilitation	2017	2021	Affordable Housing	Countywide	Affordable Housing AFH: 6. Housing accessibility modifications	CDBG: \$1,500,000 HOME: \$0 ESG: \$0	Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 120 Household Housing Unit
3	Public Services	2017	2021	Non-Homeless Special Needs	Countywide	Affordable Housing Non-housing Community Development AFH: 8. Lack of public fair housing enforcement AFH: 9. Lack resources for fair housing agencies	CDBG: \$1,000,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
4	Homeless Assistance	2017	2021	Homeless	Countywide	Homelessness AFH: 3. Displacement of residents due to economic	CDBG: \$0 HOME: \$0 ESG: \$750,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 4000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities Improvements	2017	2021	Non-Housing Community Development	Countywide	Non-housing Community Development AFH 11. Inaccessible sidewalks, pedestrian crossin	CDBG: \$2,000,000 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
6	Community Infrastructure Improvements	2017	2021	Non-Housing Community Development	Countywide	Non-housing Community Development AFH 11. Inaccessible sidewalks, pedestrian crossin	CDBG: \$3,000,000 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
7	AFH Goal: Develop new housing units	2017	2021	AFH Goal 1	Countywide	AFH: 1. Lack of affordable, accessible housing in	CDBG: \$0	Other: 500 Other
8	AFH Goal: Increase accessibility to housing	2017	2021	AFH Goal 2	Countywide	Affordable Housing AFH: 1. Lack of affordable, accessible housing in	CDBG: \$0	Other: 1 Other
9	AFH Goal: Housing access for protected classes	2017	2021	AFH Goal 3	Countywide	AFH: 1. Lack of affordable, accessible housing in AFH: 7. Private discrimination	CDBG: \$0	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AFH Goal: Fair Housing laws and Increase public	2017	2021	AFH Goal 4	Countywide	AFH: 2. Availability of affordable units AFH: 7. Private discrimination AFH: 9. Lack resources for fair housing agencies	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Other: 1 Other
11	AFH Goal: Coordinate Fair Housing efforts	2017	2021	AFH Goal 5	Countywide	AFH: 8. Lack of public fair housing enforcement AFH: 9. Lack resources for fair housing agencies	CDBG: \$0	Other: 1 Other
12	AFH Goal: Healthy and Habitable Housing	2017	2021	AFH Goal 6	Countywide	AFH: 1. Lack of affordable, accessible housing in AFH: 2. Availability of affordable units	CDBG: \$0	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	HOME funds will assist in the development of new affordable housing units, preservation of existing affordable housing and Tenant Base Rental Assistance. HOME funds allocated to Clackamas County have been reduced each year due to federal budget cuts. These goal estimates are based on the assumption that HOME funds will not be reduced any further. An estimated 300 new units (60 per year) of affordable housing will be assisted with HOME funds between July 1, 2017 and June 30, 2022. An estimated 100 units of affordable housing (20 per year) will be preserved with HOME funds between July 1, 2017 and June 30, 2022. An estimated 100 households (20 per year) will be assisted with Tenant Base Rental Assistance HOME funds between July 1, 2017 and June 30, 2022. An estimate 25 households (5 per year) will receive down payment assistance to purchase homes.
2	Goal Name	Housing Rehabilitation
	Goal Description	New affordable housing and maintaining affordable housing were both identified as high priorities during the community needs assessment process in September and October of 2016. The Housing Rehabilitation Program assists low-income homeowners and low-income renters with grants and low cost loans to improve accessibility to their homes, reduce energy consumption and maintain long term affordability of their homes. An estimated 150 households (30 per year) will benefit from housing rehabilitation services between July 1, 2017 and June 30, 2022.

3	Goal Name	Public Services
	Goal Description	An estimated 10,000 persons (2,000) per year) will benefit from public services between July 1, 2017 and June 30, 2022. A community survey of the general public and a city staff survey was conducted in September and October of 2016. Public services needs were identified through community surveys, public housing resident surveys and public meetings with community groups. Fair Housing Activities, Homeless Services, Youth Services, Neglected/Abused Children Services, Renter/foreclosure training and Employment/Training Services were identified as High Needs
4	Goal Name	Homeless Assistance
	Goal Description	Homeless assistance is provided through Emergency Solutions Grants and Continuum of Care funding and services. The estimated goals are based on the assumption that annual funding will remain at current year levels. An estimated 1750 homeless low income households (350 households/875 persons per year) will be assisted with emergency shelter, transitional housing or rapid re-housing to stabilize their households to secure additional resources, permanent housing or permanent supportive housing between July 1, 2017 and June 30, 2022.
5	Goal Name	Public Facilities Improvements
	Goal Description	An estimated 7500 persons (1500 per year) will benefit from public facilities improvements between July 1, 2017 to June 30, 2022 (5 program years). A community survey was conducted in September and October of 2016. Public Facilities Needs were identified through community surveys, surveys of public housing residents and in meetings with community groups. These were identified as High Needs for Clackamas County: Homeless Facilities, Domestic Violence (services) Facilities, Mental Health Facilities, Senior Centers and Abused/Neglected Children Facilities.

6	Goal Name	Community Infrastructure Improvements
	Goal Description	An estimated 10000 persons (2000 per year) will benefit from public facilities improvements between July 1, 2017 to June 30, 2022 (5 program years). A community survey of cities and the general public was conducted in September and october of 2016. Public Services Needs were identified through community surveys, surveys of public housing residents and in public meetings with community groups. These needs were identified as High Public Improvements Needs in Clackamas County: Water/Sewer Improvements, Street/Alley Improvements, Curbs and Sidewalks, Bike and Pedestrian Improvements and Drainage (street) Improvements.
7	Goal Name	AFH Goal: Develop new housing units
	Goal Description	AFH Goal 1. Develop new housing units with long-term affordability for a broad range of low-income households with an emphasis on dispersal of affordable housing. Construct 500 new units of affordable (rent restricted units) housing over the next 5 years in areas of high opportunity.

8	Goal Name	AFH Goal: Increase accessibility to housing
	Goal Description	Increase accessibility to affordable housing for persons with disabilities and single parent households. By 2018 begin collecting data on persons with disabilities access to home ownership and rental units in the jurisdiction. Beginning in 2017 promote the availability of any new affordable housing units directly to persons with disabilities and female headed households. Persons with disabilities have limited housing choices, can't find affordable accessible units and, are facing increasing rents due to the demands of the private housing market. Complaint data indicates that 46% of fair housing complaints in the jurisdiction are regarding reasonable accommodation requests for physical and mental illnesses. Persons with Disparate Housing Needs will be assisted with the increase in availability of affordable housing units through marketing of any new affordable housing units directly to persons with disabilities and advocacy organizations. The jurisdiction will direct efforts to familial status households with the greatest need for housing and services. Single parent familial status households struggle to find affordable 2 and 3 bedroom units. Female-headed households with children (single mothers) are far more likely to live in poverty than other household types. 25.4% of female head of household families have income at or below poverty according to a County 2014 Poverty Report.

9	Goal Name	AFH Goal: Housing access for protected classes
	Goal Description	Race and National origin are both protected classes. Both the Hispanic population and the LEP population (a subset of the National Origin protected class) is growing in the region and the jurisdiction. The jurisdiction plans to provide more information about housing programs directly to LEP populations in additional languages including Russian and Chinese. By 2018 provide information to housing programs in 2 additional languages for the Housing Rehabilitation program. By 2019 establish written policy on assisting persons with sensory impairments to access H3S housing programs and services. (hearing and vision) By 2020 the County will include a standard for the use of translation and interpretation services in the Title VI plan. By 2019 revise all public housing admissions criteria with respect to tenants with criminal records to align with HUD Guidance issued in April 2016. By 2018, provide jurisdictional support for state legislative policy changes to enact “banning the box” for all housing in Oregon.
10	Goal Name	AFH Goal: Fair Housing laws and Increase public
	Goal Description	Enforce Fair Housing laws and Increase public understanding. The number of potential discrimination referrals to Legal Aid and Fair Housing Council by Housing Rights and Resources program will be compiled and reported to HUD in CAPER.
11	Goal Name	AFH Goal: Coordinate Fair Housing efforts
	Goal Description	Coordinate Fair Housing Advocacy and Enforcement Efforts among regional partners.

12	Goal Name	AFH Goal: Healthy and Habitable Housing
	Goal Description	

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HOME funds will assist in the development of new affordable housing units, preservation of existing affordable housing and Tenant Base Rental Assistance. HOME funds allocated to Clackamas County have been reduced each year due to federal budget cuts. These goal estimates are based on the assumption that HOME funds will not be reduced any further.

525 households will be provided with affordable housing between July 1, 2017 and June 30, 2022. Of the projected 300 new construction affordable rental units to be developed, it is estimated that 60 extremely low income families, 180 low income families and 60 moderate income families will be served. No homeless families are expected to be served.

Of the 100 preserved affordable rental units, it is estimated that 20 extremely low income families, 60 low income families and 20 moderate income families will be served. No homeless families are expected to be served. Of the 100 TBRA units, it is estimated that 50 extremely low income families and 50 homeless families will be served. Of the 25 homebuyer units, it is estimated that 25 moderate income families will be served. No homeless families are expected to be served.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is no need to increase the number of accessible units at the Housing Authority of Clackamas County public housing units. There is no Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

HACC encourages Public Housing residents to engage in management through a Resident Advisory Board (RAB). RAB membership is comprised of public housing and Section 8 Housing Choice Voucher (HCV) leaders that represent residents served by HACC. The RAB convenes not fewer than two times per year to develop, approve, review and evaluate HACC's Annual Plan. The RAB is also consulted for input and approval of any significant amendment or modification to the Annual Plan. A member of the RAB has a permanent seat on the County's Housing Advisory Board.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable to Clackamas County.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

The Low Income Housing Tax Credit (LIHTC) market has come to a screeching halt due to potential tax policy changes at the federal level. Clackamas County relies on the State of Oregon LIHTC Program which recently provided this guidance to all proposed affordable housing projects: State of Oregon OHCS decision....letter dated 2/10/2017...

“anticipated federal corporate tax reform has negatively impacted the LIHTC equity market creating real-time consequences for the 33 multifamily affordable housing projects in the OHCS "pipeline". These projects have received funding reservations based on tax credit pricing that is no longer available. Among projects facing probable gaps are a large number of 4% LIHTC projects, as well as the 9% LIHTC projects that the Housing Stability Council approved in November 2016.”

“Do not issue a 2017 LIHTC and HOME NOFA and instead fund additional 2016 applications, reserving some credits for gaps in 9% LIHTC pipeline projects and use flexible gap funding resources to help fill funding gaps on as many pipeline projects as possible”

Zoning Issues: Multi-family housing developments are typically restricted to areas that are zoned as high or medium density residential in each community and throughout the jurisdiction. Communities have many requirements for multifamily housing including: amenities such as onsite parking, fire access, buildings that “match” the character of the neighborhood and traffic impact studies, etc. All these requirements of multifamily housing projects increase the initial cost and result in affordable housing that is expensive to build and maintain. The State of Oregon has a land use plan (Goal 10) that requires all communities to allocate land for multifamily developments however some communities are more compliant than others. State and regional housing advocates are beginning to challenge communities to meet the Goal 10 requirements to provide land for multi-family housing developments. In 2015 Housing Land Advocates joined the Coalition for Affordable and Safe Housing to repeal Oregon’s ban on inclusionary zoning, and allow Oregon communities access to this important tool for creating affordable housing in areas of opportunity. The ban was lifted in 2016 with the passage of HB1533 which became effective June 2, 2016.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Clackamas County has formed a Housing Advisory Board to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The Housing Advisory Board (HAB) is an eight member body that convenes once each month to discuss topics and issues pertaining to the development, preservation and promotion of affordable housing of all types in Clackamas County. Currently, the HAB has been working on developing an Affordable Housing Toolkit that may help mitigate some of the impediments to affordable housing development. The toolkit will describe available policies and resources that the county may utilize to address the growing need for affordable housing in the County. Tools that promote both new development and preservation of affordable housing are being considered.

SP-60 Homelessness Strategy – 91.215(d)

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

Households with dependent children: Locally funded HomeBase (RRH and homelessness prevention) expanded last year, reaching 459 people & plans to increase capacity next year. The locally funded Bridges to Housing Program stabilizes housing for high need homeless families serving 38 families & 63 children last year. Through the Rent Well-RRH project 25 families from the streets/emergency shelter will be assisted. Clackamas Womens Services and a network of churches and faith-based organizations in North Clackamas are working to address family homelessness in their community.

Survivors/Victims of domestic violence: The CoC includes a TH and a PSH project focused on domestic violence survivors and their families. This provider operates an ESG funded DV emergency shelter which recently doubled its beds, a homelessness prevention program, Beyond Shelter, and the newly opened Family Justice Center. The projects involve a wide range of on-site services from over 12 public safety and services agencies, funded by more than 24 public and private entities. Victims in Clackamas County can now access an advocate, plan for their safety, talk to a police officer, meet with a prosecutor, receive medical assistance, file a protective order in a video court, receive information on shelter and get help with transportation—all in one location on a drop-in basis.

Unaccompanied youth: Springwater is a CoC TH for youth 16- 21 funded with CoC, ESG, local government & private funds. HomeSafe is a CoC TH for pregnant and parenting youth 6 – 21 funded with CoC, local and state grants. Host Homes is funded with local, state and private grants. The program is for 16- 18 year olds attending school houses up to six unaccompanied youth with families. The Outside In program funded with local government grants links with school Homeless Liaisons to provide health services to unaccompanied youth 16-17 in the school & community.

Persons who routinely sleep on the streets or in other places not meant for human habitation: Clackamas County has a range of services for persons sleeping on the streets or in other places not meant for human habitation. Two major service centers (Clackamas Services Center and Father's Heart) provide hot meals, clothing, medical services, and severe weather shelter, and are close to where many unsheltered homeless reside. Several smaller agencies also provide basic needs and outreach to homeless on the streets and places not meant for habitation.

Compassion events, similar to Project Homeless Connect, are held throughout the year to provide a “one stop” for basic services, such as food, clothing, medical care, veterans’ services and housing options. A new severe weather winter shelter opened in 2013 in a rural area with a significant homeless camping population.

Homelessness among veterans: Housing Authority of Clackamas County has housed 25 homeless veterans using VASH vouchers. The Veterans Services Office conducts veteran outreach with free medical screenings, warm clothing, information on compensation and other veterans’ benefits,

employment, housing, counseling and other services. Clackamas County is part of a new SSVF grant and is providing office space and supplemental rental assistance using state funds for a nonprofit provider of outreach, homeless placement and homeless prevention for veterans. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs.

Addressing the emergency and transitional housing needs of homeless persons

The activities to address emergency shelter needs within the County will be funded through the Emergency Solutions Grants (ESG) program. Primary emphasis will continue to be on payment of emergency shelter operations expenses including utilities, maintenance, insurance, and staff salary costs. The purpose of emphasizing payment of operations expenses is to provide some predictability and stability to the operation of the shelters by assuring that their most basic expenses are met. This assures the continued operation of the facilities in times of scarce and fluctuating resources, and it compliments specific fundraising efforts for special projects.

Northwest Housing Alternatives' Annie Ross House and Clackamas Women's Services' Evergreen House, provide emergency shelter to homeless families with children and survivors of domestic violence, respectively. Independent living services are provided through The Inn's Springwater program, which targets assistance to the homeless youth population. Los Ninos Cuenten's Casa Hogar provides emergency shelter services to Hispanic/Latino homeless families and individuals who have survived domestic violence. Case management at each program improves vocational and coping skills to make the transition from homelessness to independent living. Continuum of Care funds Also provide 49 beds of transitional housing for homeless households, including families, singles, and youth.

Clackamas County's Coordinated Housing Access system provides a one-stop option for homeless individuals and families to be assessed and matched with all homeless programs in the County for which they are eligible.

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

Chronically homeless individuals and families: The Continuum of Care increased the number of beds for chronically homeless persons in Clackamas County in 2014 by leveraging Housing Authority Housing

Choice Vouchers, converting Permanent Supportive Housing (PSH) beds to chronically homeless beds, reaching out to PSH providers to prioritize beds for chronically homeless persons and using Medicaid to provide enhanced services for chronically homeless persons in PSH beds.

Families with children: The CoC increased capacity and worked on outreach goals to end homelessness among households with dependent children. The HomeBase program utilized multiple funding sources to expand and become the largest RRH and homelessness prevention program in the County. Through the reallocated Rent Well RRH project, the CoC will be able to stabilize housing for 15 families from the streets/emergency shelter. The locally-funded Bridges to Housing (B2H) Program stabilizes housing for high-need homeless families and assisted 136 persons last year. Outreach plan includes referrals from different geographic parts of the county. An outreach strategy adopted by the HPC educates landlords on housing choice vouchers.

B2H serves high-needs homeless families with children, with a capacity of 30 families at a time. These homeless families have multiple complex needs which often include but are not limited to housing barriers, domestic violence, addictions, mental health issues and disabling conditions. B2H families receive longer term housing subsidies and intensive services designed to support their income self-sufficiency and permanent housing stability as well as the children's and adult's educational success.

Veterans and their families: Housing Authority of Clackamas County has housed 45 homeless veterans using VASH vouchers. The Veterans Services Office coordinates with Social Services to conduct veteran outreach with free medical screenings, warm clothing, information on compensation and other veterans' benefits, employment, housing, counseling and other services. Clackamas County is part of an SSVF grant and provides office space for a nonprofit provider of outreach, homeless placement and homeless prevention for veteran families. This grant has streamlined access to the regional Grant Per Diem program for vets who are working on permanent housing placement either through VASH, SSVF or other programs.

Unaccompanied youth: Springwater Transitional Housing for youth 18-23 is funded with CoC, ESG, local government, and private funds. Case management, vocational education services, physical and mental health support, supervision and shelter are provided to youth.

HomeSafe Transitional Housing for pregnant and parenting youth 16 – 21 is funded with CoC, local and state grants. Youth have access to rent assistance in scattered apts., case management, referral and linkages to mainstream services.

Independent Living Plans (ILPs) are funded with state and local govt. funds for independent living services to youth transitioning from foster care. Case management is provided for youth discharged from Child Welfare at 18 or 19 years old without permanent housing. Case managers refer and link ex-foster youth to programs and services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

These discharge plans have been confirmed through the Continuum of Care application and planning process.

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in which the County actively participates. DHS refers willing children to a Continuum of Care provider for a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills training, housing subsidies, college tuition, and health insurance and 2. Preparation of an individualized Comprehensive Transition Plan which must be approved by a Family Court Judge every 6 months until the child is successfully transitioned to independent living.

Youth can access Chafee rental subsidies to help them secure an apartment. They can secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system continue to receive an array of services including options such as adult foster care and supported housing that are based on unique client needs. Each option is designed to ensure that youth exiting the foster care system are not routinely discharged into homelessness.

Health Care: The discharge planning for low-income and disabled people has historically resided with the State through the Medicaid program. With the advent of the Affordable Care Act (ACA) and the expansion of Oregon's Medicaid program, discharge planning is shifting to local control. All Medicaid providers are joined in Coordinated Care Organizations (CCOs) covering specific geographic areas. The CCOs integrate physical, mental and dental health services. The ACA Medicaid expansion has been structured to align the financial incentives with clinical outcomes/housing status of patients. This has begun to persuade hospital systems and health care providers to plan and act outside their silo, to begin discussions with CoCs about effective liaison and resource sharing.

Mental Health: The Discharge Policy in place for persons being discharged from a mental health facility is ensured by Clackamas County Behavioral Health Department (CCBH). As part of Health Share, the area's Medicaid Coordinated Care Organization, CCBH has both financial and clinical incentives to ensure that no county residents are discharged from a psychiatric hospital without housing and services. In addition, Oregon is under an U. S. Dept. of Justice 4 year plan to provide better community outcomes for people with mental illness. Specific mandates are subcontracted by the State to CCBH. The local Discharge Policy, which is monitored and enforced by the State, requires all adults leaving a psychiatric hospital be housed consistent with their level of care needs and personal wishes.

Corrections: The purposeful effort to structure successful community re-entry for inmates is a local mandate spearheaded by the Clackamas County Sheriff's Office (CCSO) which participates on the CoC governing board. Because community safety is its #1 priority, CCSO promotes post-discharge services with housing to reduce recidivism. Likewise, the Clackamas County Behavioral Health (CCBH) is a provider in the local Medicaid program, Health Share. CCBH understands that successful re-entry will reduce incidence and cost of ER visits and hospitalization.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

These actions are coordinated through the Housing Rehabilitation Program.

Clackamas County contracts with a professional firm to provide lead hazard evaluation services at no cost to the owners and buyers participating in its housing rehabilitation and homebuyer programs. When such hazards are discovered, they are addressed in a manner consistent with procedures approved by HUD, the State Health Division and the Department of Environmental Quality. However, the County does not anticipate using HOME funds for its housing rehabilitation and homebuyer programs in the next year. The HOME-funded project will be new construction and will not involve lead-paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of the lead poisoning and hazards will not have any affect on the plan of action. The county's Housing Rehabilitation program will continue to test homes that are identified as having a high probability of containing lead hazards. The Housing Rehabilitation Program is more likely to provide services to older homes than newer homes with no lead hazards.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above are included in the Housing Rehabilitation program manual. The Housing Authority of Clackamas County also has a lead-based paint policy which is part of all public housing Housing Quality Standards (HQS) inspections and Section Choice Voucher program rental unit inspections.

The Housing Rehabilitation Program has an internal *lead-based paint hazards specialist* that participates in a number of activities aimed at educating the public and addressing lead based paint hazards. Activities of the lead paint hazard reduction specialist may include:

- Participating in the Oregon Childhood Lead Poisoning Elimination Plan.
- Promoting “Lead Safe Work Practices” training for contractors.
- Educating homeowners in lead-based paint hazards.
- Offering lead hazard evaluations of properties for applicants of the Clackamas County Housing Rehabilitation Program.
- Offering lead hazard reduction through our partnership with the regional Portland Lead Hazard Control Program Grant.
- Offering blood lead testing through the Portland Lead Hazard Control Program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Housing and Community Development Division (HCD) coordinates efforts with the Social Services Division (SSD) to reduce the number of households below the poverty line. SSDs activities include:

- Participation in and staffing of the Continuum of Care in Clackamas County as well as the Continuum of Care Steering Committee (Governing Board) and the Homeless Policy Council.
- Coordination and maintenance of liaison relationships with McKinney Vento funded homeless liaisons that support the educational success of homeless children. These include each of the School Districts in the county, all Clackamas Educational Service District offices, and the State of Oregon Department of Higher Education.
- Contracting with a community based organization for a Homeless Student Success Project that enhances the capacity of the homeless liaison at the highest poverty school district in Clackamas County.
- Participation as one of the four lead agencies on the regional steering committee for the Rent Well tenant education program.
- Participation in the operations of the Janssen Transitional Housing Project (JTHP). SSD currently provides case management for the families living at Janssen. This HUD funded project, sponsored by the Housing Authority of Clackamas County, has been in operation for more than 20 years. JTHP provides seven (7) transitional housing units, intensive and comprehensive case management, flexible assistance to support residents increasing their income and housing stability, and other supportive services for homeless families with children.
- Maintain the Housing Rights and Resources Program which responds to the general public regarding emergency housing, housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.
- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential discrimination and/or fair housing violations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Clackamas County Housing and Community Development Division (HCD) works in conjunction with the Housing Authority of Clackamas County, the Social Services Division, the Behavioral Health Division, Community Health Centers and community non-profit housing providers and private non-profit social services providers to address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership.

In 2017 through 2019 HCD plans to fund several affordable housing projects, an employment training program, a fair housing rights and information program, homeless prevention and rapid rehousing services, and a youth mentoring program for youth in public housing.

The overall number of people living below the poverty line is slightly higher in 2016 than it was in the 2010 census, as is the number of people aged 60 and older living in poverty, which has increased from 4,139 to 5,603. This means that 6.6 percent of the people 60 and older in Clackamas County live below the poverty level.

The number of people with a disability has declined since the last Area Plan in all age groups except for those aged 65 and older, which increased from 18,717 to 19,692.

SP-80 Monitoring – 91.230

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

The following standards and procedures will assure long-term compliance with federal program requirements:

1. Citizen participation mailing list is maintained to encourage involvement of citizen participation in public meetings and community surveys for the Consolidated Planning process.
2. Project proposals are evaluated to ensure compliance with a National Objective before award. Project Agreements reference 24 CFR 570.505 specifying requirements for maintaining eligible use for the life of the project.
3. Agreements for public facilities in excess of \$25,000 include a provision for continued service primarily to low and moderate persons until 5 years after closeout of the Community Development Block Grant.
4. Solicitations for contractors indicate the County's intent to promote Equal Employment opportunities in all program activities. Contractors for all construction work exceeding \$10,000 must submit documentation of equal employment opportunities afforded to subcontractors.
5. Construction contracts are awarded and managed directly by Clackamas County to assure HUD Labor Standards compliance.
6. Fair Housing Information & Referral program is funded to promote equal housing opportunity and complaints regarding housing discrimination. AFH Goals to be monitored in CAPER.
7. All project budgets, transactions, reimbursements through HUD's IDIS and project status are recorded in a project tracking data base.

HCD staff monitor HOME-assisted Rental Housing to ensure that owners are managing projects in compliance with the HOME regulations. Monitoring activities include both desk and on-site monitoring specifically: 1. Affordable rental housing requirements at 24 CFR 92.252, 92.253, 92.351; 2. Specific provisions of the HOME rental project agreement; and, 3. Inspection and record-keeping requirements at 24 CFR 92.504 and 92.508.

During on-site inspections at least 25 percent of HOME-assisted rental units are inspected. Checklists used include: 1. Facility must be maintained in compliance with the property standards at 24 CFR 92.251. An inspection form is used for this purpose. 2. Policies and procedures must comply with the HOME regulations and the provisions of the HOME Rental Housing Agreement; and 3. Tenant files

including leases, tenant incomes, rents and utility allowances must be current, complete, accurate and in compliance with the HOME regulations. Frequency of on-site inspections of HOME-assisted rental housing projects is not less than; every 3 years for projects of one to four units, every 2 years for projects with five to 25 units, and annually for projects with 26 or more units. Homebuyer monitoring ensures beneficiaries of direct homebuyer assistance continue to occupy the home as their primary residence as required by 24CFR 92.254.

ESG Sub-recipient agreements include: an annual budget, including proposed match; an annual audit; certification of homeless or formerly homeless person(s) participation in policymaking; and retention of non-financial records for 4 years.

Sub-recipient monitoring has 3 stages: Stage 1 involves monthly review of invoices to ensure expenditures do not exceed funding cap limitations, and that each invoice is billed to the correct eligibility category, Stage 2 involves quarterly review of performance and, Stage 3 involves on-site monitoring. Monitoring is conducted on a 3-year cycle with one sub-recipient reviewed each year.

AFH Goals: HCD staff will assess progress on all AFH Goals at least 3 times per year and report annually in CAPER performance report.

Citizen Participation Comments

Clackamas County Community Development Public Meeting Summary

6:00p.m. Wednesday, October 26, 2016
150 Beaverer creek Road, Rm 118
Oregon City, Oregon

In Attendance:

Brianna Williamson, Clackamas County Social Services Division
Erika Silver, Clackamas County Social Services Division
Emily Reiman, NEDCO (Neighborhood Economic Development Corporation)
Amy Hamilton, NEDCO (Neighborhood Economic Development Corporation)
Shelly Mead, Bridges to Change
Martha McLennan, Northwest Housing Alternatives (NHIA)
Kevin Ko, Housing and Community Development (HCD) Manager
Mark Sirois, Project Coordinator, Community Development Program

Kevin Ko, Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending. Kevin explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss any proposal ideas for housing and community development projects in the County.

Mark Sirois continued by discussing the anticipated federal funding levels of approximately \$1.2 million dollars for projects in each coming year. Mark explained that this next 3-year funding cycle will be using an online application system. Mark handed out a Helpful Hints document and a ZoomGrants document to provide guidance on completing a CDBG or ESG project application using the online application. The application process will open on November 9 and close on December 21, 2016 for projects beginning July 1, 2017. Applicants should be awarded funds sometime in late February or early March 2017 after review and approval by the CDBG Program Policy Advisory Board. HCD will get notification from HUD in April about the actual allocations from HUD.

Mark opened the floor for people to introduce themselves and discuss the needs they see in the community and their particular project ideas.

Public Comments:

Brianna Williamson provided a description of the Housing Rights and Resources program that is funded by CDBG. Brianna stated that the program helps residents avoid being evicted. Last year the program process over 2500 called from people seeking help with housing problems. The program is unique in that program staff help people describe the specifics of their particular housing issues as well as properly screen persons before referring them to legal Aid Services of Oregon if needed. The Housing Rights and

Resources program also helps landlords get accurate information regarding their rights as landlords in addressing any concerns about difficult tenants.

Erika Silver added that this service is much needed in Clackamas County to prevent people from becoming homeless and to help the County maintain good relationships with landlords.

Martha McLennan, executive director of NHA, thanked Clackamas County for supporting the Annie Ross House and the HomeBase housing stabilization and homeless prevention program. The NHA campus in Milwaukie, Oregon is preparing for re-building the Annie Ross Shelter and other buildings to increase the number of housing units at the site. NHA is working with SIN network to provide additional shelter services if needed while Annie Ross Housing is being re-constructed. NHA has secured a site on Pleasant Street and will be applying for funding to build up to 20 units of homeless veterans family housing.

Shelly Mead with Bridges to Change (B2C) explained that they provide transitional housing for persons exiting correctional facilities. B2C housing has services for homeless persons, persons who need alcohol and drug additions counseling and housing for sex offenders. B2C will be looking for additional funding for permanent affordable housing for persons leaving transitional housing services.

Emily and Amy with NEDCO explained that they were at the meeting to learn more about the Clackamas County funding and application process. NEDCO has provided foreclosure counseling, business incubation for food and beverage entrepreneurs, home ownership assistance as well as apartment deposit assistance for families with Section 8 vouchers. NEDCO is exploring options to assist youth who are aging out of foster care and into independent living. NEDCO would like to develop cottage housing to provide first time home owner options.

Mark thanked everyone for attending the meeting and providing information about needs in the county. Mark asked everyone to make sure they had signed in so that they could be added to the Citizen Participation list. The public meeting concluded at 7:15p.m.

**Clackamas County Community Development
Public Meeting Summary**

**6:00p.m. Tuesday, November 15, 2016
150 Beavercreek Road, Rm 115
Oregon City, Oregon**

In Attendance:

Lori Mack, Community Solutions
Jim Whynot, Public Works Director, City of Gladstone
Mellani Calvin, Assist program
Katie Ullrich, Proud Ground
Tina Kennedy, Fort Kennedy
Mark Sirois, Project Coordinator, Community Development Program

Mark Sirois, Community Development Division, opened the meeting at 6:00p.m. by thanking everyone for attending. Mark explained that the public meeting was a chance for community members to learn about the Community Development Program and the funding that HUD provides. The meeting also provides an opportunity to get information from citizens on the specific community needs and discuss any proposal ideas for housing and community development projects in the County.

Mark Sirois continued by discussing the anticipated federal funding levels of approximately \$1.2 million dollars for projects in each coming year. Mark explained that this next 3-year funding cycle will be using an online application system. Mark handed out a Helpful Hints document and a ZoomGrants document to provide guidance on completing a CDBG or ESG project application using the online application. The application process opened on November 9 and will close on December 21, 2016. Funding will be awarded for 3 years of projects which is the first of 2 application funding cycles to complete a 5 year Consolidated Plan. Applicants should be awarded funds sometime in late February or early March 2017 after review and approval by the CDBG Program Policy Advisory Board. HCD will get notification from HUD in April about the actual allocations from HUD.

Mark opened the floor for people to introduce themselves and discuss the needs in the community and their particular project ideas.

Public Comments:

Lori Mack talked about the need for working with individuals living in poverty and providing job readiness training, intensive employment and career case management, access to employment skill building, customized job placement, and job retention. The Community Solutions employment program target populations are: residents of HACC, individuals served through Clackamas Women's Services, individuals successfully managing a mental illness, referrals

from the Oregon Youth Authority, Clackamas County Social Services, and the long term unemployed.

Katie Ullrich discussed Proud Ground's various programs including a home ownership program for low income families. Proud Ground maintains ownership of the land only. Families purchase the house, gain equity and may sell the house to another low income family.

Mellani Calvin, asked about possible funding for the Assist Program to help individuals with disabilities apply for social security benefits. The program would include home visits in Clackamas County to meet with individuals and families to complete the application process.

Jim Whynot with the City of Gladstone confirmed that he was working with his engineer to review potential street improvement projects and that the city would be submitting an application for CDBG funding.

Tina Kennedy asked about the funding for services for veterans in emergency and transitional housing. Funding can cover a 3 year period. Tina's group is working with the County Social Services Division to provide housing to homeless veterans.

Mark thanked everyone for attending the meeting and providing information about needs in the county. Mark asked everyone to make sure they had signed in so that they could be added to the Citizen Participation list. The public meeting concluded at 7:15p.m.

PUBLIC HEARING MEETING SUMMARY

Board of County Commissioners
Public Services Building, Hearings Room - 4th Floor, Room 409
2051 Kaen Road, Oregon City, Oregon
Thursday, April 6, 2017

Commissioner Martha Schrader opened the public hearing at 10:56 a.m. Chuck Robbins, Housing and Community Development (HCD) Division Director, introduced himself to the Board of County Commissioners and the audience. Chuck explained the purpose of the meeting was to get public comments on the community development program, the Consolidated Plan and the annual 2017 Action Plan. Chuck stated that the Consolidated Plan and the Action Plan were currently out for a 30-day public comment period ending on April 17. The plan would come back to the Board of County Commissioners for final approval after HUD announced the final funding allocations for FY 2017.

Chuck informed the Board that the 2017 Action Plan is the first year of the 5-year Consolidated Plan for program years 2017 to 2021. The Action Plan is an annual application for funding from the U.S. Housing and Urban Development (HUD). The amount of CDBG, HOME and ESG funds coming to the County is based on population, poverty and the agreements that the County has with each city in the County. At this time HCD is expecting a 5% cut however the federal budget approval process is unclear as to the amounts of funding for CDBG and HOME. The HOME grant has been reduced by over 50% in the last 10 years.

Chuck highlighted a few 2016 accomplishments including the recently completed Town Center Courtyard affordable housing project funded with HOME funds and private funds. Some 2017 projects will include a veteran housing project in Oregon City and a waterline improvement project in rural Clifton. HCD continues to work with the board, the Housing Authority and others to complete affordable housing projects such as the PEDCOR Rosewood Terrace project in Clackamas.

The public hearing was then opened for public comment.

Yesika Arcvalo, Outreach Coordinator for Proud Ground, provided written testimony and asked that the board prioritize home ownership opportunities for low income residents. The current housing crisis is directly impacting low-income residents who want to buy a home and is preventing them from home ownership. Proud Ground home ownership programs provide a permanent investment in the community.

Jane Turville with Ecumenical Ministries of Oregon stated that their proposal for HomeShare had not been awarded funds for the program in Clackamas County. Jane

wanted to attend the meeting to give the board information about HomeShare services. The primary goal of HomeShare is to connect low-income individuals seeking housing with cost burdened home providers to create sustainable rental matches. The program's peripheral benefits include establishing meaningful relationships among individuals that might not otherwise meet and maintaining strong neighborhoods and a sense of community for program participants. Program participants are provided with a week of training and participants are allowed to self-match between owners and renters.

Martha McLennan of Northwest Housing Alternatives (NHA), thanked the board for their continuing support of affordable housing projects. Martha reminded the board that 35 years ago the first 2 projects that were supported by the board became Northwest Housing Alternatives. NHA has completed 550 affordable housing units to date and is currently re-developing an office and housing campus in Milwaukie. Martha thanked the board for approving funds for the 2017 veteran housing project. Martha responded to board member questions about 2 affordable housing projects in Lake Oswego. 1 of the projects was a new project and the other was a preservation project involving a purchase and remodel of an existing housing project.

Angela Trimble of Northwest Housing Alternatives thanked the board for funding to support homeless persons in Clackamas County. The Annie Ross House and the HomeBase program have provided services for 678 persons in 235 households in the last calendar year which is an increase of 15% since the previous year. The HomeBase program provides up to 24 months of assistance to families stabilize and move back to permanent housing. As the Annie Ross House is re-constructed on the NHA campus, HomeBase staff will conduct outreach to homeless persons in the community.

Amy Hamilton, the asset building coordinator with NEDCO, explained that NEDCO was relatively new to Clackamas County. Amy thanked the board for funding the project to buy land and build cottages for sale to low-income residents. This project will use a land trust model where the land ownership remains with NEDCO but the small homes will be owned by low-income households.

Additional written testimony was provided by Kira Meyrick of Clackamas Womens Services. Kira thanked the board for their commitment to homeless services and requested additional services for survivors of domestic violence programs and services.

The public hearing was concluded at 11:45 a.m.

Sirois, Mark

From: Katie Ullrich <katie@proudground.org>
Sent: Wednesday, April 05, 2017 5:21 PM
To: Sirois, Mark
Subject: Written testimony for consideration in the consolidated planning process

Hi Mark,

Yesika plans to attend tomorrow to testify, but I also wanted to provide written testimony for the consolidated planning process. Thank you!

Testimony to the Clackamas County Board of Directors in consideration of their 2017 Action Plan and the 2017-2021 Consolidated Plan

Proud Ground is the region's community land trust committed to creating homeownership opportunities for working families so that they can live or remain in the community of their choice. On behalf of the entire board and staff of Proud Ground, we ask you to prioritize the need for critical and effective homeownership investments in Clackamas County in future funding cycles. As you know, the need facing our communities is urgent and growing.

- As of February of 2017, the median sales price for a home in Clackamas County (from RMLS) is \$355,000, which is an increase of 11% from the previous year.
- 106 households on Proud Ground's waiting list either currently live in OR want to live in Clackamas County
- Of those households on the waiting list, the median household income is \$36,000/year, which equates to 58% median MFI. With this amount so close to 60%, it is representative of 60% employees who have earned the new jobs created in Oregon
- With the housing crisis creating aggressive market forces, it is essential that Proud Ground helps create truly affordable options for these families, which do not currently exist.
- With the rental market migrating more and more out of reach for average working families and causing instability for families renting in the area, homeownership offers an affordable solution, to permanently solve housing needs. Research of our Proud Ground owners shows that when families own their homes, kids do better in school, employment is more stable, health indicators improve, and owners are more engaged in the community.

While Proud Ground did not receive funding in 2017-2019 funding cycle, one of our partner agency's, NEDCO, did received funds for a permanently affordable homeownership project. We support their

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efforts and due to our expertise have been invited to collaborate with them on the project. At the same time, we also believe that Buyer Initiated Grants/Downpayment Assistance Grant (DPAG's) should be used as a fast and efficient way to get working families into homeownership. Proud Ground has a successful history of deploying Benefits of Downpayment Assistance Grants and have seen the community benefits, which include:

- **Demonstrated ability to spend all the resources allotted** – Proud Ground can get the money out the door on the timelines identified.
- **Cost effectiveness** – A \$60,000 to \$80,000 downpayment assistance grant is the least expensive way to create a new homeownership opportunity. To compare, the subsidy in the new construction project Svaboda Court averaged \$150,000 per unit—and that was with 2011 construction costs. We understand that new units will need to be built to meet inventory needs, but believe the best solution to be a mix of both.
- **Time efficient and no risk** - There is no faster way to gain a new homeownership opportunity than to acquire an existing home with a DPAG. New construction carries risks that cannot be avoided while acquiring existing homes carries virtually no risk of failure.
- **Serves families historically left out of homeownership** – Since 2010, 53% of Proud Ground's DPAG/NSP money served families of color. When comparing location, the number of bedrooms, and square footage, the price points for households of color vs. white homebuyers is comparable. Using this tool, we provide neighborhood choice and larger-sized homes to households, making homeownership more possible for families of color.
- **Quality homes** – All homes purchased using DPAGs are in solid, sound operating condition, meeting durability, health, safety, and energy efficiency standards.
- **Serves MFI's for working families** – The MFI of households of color served through DPAGs/NSP since 2010 is 63% and 65% for white households. Further, 100% of households of color had children at the time of purchase, compared to 50% of white households.
- **Continued partnership with other homeownership agencies** - We are committed to continuing our partnership with local housing organizations going forward, as evidenced by our collaborative efforts with statewide homeownership agencies.
- **Successful homeownership** - No homes have been lost to foreclosure (even through the recession). Our pre- and post-purchase support, including access to home repair IDAs, helps ensure that Proud Ground homeowners have a successful homeownership experience.
- **Permanent affordability** - These homes are permanent community assets, retaining affordability in perpetuity, preventing displacement and promoting the economic and cultural diversity in neighborhoods. Proud Ground has demonstrated the ability to steward the public resources with compliance and security into the future given the administrative and fiscal infrastructure of the organization.

Continuing and growing Downpayment Assistance Grants will significantly contribute to the County achieving its goals of stability for local families. This was proven in the success of families when Clackamas CLT integrated with Proud Ground over 8 years ago. We do hope to address modifications to the mechanisms within the program to make it even more effective, and look forward to working with you to create an even more effective and efficient program.

Thank you for your consideration of our testimony.

Katie Ullrich * Homeownership Program Director * Principal Broker, Licensed in Oregon
Proud Ground * 5288 N. Interstate Ave.* Portland, OR 97217
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****Please note: Please note I am not in the office on Wednesdays.****

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clackamas women's services
256 Warner Milne Road, Oregon City, OR 97045
(503) 655 8600 | www.cwsor.org

April 6, 2017

Public Services Building
2051 Kaen Road
Oregon City, OR 97045

Dear Chair Bernard and Clackamas County Board of Commissioners:

My name is Kira Meyrick and I am the Administrative Projects Coordinator at Clackamas Women's Services, a Clackamas County based non-profit agency that has supported survivors of domestic and sexual violence, stalking, and elder abuse on their pathways to safety and stability for over 30 years. I appreciate your scheduling of this Public Hearing on the proposed 2017-2021 Housing and Community Development Consolidated Plan and Proposed 2017 Action Plan. I want to take this opportunity to provide testimony regarding these funding priorities, as well as highlight the critical needs of survivors in our community.

In reviewing the Consolidated Plan and Proposed Action Plan, the care you took in trying to discern and meet the County's most pressing needs is highly evident. I especially appreciate your clear commitment to Homeless Assistance, as well as your continued support of the Emergency Shelter for domestic violence and sexual assault survivors in Clackamas County. Your prioritization of this issue enables CWS and our partners at A Safe Place-Family Justice Center to provide core services to women and children fleeing violence and abuse. These vital supports include emergency shelter, a 24-hour crisis line, assistance filing temporary restraining orders, financial empowerment programming, mental health counseling, and other wrap around services.

The funding the County generously designates for these core services, while greatly appreciated, meets only a portion of the immense need. Nationally, domestic violence is the third leading cause of homelessness among families. Further, survivors of domestic violence often experience unique economic challenges, exacerbated by financial abuse. This tactic keeps the survivor dependent on their abuser, making it difficult to leave the relationship or establish financial independence. When the survivor does leave, she often finds herself jobless, homeless, in debt, and unable to provide for her children.

This problem is especially stark in Oregon, which has one of the highest and deadliest rates of domestic and sexual violence in the nation. From 2003 to 2012, over 225 people were killed in the context of domestic violence in our state. Disturbingly, it seems that these numbers are on the rise. For instance, in January 2017 alone, there were 12 domestic violence-related deaths compared to only four in January 2015, according to the Oregon Coalition Against Domestic and Sexual Violence. These somber statistics highlight the overwhelming need for access to emergency and comprehensive supportive services which — for so many survivors — can literally mean the difference between life and death. However, without adequate funding, the majority of the approximately 1 million Oregon women and girls who will experience domestic violence and/or sexual assault in their lifetime will be without these critical safety supports.

I appreciate your time and consideration of my testimony. On behalf of CWS, I also want to thank you for your continued support of our agency, our partners at ASP-FJC, and, most importantly, the survivors we serve.

Sincerely,

Kira Meyrick, MSW
Administrative Projects Coordinator

Grantee Unique Appendices

Continuum of Care (CoC) and Emergency Solutions Grant Program (ESG) 2015 Policy Manual

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Attachments

- A. HUD Homeless Definitions – 4 pages
- B. HUD ESG Quick Reference – 2 pages
- C. HUD Habitability Checklist – 5 pages
- D. HUD CPD Notice 14-012 – 19 pages

CoC Lead: Abby Ahern _____ Signature

Date: August 22, 2016

See Attachment D for Priority Order for Chronic Homeless Persons

Program Overview

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) consolidated three separate homeless assistance programs administered by the U.S. Department of Housing and Urban Development (HUD) under the McKinney-Vento Homeless Assistance Act into a single grant program. The HEARTH Act revised the Emergency Shelter Grants program and renamed the program the Emergency Solutions Grants (ESG) program. The HEARTH Act also codified in law the Continuum of Care (CoC) planning process that is part of HUD's annual application for funding of programs and services that assist homeless persons.

24 CFR Part 576 Subpart B details the program components and eligible activities of the ESG program. The five components are:

1. Street Outreach
2. Emergency Shelter
3. Homeless Prevention
4. Rapid Re-housing
5. HMIS (Homeless Management Information System)

ESG provider sub-recipients are selected through a Request for Proposals process conducted by Clackamas County Housing and Community Development Division at least every three years.

The Clackamas County Continuum of Care (CoC) is a consortium of individuals and organizations with the common purpose of planning for a housing and services continuum for people who are homeless.

The mission of the Clackamas County CoC is to facilitate the development of a continuum of housing and services that provide sufficient opportunities to significantly mitigate homelessness in Clackamas County, via:

- Full utilization of mainstream resources
- Coordination of service delivery and housing systems
- Systemic agreements and institutional focusing on populations at high risk of homelessness
- Creative cultivation of new resources
- Public awareness to foster a collective sense of responsibility for addressing homelessness

CoC funded providers operate transitional housing, permanent supportive housing and rapid rehousing programs and follow the program rules listed in CoC Interim Rule 24 CFR Part 578.

ESG provider sub-recipient contracts also include many ESG program requirements. Each ESG and CoC provider may decide to set standards for their homeless services that exceed these minimum standards, but will at the very least comply with the following Clackamas County Homeless Services General Standards:

General Standards:

1. COORDINATED ASSESSMENT:

Minimum standards for the coordinated access and assessment system are:

- Once the Continuum of Care has developed and adopted a coordinated assessment system in accordance with HUD's requirements (24 CFR Part 578) all ESG and CoC providers in Clackamas County shall participate in that assessment system.
- Victim services providers are encouraged to provide input in the planning and implementation of the coordinated assessment system, but may choose not to use the Continuum of Care's coordinated assessment system.

2. HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS):

Minimum standards for CoC and ESG data are:

- Providers, except for victim service providers, shall utilize the Homeless Management Information System (HMIS), to enter data on people served and assistance provided under ESG and CoC.
- Victim service providers shall utilize a comparable data system that meets HUD's standards (24 CFR 576.107).
- All providers including victim services providers, shall adhere to the reporting and data quality standards in the current Clackamas County HMIS Policies and Procedures.

3. PERFORMANCE MEASUREMENT

All providers will submit Annual Performance Reports (APRs) to HUD. At least annually all providers will be measured using the following HUD CoC performance measures according to the type of project/service provided:

- a. Ending Chronic Homelessness – Have providers met commitments made to HUD or have any new chronic persons been housed? (permanent housing projects)
- b. Housing Stability – Have participants stayed in or moved to permanent housing? (transitional housing projects)
- c. Jobs and Income Growth – Have participants increased their income? (all projects)
- d. Mainstream Benefits – Have participants gotten access to services? (all projects)

- e. Rapid Re-Housing – Have families been appropriately housed as quickly as possible? (RRH projects)
- f. At least 30% of people exiting shelters go to transitional or permanent housing (shelter providers).

4. EDUCATION OF CHILDREN 24 CFR 578.23 (c) 7

Clackamas County CoC strongly values education, believing that increased educational attainment lowers risk of future homelessness. ESG and CoC programs shall inform parents and unaccompanied youth of their educational rights, take the educational needs of children into account when families are placed in housing and will, to the maximum extent practicable, place families with children as close as possible to their school of origin so as not to disrupt such children's education. Providers and homeless school liaisons coordinate schooling for each school-age child, reducing school migration and connecting students to services.

5. FAMILY UNITY

The CoC and ESG providers of emergency shelter, transitional housing, rapid rehousing and permanent housing serving families shall ensure that no members of a household with children under 18 are denied admission or separated when entering shelter or housing.

6. DEFINITION OF FAMILY

Family includes, but is not limited to, regardless of marital status, actual or perceived sexual orientation, or gender identity, the following:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or,
- (2) A group of persons residing together, and such group includes, but is not limited to:
 - a. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - b. An elderly family;
 - c. A near-elderly family;
 - d. A disabled family;
 - e. A displaced family; and,
 - f. The remaining member of a tenant family.

In general, this definition of “family” applies to both the ESG and CoC Program rules. However, the [McKinney-Vento Act, as amended by the HEARTH Act](#), distinguishes individuals from families. Therefore, paragraph (1) of the definition of family under the

Equal Access Rule is considered an individual under the CoC and ESG programs and the definition of family for these programs is defined as follows:

Family includes, but is not limited to, regardless of marital status, actual or perceived sexual orientation, or gender identity, any group of persons presenting for assistance together with or without children and irrespective of age, relationship, or whether or not a member of the household has a disability. A child who is temporarily away from the home because of placement in foster care is considered a member of the family.

7. REASONABLE ACCOMMODATIONS

Clackamas County is committed to the equal treatment of all persons, and believes that no eligible individual with disabilities should, solely on the basis of disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any CoC programs.

All providers will provide Reasonable Accommodations to applicants and participants of CoC and ESG Programs. A reasonable accommodation is an agency or program modification or change to its policies or procedures that will assist an eligible person with a disability to attain equal participation in programs.

Providers will assist clients in reviewing and understanding the agency or program Reasonable Accommodation Policy and completing any type of Request for Reasonable Accommodation documentation, as needed.

8. TERMINATION OF ASSISTANCE (24 CFR Part 578.91(a))

Minimum standards for termination of assistance are:

- In general – If a program violation occurs and the provider terminates assistance as a result, the termination shall follow an established process that recognizes the rights of the individuals affected. Termination shall only occur in the most severe cases.
- Program participants receiving rental assistance or housing relocation or stabilization services – When terminating rental assistance or housing relocation and stabilization services, the required formal process shall minimally consist of:
 - Written notice clearly stating the reasons for termination;
 - A review of the decision that gives the participant opportunity to present objections to the decision maker; and
 - A prompt written final notice.
- Ability to provide further assistance – Termination will not bar the provider from providing later additional assistance to the same family or individual.

9. GRIEVANCE PROCESS (24 CFR Part 578.91(b))

All providers shall have a Grievance Process that recognizes the rights of individuals to due process when assistance is terminated. Individuals receiving assistance are informed at entry of the grievance process for that particular provider. The process shall consist of an informal process and a formal process.

Providers will assist clients in reviewing and understanding the agency or program Grievance Process and completing any type of Grievance Process documentation. Under no circumstances shall engaging in a grievance process negatively impact the services provided to the person or household.

10. NONDISCRIMINATION/EQUAL OPPORTUNITY/AFFIRMATIVE

OUTREACH: CoC and ESG providers must maintain copies of their marketing, outreach, and other materials used to inform eligible persons of the program to document compliance with the requirements in 24 CFR 578.93(c).

ESG providers minimum standards shall comply with the requirements for nondiscrimination, equal opportunity and affirmative outreach identified in 24 CFR 576.407 (a-b).

Service providers must ascertain the preferred language of participants and make every effort to provide services in the preferred language.

CoC Standards - 24 CFR 578.7(a)(9)

1. Eligibility. The CoC standard for evaluating individuals' and families' eligibility for assistance is to use an intake process that includes a coordinated assessment to determine and document participant eligibility. All CoC providers will follow CoC Program guidelines to establish the client's status as homeless and verify household income eligibility, if applicable. 24 CFR 578.103 and 24 CFR 576.500

2. Transitional Housing. The CoC standard for determining and prioritizing which eligible individuals and families will receive transitional housing: CoC providers shall use an intake process with the coordinated assessment to prioritize which persons will receive any available transitional housing on a first come first served basis. The determination will be documented in the client file.

3. Rapid Re-housing (RRH). The CoC standard for determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance: CoC providers shall use an intake process with the coordinated assessment to prioritize which persons will receive any available Rapid re- housing units on a first come first served basis. The determination will be documented in the client file.

4. Participant share of RRH assistance. The CoC standard for determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance: CoC providers shall consider the income information for the last 30 days collected at intake and during the coordinated assessment to determine the percentage or amount each program participant must pay while receiving assistance. The determination will be documented in the client file. Participants will pay no more than 30% of their household income for rent per 24 CFR 578.77 (c).

5. Permanent Supportive Housing. The CoC standard for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance: CoC providers shall use an intake process with the coordinated assessment to determine and prioritize which persons are best served by placement in any available Permanent Supportive Housing unit. Chronically homeless persons are prioritized for PSH beds in accordance with HUD guidance in CPD Notice 14-012 (Attachment D). The determination will be documented in the client file.

ESG Standards - 24 CFR 576.400 (e):

1. Evaluating Eligibility. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG:

Per 24 CFR 576.401: ESG (sub-recipients) providers must conduct an initial evaluation to determine each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. All ESG providers will follow federal documentation guidelines to establish the client's status as homeless or at-risk of homeless and their income eligibility. These evaluations must be conducted in accordance with the centralized or coordinated assessment requirements set forth under §576.400(d).

2. Coordination Among Providers. Policies and procedures for coordination among all Clackamas County emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers:

The ESG providers must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other ending homelessness programs in the area covered by the Continuum of Care or area over which the services are coordinated to provide a strategic, community-wide system to prevent and end homelessness. The list of programs are included in 24 CFR Part 567.400(b)

ESG provider managers and case managers shall participate in Clackamas County Continuum of Care meetings to coordinate services and to discuss ESG policies and procedures. ESG providers receive feedback from other homeless services providers on all services available for low-income and homeless persons including; accessing mainstream services; housing, legal and health care services.

3. Determining and Prioritizing. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance:

ESG-funded providers will be responsible for ensuring that potential participants are served, with provisions for serving eligible households who meet prioritization criteria established through the Continuum of Care using coordinated assessment protocols.

Coordinated assessment tools thoroughly explore a family's or individual's situation and pinpoints their unique housing and service needs. Based upon the coordinated assessment, families and individuals should be referred to the type, level and duration of housing and services most appropriate to their situations and need.

Under homelessness prevention, ESG assistance is available to individuals and families below 30% of Area Median Income (AMI), and are homeless or at risk of becoming homeless.

ESG funds can be used to prevent an individual or family from becoming homeless and regain stability in current housing or other permanent housing. Rapid re-housing funds can be used to assist individuals and families who are literally homeless progress toward permanent housing and achieve housing stability.

- a. Homeless Prevention Households will be re-certified for continued eligibility every 3 months.
- b. Rapid Re-Housing Households will be re-certified annually.

4. Income Determination and Requirements

a) Income Eligibility

There are no income eligibility requirements for receiving street outreach, emergency shelter or transitional housing services and assistance. To qualify for rapid re-housing, an applicant must be at imminent risk of homeless which has no income requirements. However, in order to continue to receive rapid re-housing assistance, clients must have an annual income that does not exceed 30% of AMI at time of re-evaluation. To qualify for homeless prevention assistance, applicants must have an annual income below 30% AMI at time of intake.

b) Calculating Gross Annual Income

Annual Income is the gross amount of income anticipated to be received by a household during the coming year based on the household's circumstances at the time of program intake and assessment. Annual Income determination is consistent with the Housing Choice Voucher definition of annual Income found at 24 CFR 5.609.

When determining the annual income of a household to establish eligibility for ESG assistance, Providers must count the income of all adults in the household, including nonrelated individuals, within the limitations imposed by 24 CFR 5.609. Not everyone living in the unit is considered a member of the household for the purposes of determining a household's income. Excluded persons include: foster children, foster adults, live-in aides, children of live-in aides and an unborn child. A child subject to a shared-custody agreement should be counted as a household member if the child resides with the household at least 50 percent of the time.

Income generated by an asset, such as the interest on a savings or checking account is considered household income even if the household elects not to receive it. For example, though an applicant may elect to reinvest the interest or dividends from an asset, the interest or dividends are still counted as income anticipated to be received during the coming 12 months. Asset income is discussed in 24 CFR 5.609. Income producing assets include: bank accounts; life insurance policies; lump sum additions (legal settlement, refund, etc.); personal property held as investments; retirement/pension funds; trusts; assets disposed of for less than fair market value; and stocks, bonds or mutual funds.

5. STREET OUTREACH STANDARDS

MINIMUM STANDARDS:

Targeting/Engagement:

Clackamas County CoC and ESG Standards April 2015

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Providers of Street Outreach services shall focus on unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station airport or camping ground.

Assessment/Service Provision/Referral/Prioritization:

- Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate: engagement, case management, emergency health and mental health, transportation services.
- When appropriate based on the individual's needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing services.

References: 24 CFR 576.101 and 576.400 e (3) (ii)

6. EMERGENCY SHELTER STANDARDS

MINIMUM STANDARDS:

Admission:

Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of "homeless," as specified in 24 CFR 576.2 (1, 2, 3 & 4) and agencies' eligibility criteria.

Assessment:

Individuals and families shall be offered an initial need and eligibility assessment and qualifying program participants, including those meeting special population criteria, will be offered Emergency Shelter services, as needed and appropriate.

Prioritization/Diversion/Referral:

When appropriate based on the individual's needs and wishes, the provision of or referral to Homeless Prevention or Rapid Rehousing services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter or Transitional Housing services.

Reassessment:

Program participants will be reassessed as case management progresses, based on the participant needs and goals as well as the individual service provider's policies.

Discharge/Length of Stay:

Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider's policies and clearly communicated to program participants.

Safety and Shelter Safeguards for Special Populations:
Safety and Shelter Safeguards shall be determined by the individual Special Population service provider's policies and clearly communicated to program participants.

Reference: 24 CFR 576.102 and 576.400 (e) (iii) and (iv)

7. HOMELESSNESS PREVENTION AND RAPID RE-HOUSING STANDARDS (24 CFR 576.103 and 104)

ELIGIBILITY/PRIORITIZATION:

Minimum standards for determining and prioritizing which eligible families and individuals shall receive homelessness prevention assistance and which eligible families and individuals shall receive rapid rehousing assistance:

Rapid Re-housing (RR) – To be eligible for RR Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance, people must:

- Meet the federal criteria under paragraph (1) of the “homeless” definition in 24 CFR 576.2 OR
- Meet the criteria under paragraph (4) of the “homeless” definition in 24 CFR 576.2 and live in an emergency shelter or other place described in paragraph (1) of the “homeless” definition. (See Attachment A).

Homelessness Prevention (HP) – To be eligible for HP Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance, program participants must:

- require HP services to prevent moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in 24 CFR 576.2 (See Attachment A).
- have an annual income below 30% of the median income for the area and:
- meet the federal criteria under the “at risk of homelessness” definition in 24 CFR 576.2 OR
- meet the criteria in paragraph (2), (3) or (4) of the “homeless” definition in 24 CFR 576.2 (See Attachment A).

PARTICIPANT CONTRIBUTION TO RENT:

Minimum standards for determining what percentage or amount of rent and utilities costs each program participant shall pay while receiving homelessness prevention or rapid re-housing assistance:

- Participants shall pay at least 10% but no more than 50% of their adjusted gross income to rent and utilities based on the household income level established upon intake or when re-evaluated. Any additional requirements regarding the percentage or amount of rent and utilities costs each program participant shall pay shall be determined by the individual service provider's policies and clearly communicated to program participants.
- Participant's income shall be verified prior to approval for initial and additional financial assistance. Documentation of the participant's income and expenses, including how the participant is contributing to housing costs, if at all, shall be maintained in participant's file. This file shall also contain a plan to sustain housing following the assistance, including either a plan to increase income or decrease expenses or both. 24 CFR 576.400 (e) (vii)

RENTAL ASSISTANCE DURATION AND ADJUSTMENT (24 CFR 576.105):

Minimum standards for determining how long a particular program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time:

- Participants receive approval for the minimum amount of financial assistance necessary to prevent the current episode homelessness. If short-term (1-3 months) or medium-term (4-12 months) is determined to be needed, documentation of financial need shall be kept in the participant's file for each month of financial assistance received. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual service provider's policies and clearly communicated to program participants.

SERVICE TYPE, AMOUNT & DURATION:

Per 24 CFR 576.400 e (viii) the minimum standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant:

Financial Assistance:

No Use with other subsidies – Payment for Financial Assistance costs shall not be provided to a participant who is receiving the same type of financial assistance through other public sources or to a participant who has been provided with

replacement housing payments under the URA, during the period of time covered by the URA payments.

Rental application fees – Payment shall only be made for fees charged by the owner to all applicants.

Security deposits – Payment shall not exceed two (2) month's rent.

Last month's rent – Payment shall not exceed one (1) month's rent and shall be included in calculating the participant's total rental assistance.

Utility deposits – Payment shall only be made for gas, electric, water and sewage deposits.

Utility payments:

- Payment shall not exceed 24 months per participant, including no more than 6 months of utility payments in arrears, per service.
- A partial payment counts as 1 month.
- Payment shall only be made if the utility account is in the name of the participant or a member of the same household.
- Payment shall only be made for gas, electric, water and sewage costs.
- Participants shall not receive more than 24 months of utility assistance within any 3-year period.

Moving costs – Payment shall only be made for temporary storage fees accrued after the date the participant begins receiving housing relocation and stabilization services and prior to the date the participant moves into permanent housing.

Payment shall not be made for storage fees in arrears.

Housing Relocation and Stabilization Services (24 CFR 576.105 and 576.400 e (ix)):

Housing search and placement services – Payment shall only be made for assisting participants to locate, obtain and retain suitable permanent housing through provision of the following services:

- Assessment of housing barriers, needs and preferences
- Development of an action plan for locating housing
- Housing search
- Outreach to and negotiation with owners
- Assistance with submitting rental applications and understanding leases
- Assessment of housing for compliance with ESG requirements for habitability, lead-based paint and rent reasonableness
- Assistance with obtaining utilities and making moving arrangements
- Tenant counseling

Payment for housing search and placement services shall not exceed 24 months during any 3-year period.

Housing stability case management – Payment shall only be made for assessing, arranging, coordinating and monitoring the delivery of individualized services to facilitate housing stability for a participant who resides in permanent housing or to assist a participant in overcoming immediate barriers to obtaining housing through provision of the following services:

- Using the centralized or coordinated assessment system
- Conducting the initial evaluation, including verifying and documenting participant eligibility
- Counseling
- Developing, securing and coordinating services and obtaining Federal, State and local benefits
- Monitoring and evaluating participant progress
- Providing information and referral to other providers
- Developing an individualized housing and service plan
- Conducting re-evaluations

Payment for housing stability case management services provided while the participant is seeking permanent housing shall not exceed 30 days.

Payment for housing stability case management services provided while the participant is living in permanent housing shall not exceed 24 months.

Mediation – Payment shall only be made for the cost of mediation between the participant and the owner or person with whom the participant is living, if it is necessary to prevent the participant from losing the permanent housing where he/she resides. Payment for mediation services shall not exceed 24 months during any 3-year period.

Legal services – Payment shall only be made for the cost of legal services, if they are necessary to resolve a legal problem that prohibits the participant from obtaining permanent housing or will likely result in the participant losing the permanent housing where he/she resides. Payment for legal services shall not exceed 24 months during any 3-year period.

Credit repair – Payment shall only be made for the cost of assisting the participant in obtaining skills related to household budgeting, managing money, accessing a free personal credit report and resolving personal credit problems. Payment will not be made for a debt or modification of a debt. Payment for credit repair services shall not exceed 24 months during any 3-year period.

- Rental Assistance (24 CFR 576.106): Payment shall not exceed 24 months total during a 3-year period in tenant-based or project-based housing.
- Payment for short-term rental assistance shall not exceed 3 months.

- Payment for medium-term rental assistance shall be for more than 3 months, but shall not exceed 24 months.
- Payment for rent arrears shall not exceed 6 months and shall be a one-time payment, including any late fees.
- Except for a one-time payment of rental arrears on the participant's portion, payment shall not be provided to a participant who is receiving tenant-based rental assistance or living in a unit receiving project-based assistance or to a participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments.
- Payment shall not exceed the Fair Market Rent established by HUD per 24 CFR 888 and shall comply with HUD's standard of rent reasonableness detailed in 24 CFR 982.507.
- Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.
- Payment for shall only be made when there is a rental assistance agreement between the agency and the owner, which sets forth the terms under which rental assistance will be provided, including the prior requirements; a requirement that the owner provide the subrecipient with a copy of any notice to vacate given to the participant or any complaint used to commence an eviction action; and the same payment due date, grace period and late payment penalty requirement as the participant's lease.
- Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement by ESG.
- Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner, except for payment of rental arrears.
- The rental unit must meet minimum habitability standards per 24 CFR 576.403. See Attachment C.

Tenant-Based Rental Assistance

The rental assistance agreement with the unit owner shall be terminated without further payment if:

- The participant moves out of the unit
- The lease terminates and is not renewed
- The participant becomes ineligible to receive ESG rental assistance

Project-Based Rental Assistance

Payment shall only be made under the following conditions:

- The lease has an initial term of one year
- The rental assistance agreement covers one or more permanent housing units in the same building
- Each unit covered by the agreement is only occupied by participants
- Payment of no more than 100% of the first month's rent will be made for that month, if the participant signs a lease and moves into the unit before the end of that first month of occupancy.

Any additional requirements regarding the type, amount, and duration of housing stabilization and/or relocation services that will be provided to a program participant, including any limitations shall be determined by the individual service provider's policies and clearly communicated to program participants.

RE-EVALUATIONS:

Minimum standards for completing eligibility re-evaluations of individuals and families:

Timing:

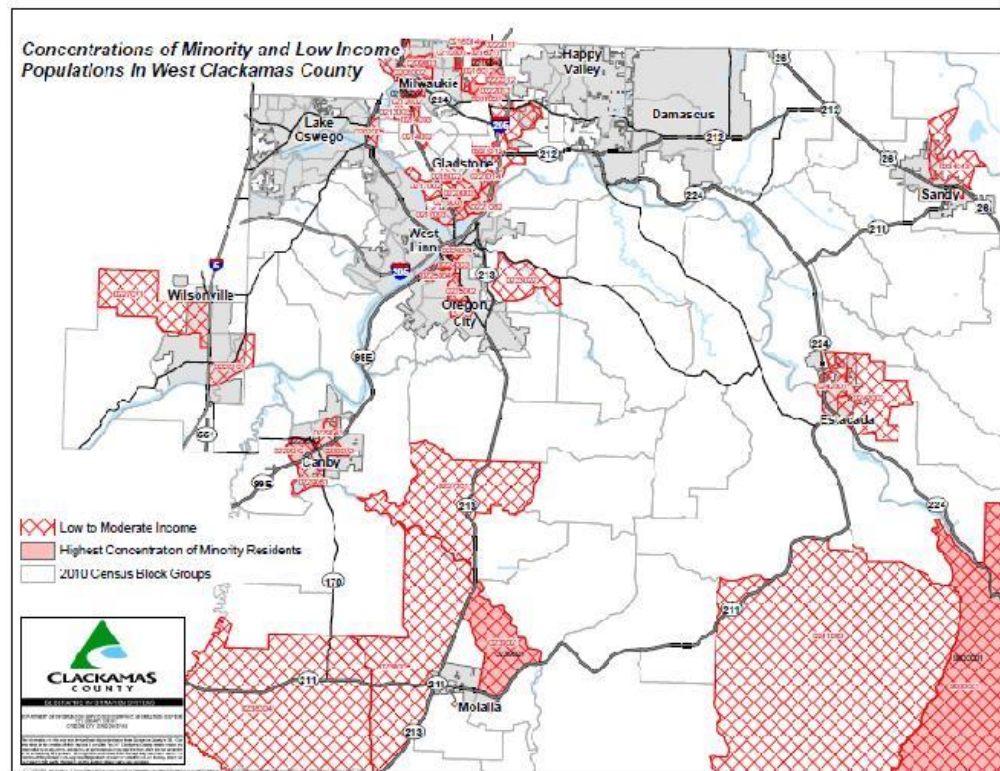
- Homelessness Prevention – participants shall be re-evaluated not less than once every three months
- Rapid Rehousing – participants shall be re-evaluated not less than once annually

Eligibility:

- To remain eligible, the participant shall have an annual income that is 30 percent of median family income for the area or less, as determined by HUD; and
- the participant shall lack sufficient resources and support networks necessary to retain housing without ESG assistance.

End of ESG Standards

MINORITY AND LOW INCOME CONCENTRATIONS MAP



Grantee Specific Appendices: HOME Program

1. Clackamas County intends to use HOME funds for homebuyer assistance, and will use the HOME affordable homeownership limits for the area provided by HUD.
2. Clackamas County has published HOME Program Guidelines. The guidelines include a description of eligible applicants (page 5), its process for soliciting and funding applications (pages 4-12). The HOME Guidelines may be downloaded from the Community Development Division website. The HOME Guidelines are also available as a digital document upon request, and are available in print at the Community Development Division office.
3. Clackamas County does not plan to limit the beneficiaries or give preferences to a particular segment of the low-income population.

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application * 2. Type of Application: ☐ New ☒ Continuation ☐ Revision * If Revision, select appropriate letter(s): * Other (Specify): 		
* 3. Date Received: 4. Applicant Identifier: CLACKAMAS COUNTY 20 / 0000		
5a. Federal Entity Identifier: 		5b. Federal Award Identifier: B-1 / -00-41-6001
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
B. APPLICANT INFORMATION:		
*a. Legal Name: CLACKAMAS COUNTY, OREGON		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 93-6002286		*c. Organizational DUNS: 0969326060000
d. Address:		
* Street1: 2051 KAREN ROAD #245 Street2: * City: OREGON CITY County/Parish: * State: OR; Oregon Province: * Country: USA: UNITED STATES * Zip / Postal Code: 97045 4035		
e. Organizational Unit:		
Department Name: HEALTH, HOUSING & HUMAN SERVICES		Division Name: COMMUNITY DEVELOPMENT DIVISION
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: CHUCK Middle Name: * Last Name: ROBBINS Suffix: Title: DIRECTOR Organizational Affiliation: HOUSING AND COMMUNITY DEVELOPMENT DIVISION * Telephone Number: 503-650-5591 Fax Number: 503-655-8563 * Email: CROBB@CLACKAMAS.CO		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: B: County Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
11. Catalog of Federal Domestic Assistance Number: 14-218	
CFDA Title: CDBG - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: ANNUAL APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	1, 3, 5
* b. Program/Project	1, 3, 5
Attach an additional list of Program/Project Congressional Districts if needed.	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date:	07/01/2017
* b. End Date:	06/30/2018
18. Estimated Funding (\$):	
* a. Federal	1,991,474.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	0.00
* g. TOTAL	1,991,474.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on	
☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	RICHARD
Middle Name:	
* Last Name:	SWIFT
Suffix:	
* Title:	DIRECTOR, DEPT OF HEALTH, HOUSING & HUMAN SERV
* Telephone Number:	503-650-5696
Fax Number:	
* Email:	RSWIFT@CLACKAMAS.ORG
* Signature of Authorized Representative:	
* Date Signed:	6/22/17

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		
* 2. Type of Application: ☐ New ☒ Continuation ☐ Revision		
* If Revision, select appropriate letter(s): * Other (Specify):		
* 3. Date Received: [REDACTED]		
4. Applicant Identifier: CLACKAMAS COUNTY 2017 HOME		
5a. Federal Entity Identifier: [REDACTED]		5b. Federal Award Identifier: HL17-UC 41 0201
State Use Only:		
6. Date Received by State: [REDACTED]		7. State Application Identifier: [REDACTED]
8. APPLICANT INFORMATION:		
* a. Legal Name: CLACKAMAS COUNTY, OREGON		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 97-5002206		* c. Organizational DUNS: HS2392556000
d. Address:		
* Street1: 2051 KAREN ROAD #245		
Street2: [REDACTED]		
* City: OREGON CITY		
County/Parish: [REDACTED]		
* State: OR: Oregon		
Province: [REDACTED]		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 97045-4000		
e. Organizational Unit:		
Department Name: HEALTH, HOUSING & HUMAN SERVICES		Division Name: COMMUNITY DEVELOPMENT DIVISION
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. * First Name: CHUCK		
Middle Name: [REDACTED]		
* Last Name: ROBBINS		
Suffix: [REDACTED]		
Title: DIRECTOR		
Organizational Affiliation: HOUSING AND COMMUNITY DEVELOPMENT DIVISION		
* Telephone Number: 503-650-8591		Fax Number: 503-653-8563
* Email: CHUCK@CLACKAMAS.ORG		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: County Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
11. Catalog of Federal Domestic Assistance Number: 14 238	
CIA Title: HOME - HOME INVESTMENT PARTNERSHIP PROGRAM	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: ANNUAL APPLICATION FOR HOME INVESTMENT PARTNERSHIP PROGRAM	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 1, 3, 5	* b. Program/Project: 1, 3, 5
Attach an additional list of Program/Project Congressional Districts if needed.	
	Add Attachment Delete Attachment View Attachment
17. Proposed Project:	
* a. Start Date: 07/01/2017	* b. End Date: 06/30/2020
18. Estimated Funding (\$):	
* a. Federal	741,738.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	741,738.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, flatfuous, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: RICHARD
Middle Name:	
* Last Name: SWIFT	
Suffix:	
* Title: DIRECTOR, HEALTH, HOUSING & HUMAN SERV. DEPT	
* Telephone Number: 503-650-5696	Fax Number:
* Email: RSWIFT@CLACKAMAS.ORG	
* Signature of Authorized Representative: 	* Date Signed: 6/27/17

Application for Federal Assistance SF-424		
1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application 2. Type of Application: ☐ New ☒ Continuation ☐ Revision 3. If Revision, select appropriate letter(s): 4. Other (Specify): 		
3. Date Received: 4. Applicant Identifier: CLACKAMAS COUNTY 2017-0003		
5a. Federal Entity Identifier: 5b. Federal Award Identifier: 617-JC-41-0003		
State Use Only: 6. Date Received by State: 7. State Application Identifier: 		
8. APPLICANT INFORMATION:		
a. Legal Name: CLACKAMAS COUNTY, OREGON		
b. Employee/Taxpayer Identification Number (EIN/TIN): 93-5702236 c. Organizational DUNS: 0888928560000		
d. Address:		
a. Street1: 2051 KREW ROAD #245 b. Street2: c. City: OREGON CITY d. County/Parish: e. State: OR Oregon f. Province: g. Country: USA: UNITED STATES h. Zip / Postal Code: 97045-4005		
e. Organizational Unit:		
Department Name: HEALTH, HOUSING & HUMAN SERVICES Division Name: COMMUNITY DEVELOPMENT DIVISION		
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr. First Name: CHUCK Middle Name: Last Name: ROBBERS Suffix: Title: DIRECTOR Organizational Affiliation: HOUSING AND COMMUNITY DEVELOPMENT DIVISION Telephone Number: 503-655-8581 Fax Number: 503-655-8583 Email: CHUCK@CLACKAMAS.ORG		

Application for Federal Assistance SF-424	
*9. Type of Applicant 1: Select Applicant Type: 8: County Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
*10. Name of Federal Agency: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
11. Catalog of Federal Domestic Assistance Number: 14 239	
CHDA Title: EVERSHED SO OTIONS GRANT PROGRAM - HHS	
*12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
*15. Descriptive Title of Applicant's Project: ANNUAL APPLICATION FOR EVERSHED SO OTIONS GRANT PROGRAM - HHS	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 1, 3, 5	* b. Program/Project: 1, 3, 5
Attach an additional list of Program/Project Congressional Districts if needed.	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 07/01/2017	* b. End Date: 06/30/2018
18. Estimated Funding (\$):	
* a. Federal	181,811.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	181,811.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on	
☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: RICHARD
Middle Name:	
* Last Name: SWIFT	
Suffix:	
* Title:	DIRECTOR, DEPT OF HEALTH, HOUSING & HUMAN SERV
* Telephone Number: 503-650-5590	* Fax Number:
* Email: RSWIFT@CLACKAMAS.CO	
* Signature of Authorized Representative:	* Date Signed: 6/23/17

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

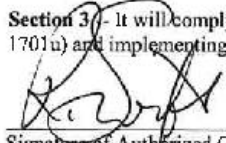
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 135.


Signature of Authorized Official

7.18.17
Date

Title HHS Department Director

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2017 - 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

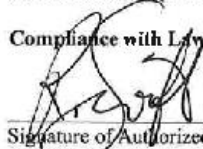
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

7.18.17

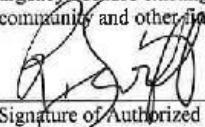
Date

H3S Department Director
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

7.18.17

Date

HHS Department Director
Title

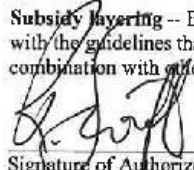
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

7.18.17
Date

Title HHS Department Director

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

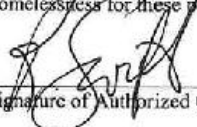
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

7.18.17

Date

H3S Department Director

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	Consolidated Plan Table 10
	List the name of the organization or individual who originated the data set.
	U.S. Census Bureau
	Provide a brief summary of the data set.
	Data set from Census Bureau CHAS and CON Plan Table 10
	What was the purpose for developing this data set?
	Since no other data is available for low income households with children present, Clackamas County uses the assumption that Small Related Households paying more than 50% of their incomes (Cost Burden >50%) as listed in Table 10 is representative of families with children
Provide the year (and optionally month, or month and day) for when the data was collected.	
2012	
Briefly describe the methodology for the data collection.	
Since no other data is available for low income households with children present, Clackamas County uses the assumption that Small Related Households paying more than 50% of their incomes (Cost Burden >50%) as listed in Table 10 is representative of families with children	
Describe the total population from which the sample was taken.	
Since no other data is available for low income households with children present, Clackamas County uses the assumption that Small Related Households paying more than 50% of their incomes (Cost Burden >50%) as listed in Table 10 is representative of families with children	
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	
Since no other data is available for low income households with children present, Clackamas County uses the assumption that Small Related Households paying more than 50% of their incomes (Cost Burden >50%) as listed in Table 10 is representative of families with children	