

To request translation or disability-related accommodations, please contact us at **hcddadmin@clackamas.us | 971-442-3954.**

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **hcddadmin@clackamas.us | 971-442-3954.**

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по: **hcddadmin@clackamas.us | 971-442-3954.**

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: **hcddadmin@clackamas.us | 971-442-3954.**

如需翻译服务或残障相关的协助，请与我们联系：**hcddadmin@clackamas.us | 971-442-3954。**

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **hcddadmin@clackamas.us | 971-442-3954.**



Clackamas County
www.clackamas.us

May 7, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of the 2026 Community Development Action Plan, including applications for the Community Development Block Grant, HOME Investment Partnership Grant, and Emergency Solutions Grant Funds. Total Application Value is \$3,214,332.03 for 7 years. Funding is through the U.S. Department of Housing and Urban Development. No County General Funds are involved.

Previous Board Action/Review:

- 04-10-2025 FY25 Action Plan Public Hearing
- 06-18-2025 FY25 Action Plan approval item: 20250618 XII.F.12
- 10-16-2025 Approval of CDBG, HOME & ESG Grants item: 20251016 V.E.4.5.6

Performance Clackamas: Safe, Secure, and Livable Communities

Counsel Review: NA

Procurement Review: N/A

Contact Person: Mark Sirois

Contact Phone: 503-351-7240

EXECUTIVE SUMMARY: On behalf of the Housing and Community Development Division (HCDD), Health, Housing & Human Services Department requests approval of the FY2026 Action Plan and signatures on 3 grant applications. The Action Plan implements the goals of the 2022-2026 Consolidated Plan and serves as the required annual application for U.S. Department of Housing and Urban Development (HUD) funding for Clackamas County.

Public Hearing Notice advertisements for an April 8th public meeting were in County newspapers on March 11th to request public testimony at the public meeting as well as provide information about how to contact County staff with any questions. A link to the draft Action Plan was provided for public review and comment.

The Action Plan serves as a reporting mechanism as well as the annual application for HUD funding for Community Development Block Grant (CDBG) funds, HOME funds, and Emergency Solutions Grant (ESG) funds. The Plan includes a list of eligible projects recommended in the program year 2026. The DRAFT Action Plan is currently posted at our county webpage at

Healthy Families. Strong Communities.

2051 Kaen Road, Oregon City, OR 97045 • Phone (503) 650-5697 • Fax (503) 655-8677

www.clackamas.us

<https://www.clackamas.us/communitydevelopment> and was available for public comment through Tuesday, April 14, 2026. No additional comments have been received.

HUD provided the actual Fiscal Year 2026 grant amounts on April 10, 2026. Clackamas County HCDD is recommending the following projects be funded based on the allocated grant amounts:

FY26 CDBG Projects:

Critical Home Repairs project	\$ 200,000
Housing Rehabilitation Program	\$ 594,956
NCSD Wichita Center Improvements - Milwaukie	\$ 300,000
Red Lodge Healing Transitional housing - TBD	\$ 200,000
Clackamas Womens Services Village Improvements	\$ 180,000
Gladstone Senior Center ADA Access doors	\$ 50,000

FY26 CDBG Public Services:

Clackamas County Employment Investment Program	\$ 55,000
Clackamas County Housing Rights and Resources	\$ 125,000
Boost In-home Childcare low-income business assistance (In Wilsonville and Oregon City)	\$ 40,000
Grant Administration and Planning	\$ 423,739
Total CDBG	\$ 2,118,695

FY26 HOME Projects:

HOME Multifamily Housing Project TBD	\$817,367.43
HOME Grant Administration	\$ 90,819.60
Total HOME	\$ 908,186.03

FY26 ESG Projects:

Emergency Solutions Grant HMIS data collection	\$ 173,393
ESG Grant Administration	\$ 14,058
Total ESG	\$ 187,451

Total of 3 grants: \$3,214,332.03

RECOMMENDATION: Staff respectfully request that the Board of County Commissioners approve the CDBG, HOME and ESG grant applications, and assurance and certifications for submittal to HUD, and authorize Chair Roberts or his designee to sign on behalf of Clackamas County.

Respectfully submitted,

Mary Rumbaugh

Mary Rumbaugh
Director of Health Housing and Human Services

Healthy Families. Strong Communities.

2051 Kaen Road, Oregon City, OR 97045 • Phone (503) 650-5697 • Fax (503) 655-8677

www.clackamas.us

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: Mr.

*First Name: Craig

Middle Name:

*Last Name: Roberts

Suffix:

*Title: Chair of the Board of County Commissioners

*Applicant Organization: Clackamas County, Oregon

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:

*Date:

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:

2026 HOME - CLACKAMAS COUNTY

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-26-UC-41-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CLACKAMAS COUNTY, OREGON

* b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002286

* c. UEI:

NVWKAVB8JND6

d. Address:

* Street1:

2051 KAEN ROAD

Street2:

#245

* City:

OREGON CITY

County/Parish:

CLACKAMAS

* State:

OR: Oregon

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

97045-4035

e. Organizational Unit:

Department Name:

HEALTH, HOUSING & HUMAN SERVICES

Division Name:

HOUSING & COMMUNITY DEVELOPEMNT

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

MARK

Middle Name:

* Last Name:

SIROIS

Suffix:

Title:

PROGRAM MANAGER

Organizational Affiliation:

HOUSING AND COMMUNITY DEVELOPMENT DIVISION

* Telephone Number:

503-351-7240

Fax Number:

* Email:

MARKSIR@CLACKAMAS.US

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:**

U.S. HOUSING AND URBAN DEVELOPMENT

11. Assistance Listing Number:

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

14-239

* Title:

HOME - HOME INVESTMENT PARTNERSHIPS GRANT PROGRAM (HOME)

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 PARTNERSHIPS PROGRAM (HOME)

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

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="908,186.03"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="908,186.03"/>

*** 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 18, 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: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

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:

2026 ESG - CLACKAMAS COUNTY

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

E-26-UC-41-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CLACKAMAS COUNTY, OREGON

* b. Employer/Taxpayer Identification Number (EIN/TIN):

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* c. UEI:

NVWKAVB8JND6

d. Address:

* Street1:

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Street2:

#245

* City:

OREGON CITY

County/Parish:

CLACKAMAS

* State:

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USA: UNITED STATES

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97045-4035

e. Organizational Unit:

Department Name:

HEALTH, HOUSING & HUMAN SERVICES

Division Name:

HOUSING & COMMUNITY DEVELOPEMNT

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Mr.

* First Name:

MARK

Middle Name:

* Last Name:

SIROIS

Suffix:

Title:

PROGRAM MANAGER

Organizational Affiliation:

HOUSING AND COMMUNITY DEVELOPMENT DIVISION

* Telephone Number:

503-351-7240

Fax Number:

* Email:

MARKSIR@CLACKAMAS.US

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:**

U.S. HOUSING AND URBAN DEVELOPMENT

11. Assistance Listing Number:

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

14-231

* Title:

ESG - EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)

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 EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)

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

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="187,451.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="187,451.00"/>

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- Yes
- No

If "Yes", provide explanation and attach

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* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

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- 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:

2026 CDBG - CLACKAMAS COUNTY

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-26-UC-41-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

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* b. Employer/Taxpayer Identification Number (EIN/TIN):

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* Last Name:

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Title:

PROGRAM MANAGER

Organizational Affiliation:

HOUSING AND COMMUNITY DEVELOPMENT DIVISION

* Telephone Number:

503-351-7240

Fax Number:

* Email:

MARKSIR@CLACKAMAS.US

Application for Federal Assistance SF-424

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B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. HOUSING AND URBAN DEVELOPMENT

11. Assistance Listing Number:

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

14-218

* Title:

CDBG - COMMUNITY DEVELOPMENT BLOCK GRANT

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

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,118,695.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,118,695.00"/>

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- 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.

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Yes No

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Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

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. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

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) 2026-2027 [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

Date

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

Date

Title

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

Date

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.

CLACKAMAS COUNTY

COMMUNITY DEVELOPMENT

2026 ACTION PLAN



Clackamas County
Housing and Community Development Division
Public Services Building
2051 Kaen Road – Suite 245
Oregon City, Oregon
(503) 655-8591
www.clackamas.us/communitydevelopment/

MAY 2026 DRAFT

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DEPARTMENT OF HEALTH, HOUSING AND HUMAN SERVICES

Director of Health, Housing and Human Services
Mary Rumbaugh

Director, Housing and Community Development Division
Shannon Callahan

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Attachments:

Attachment A: Public Notice and Public Comments

Attachment B: CDBG, HOME and ESG SF424s Grant Applications and Certifications

Executive Summary

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

1. Introduction

Clackamas County Housing and Community Development (HCDD) is a division within the larger Clackamas County Health, Housing and Human Services Department (H3S) that includes the Behavioral Health, Public Health, Health Centers, Social Services, the (public) Housing Authority and the Children, Families and Community Connections divisions. Clackamas County is mostly a rural county geographically with a large area of national forest land, but since most of the population lives in urbanized areas, the county is considered an "Urban County" by HUD.

The H3S Housing and Community Development Division, now includes: the Housing Authority of Clackamas County, a Housing Development Team, a Supportive Housing Services unit that coordinates homeless services and housing, and the Community Preservation Unit that coordinates Weatherization Services, Housing Rehabilitation Program, CDBG funded projects and services as well as HOME funded affordable housing projects. The Supportive Housing Services unit coordinates the homeless Continuum of Care rent assistance and services and well as the required data collection and reporting to HUD. The data collection staff are partially funded with Emergency Solutions Grant funds as well as Continuum of Care funding.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Clackamas County continues to face increase housing costs, extreme weather conditions and increasing complexity of chronic homelessness. The increased complexity of homelessness requires fully integrated, addictions treatment, behavioral health and housing services. The nationwide economic downturn, labor shortages and supply chain disruptions have dramatically increased the complexity of the current housing crisis as well as increased the number of people who are not able to secure safe, decent housing.

In response to the ongoing housing crisis, Clackamas County along with 2 neighboring counties has approved a locally funded Metro Housing Bond Implementation Plan for projects and services. Federal funds including Housing Choice Vouchers, HOME and CDBG funds have also supported the development of these affordable housing projects.

The County has approved plans for these affordable housing projects:

Lake Grove in Lake Oswego: 55 units of new affordable rental housing including 10 rent assisted units.

Wilsonville TOD (transit Oriented Development): 121 affordable rental units including 20 rent assisted units.

Shortstack Milwaukie: 15 units of cottage homes for first time homebuyers.

Housing Authority repositioning projects:

Hillside Park Phase II: 225 units of new housing including apartments and townhomes.

Park Place/Clackamas Heights: Replacement of 100 units of older housing with 200 units of new rental housing.

The Health, Housing and Human Services Department, Housing and Community Development Division has identified the following Priorities and Goals for the five years (PY2022-2026) of the Consolidated Plan:

Strategic Plan Priorities

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

Strategic Plan Goals and Objectives (over 5 years)

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Clackamas County Housing and Community Development Division (HCDD) has been a major partner and funder of many affordable housing projects and many neighborhood improvement projects 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 and now local government funds.

Slow moving or delayed CDBG projects are cancelled allowing funds to be reallocated to projects that are on track to be completed as scheduled in order to maintain a HUD CDBG timeliness of grant expenditures requirement.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Clackamas County Housing and Community Development Division (HCDD) 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, social media and email lists.

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.

The public engagement process for this 2026 Action Plan included newspaper advertisements, email distribution of meeting notices, and online public meetings on October 23, 2024 and November 19, 2024. HCDD released the Notice of Funding Opportunity on November 13, 2024 with applications due by December 20, 2024. The Draft 2026 Action Plan was posted on our website for public review and comment on March 12, 2026, advertised in local newspapers and an email notice was sent to a list of persons interested in our community development program.

A public meeting to accept testimony and feedback on the plan was held on April 8, 2026. The review and comment period closed on April 14, 2026. All comments were accepted and are included in this plan as Appendix A.

A public meeting was held with the all interested members of the general public on April 8, 2026, to report on program performance and to accept any public testimony. The Action Plan was reviewed approved by the Board for submittal to HUD on May 7, 2026 in a public hearing.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A Public meeting was held in person and online on April 8, 2026 to gather public comments on housing and community development needs as well as accept any testimony on the FY2026 Action Plan proposed projects. Meeting attendees asked questions and program staff provided answers to any questions regarding the funding application process.

Public comments were regarding the application process and what types of projects and services are eligible for CDBG funding including existing affordable housing projects that need building improvements. Questions were also asked about the anticipated funding levels for next year.

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

All public comments were accepted and included in this plan as an Attachment A.

7. Summary

Clackamas County has implemented an extensive department restructuring and budget alignment process. The Clackamas County Housing and Community Development Division (HCDD) is also in the process of re-structuring the Housing Authority, locally funded Supportive Housing Services, Weatherization Program Services and the Community Development Program into one Division with a financial team and a completely new leadership structure. The re-structuring will also include a renewed community engagement process to guide project funding policies for affordable housing, homeless services and community development projects.

2025 Assurances

Clackamas County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Clackamas County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Clackamas County shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The county will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the county must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

Clackamas County shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
HOPWA Administrator	CITY OF PORTLAND, OREGON	CITY OF PORTLAND, OREGON
HOME Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
ESG Administrator	CLACKAMAS COUNTY	H3S Housing and Community Development Division
HOPWA-C Administrator	CITY OF PORTLAND, OREGON	CITY OF PORTLAND, OREGON

Table 1 – Responsible Agencies

Narrative (optional)

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 Cascade AIDS Project (CAP) in the nearby City of Portland, Oregon. The City of Portland has been designated by HUD as the lead applicant for the HOPWA grant on behalf of Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill Counties. Staff from the Portland Housing Bureau (PHB) and the Joint Office of Homeless Services (JOHS) plan for the allocation of these funds with representatives from the seven counties.

Consolidated Plan Public Contact Information

Office location: Housing and Community Development Division in the 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:

Korene Mather, HCDD Manager: 503-655-8591 or at korenemat@clackamas.us

Mark Sirois, HCDD Manager: 503-655-8591 or at marksir@clackamas.us

Steve Kelly, Project Coordinator: stevekel@clackamas.us

Amy Council, Project Coordinator: acouncil@clackamas.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Clackamas County is an urban and rural county within the Portland/Vancouver metropolitan statistical area. Clackamas County is currently reaching out to non-profit agencies that provide services to vulnerable and underrepresented populations to expand agency capacity to provide more services in the county, particularly in rural areas. Clackamas County provides local, state and federal funding to non-profit housing developers to build, purchase and maintain assisted housing and services throughout the county. The County Health, Housing and Human Services Department currently provides the bulk of the social services, primary healthcare, behavioral health care, assisted housing services and public housing to low-income residents in 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(I))

Clackamas County Housing and Community Development Division (HCDD) 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 HCDD 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.

Local tax Metro Bond revenues for Supportive Housing Services (SHS) has greatly expanded the funds and services for affordable housing and homeless services in urban areas. SHS funds have also provided capacity building support to non-profit service providers. HCDD now has a new Supportive Housing Services (SHS) unit to coordinate all homeless services and housing assistance funded with local tax bond funds, Continuum of Care funds and Emergency Solutions Grant funds.

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.

HCDD consults directly with the county primary care health facilities and health services to coordinate services and projects. HCDD 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 HCDD 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. HCDD will continue to reach out to community groups that include civic and business leaders in the community.

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 (HCDD) personnel administer the Continuum of Care (CoC) annual renewal application process and the Homeless Management Information System (HMIS). The same HCDD provides CDBG, ESG and CoC funds to support homeless services and for the Homeless Point in Time (PIT) count of homeless persons. This year the count was conducted in coordination with Multnomah County and Washington County. Portland State University coordinated the count results and reporting to the 3-county Metro Region.

Clackamas County is collaborating with Multnomah and Washington Counties in an ambitious and needed effort to create a PSH Plan for the tri-county region. The Corporation for Supportive Housing (CSH – www.csh.org) is leading the process with consultants from Context for Action, who are leading the community engagement processes in Washington and Clackamas County. Clackamas County CoC, CSH and Context for Action will convene key stakeholders from Clackamas County to participate in an ad-hoc Technical Advisory Group (TAG) to review key data, identify key levers, and provide context expertise on the region.

Since implementation in 2021, the Supportive Housing Services (SHS) Measure has placed more than 2,800 people into housing and prevented evictions for more than 3,300 people in Clackamas County. Last fiscal year (July 1, 2024 – June 30, 2025), SHS programs placed 363 people (181 households) in permanent supportive housing, 423 people (191 households) in rapid rehousing, and prevented evictions for 3,793 people (1,821 households). The county surpassed all its quantitative housing goals under its SHS Annual Work Plan.

The county saw significant declines in chronic homelessness and among people aged 55 and older, a development county leaders called encouraging.

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

The HCDD staff coordinate the Continuum of Care monthly Housing Services Providers 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 2019.

HCDD 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 2022-2024 ESG funding recommendations were presented to the CoC Steering Committee and to the CoC Homeless Council (CoC) for discussion and review on March 10, 2022. 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 Children, Youth and Families Community Connections, 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 jurisdiction's 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	Housing PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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 reports to the H3S Department Director and coordinates housing activities and homeless services with the entire department including the Housing and Community Development Division. The anticipated outcomes are coordinated efforts to preserve, maintain and build affordable housing units for low income residents as well as coordinated social services, primary health care, mental health services, fair housing events and employment training.
2	Agency/Group/Organization	NORTHWEST HOUSING ALTERNATIVES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Housing Alternatives (NHA) is one of several 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	Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas Womens Services is an active participant in the homeless Continuum of care as well as a Coordinated Housing Access agency provider. The agency is one of a few victim services providers in our county.

4	Agency/Group/Organization	Northwest Family Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Family Services provides culturally specific homeless services in Clackamas County and contributes to the Continuum of Care homeless planning efforts.

5	Agency/Group/Organization	CLACKAMAS COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas County brings together numerous services to low-income, elderly, disabled and homeless people including housing, job training, health services, mental health crisis center and senior center services and meals on wheels to the elderly. 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. Consultation with the County Public Health Division on lead-based paint hazards is guided by State of Oregon Health Authority (OHA). If there is a complex case or child whose blood lead levels are not improving, an inspection of the home environment can be done, this is requested from OHA. OHA also provides the follow up on adult/occupational high lead level reports.
6	Agency/Group/Organization	CENTRAL CITY CONCERN
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides permanent housing services and housing through the homeless Continuum of Care.

7	Agency/Group/Organization	CASCADE AIDS PROJECT
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is the only provider in the metro Portland Area that provides services to persons with AIDS.
8	Agency/Group/Organization	LEGAL AID SERVICES OF OREGON
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Services of Oregon (LASO) is a partner of our Housing Rights and Resources program and included in all fair housing planning efforts LASO is a regional and statewide legal aid organization that is a partner with Clackamas County to provide training to housing agencies, tenants, landlords and the general public. LASO also provides eviction prevention services.

9	Agency/Group/Organization	STATE OF OREGON DEPARTMENT OF HUMAN SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This State of Oregon TANF agency is located in our county and actively participates in the homeless Continuum of Care planning, meetings and governance.
10	Agency/Group/Organization	LIFEWORKS NORTHWEST
	Agency/Group/Organization Type	Services-homeless Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides outreach and health services to homeless youth. This agency is part of the homeless Continuum of Care.
11	Agency/Group/Organization	MULTNOMAH COUNTY
	Agency/Group/Organization Type	Services-homeless Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clackamas County staff participate in the Fair Housing Advocacy Committee (FHAC) that sponsored by Multnomah County, Gresham, and the City of Portland to advocate for policies, strategies, and resources to affirmatively further fair housing throughout Multnomah County. FHAC meetings are open to the public and public testimony is invited. For more information, visit www.portlandoregon.gov/phb/fairhousing .
12	Agency/Group/Organization	URBAN LEAGUE
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Urban League of Portland has been invited to participate in homeless planning efforts in Clackamas County. The Urban League DCL Organizing Project is a capacity building project in the African American community, to maximize our community power to impact city, county and state institutions and elected bodies. The focus of the program has been to increase advocacy and civic engagement by organizing individuals, developing leaders, strengthening partnerships among African American and other communities of color.</p>

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

Not applicable.

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, Oregon	Homeless Services, programs and affordable permanent supportive housing development
Affordable Housing Bond Measures	Metro Council	Metro Council governs the local homeless bond revenues to fund affordable housing and homeless services in the Portland Metro area that includes Clackamas County.
Public Housing Plan	Housing Authority of Clackamas County	The PHA housing improvements and housing development efforts are included in the annual Action Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Tri-county Affordable Housing Strategy	Corporation for Supportive Housing	The City of Portland/Multnomah County Joint Office on Homeless Services received a grant from Metro to create a Permanent Supportive Housing (PSH) Plan for the tri-county region. The Corporation for Supportive Housing (CSH www.csh.org) will lead the process with a team of consultants. Using data driven strategies, CSH intends to engage in a multi-jurisdictional effort to determine approximately how much PSH is needed to greatly reduce chronic homelessness. In addition to the data, the project team will assemble a multi-jurisdictional steering committee to support affordable housing development efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Housing Authority of Clackamas County has developed a Local Implementation Plan to provide services to homeless and low-income households throughout the county with the Metro Bond Supportive Housing Services (SHS) funds.

Continuum of Care annual plans reduce homelessness by providing services to move homeless persons into permanent housing and in many cases with supportive services to reduce the re-occurrence of homelessness.

In 2023, the county launched its first ever coordinated outreach system, reinvigorated its coordinated entry system to become more responsive and efficient, and launched or expanded 20 service contracts spanning the entire continuum of services from outreach to permanent supportive housing. The county’s housing services system has had to re-adjust programs and services due to an anticipated 14% funding reduction as well as continued changes at the federal HUD program and funding level.

SHS funded programs generated remarkable outcomes that translate to lives saved and stabilized:

Since implementation in 2021, the Supportive Housing Services (SHS) Measure has placed more than 2,800 people into housing and prevented evictions for more than 3,300 people in Clackamas County. Last fiscal year (July 1, 2024 – June 30, 2025), SHS programs placed 363 people (181 households) in permanent supportive housing, 423 people (191 households) in rapid rehousing, and prevented evictions for 3,793 people (1,821 households). The county surpassed all its quantitative housing goals under its SHS Annual Work Plan.

AP-12 Participation – 91.105, 91.200(c)

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

Online and in person public meetings were held on October 23, 2024 and November 19, 2024 was held to answer any questions about grant applications and eligible activities. In 2025 a public meeting with the Board of County Commissioners was held on April 10th to accept public testimony on the 2025 Action Plan goals and projects.

For 2026, an online and in person public meeting was held in person and online on April 8th, 2026.

The results of the public participation process has confirmed program goals as properly aligned with community priorities for more homeless services, more affordable housing units and more services for vulnerable populations.

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)
1	Newspaper Ad	Non-targeted/broad community	See April 8, 2026 public hearing notes		All comments were accepted	
2	Public Meeting	Non-targeted/broad community Interested parties email list	April 8, 2026 Public Hearing with the HCDD staff to accept testimony		All comments were accepted and included in this plan in Attachment A	

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)
3	Public Meeting	Non-targeted/broad community	A regularly scheduled May 7, 2026 Board business meeting in the form of a public hearing.	No comments	All comments accepted	https://www.clackamas.us/meetings/bcc/business

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 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 homeless services 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, Clackamas County will have the option of charging reasonable and necessary staff and overhead support to the project as project-related soft costs. These may include:

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

- Staff and overhead costs related any of the above actions

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,118,695.00	100,000.00	0.00	2,218,695.00	0.00	Since 2026 is the last year of our Consolidated Plan there will be no additional funding until the next 5 year plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	908,186.03	50,000.00	0.00	958,186.03	0.00	Since 2026 is the last year of our Consolidated Plan there will be no additional funding until the next 5 year plan.

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	HMIS: Homeless Management Information Systems staffing and training	187,451.00	0.00	0.00	187,451.00	0.00	Since 2026 is the last year of our Consolidated Plan there will be no additional funding until the next 5 year plan.

Table 5 - Expected Resources – Priority Table

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

CDBG Program: Resources reasonably expected to be made available to supplement CDBG funds include local matching to be contributed by project sponsors. Matching contributions (cash or in-kind) equivalent in value to a minimum of 20% of the project cost are required by County policies. It is anticipated that funding available to finance community development activities from local matching sources will total at least \$250,000. CDBG anticipates approximately \$100,000 of program income per year from the Housing Rehabilitation program loan repayments. For the FY2025 CDBG Program income was \$125,103 as of March 2, 2025.

The Continuum of Care application process will renew over \$5,000,000 of funding annually for homeless services, programs and rent assistance for homeless individuals and families. A recent Youth Homeless Demonstration Project award for 3 projects was combined with the annual CoC annual application.

HOME Program Income

HOME Program Income (PI) is generated from the repayment of HOME loans that the county has made to affordable housing projects and first time home buyers. As provided for in the 2016 HOME Interim Rule, Clackamas County may 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, 2025, the county expended \$789,879 of Home Program Income. A balance of \$1,088,374 of program income has been allocated to the Clackamas Heights/Park

Place redevelopment project. In the FY25 program year to date, the HOME Program has received \$46,662 of program income.

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 100% using local and state homeless prevention funds (EHA) and local Supporting Housing Services (SHS) Metro tax revenue bond funds for homeless services. Limited ESG funds are used for HMIS: Homeless Management Information Systems staffing and training.

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

The County has developed a county owned land as a transitional housing facility of 24 housing pods for homeless individuals adjacent to an existing transitional housing facility.

The County public housing authority is redeveloping 200 units of public housing units on 2 properties to over 700 units of affordable housing in Milwaukie, Oregon and Oregon City, Oregon.

One of these properties formerly the Clackamas Heights will be redeveloped as the Park Place providing 200 units of new rental units available to former public housing residents and low income families.

Discussion

The Housing and Community Development Division (HCDD) 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: Any program income received will be re-allocated to multi-family housing projects that are under construction.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

1. Affordable Housing	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	HOME: \$958,186.03	Rental units constructed: 10 Household Housing Unit
2	Housing Rehabilitation	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing	CDBG: \$894,956.00 HOME: \$.00 ESG: \$.00	Homeowner Housing Rehabilitated: 70 Household Housing Unit
3	Public Services	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$220,000.00 ESG: \$187,451.00	Public service activities other than Low/Moderate Income Housing Benefit: 440 Persons Assisted
4	Public Facilities	2022	2026	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$680,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1030 Persons Assisted

1. Affordable Housing	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH 1 Increase and preserve affordable housing	2022	2026	Affordable Housing	Countywide	Affordable Housing	CDBG: \$.00	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Other: 1 Other
6	AFH 2 Expand Fair Housing Outreach Education	2022	2026	Non-Housing Community Development	Countywide	Non-housing Community Development	CDBG: \$.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	AP35 Project #11 HOME Funds for multifamily housing project TBD: \$817,367 AP35 Project #10 HOME Administration \$90,818.03 Anticipated \$50,000 of program income For a total of \$958,186.03 in HOME funds.

2	Goal Name	Housing Rehabilitation
	Goal Description	AP35 Project #1 is \$594,956 for Housing Rehabilitation. 50 households AP35 Project #3 is for \$200,000 for Critical Repair Grants. 20 households \$100,000 of program income For a total of \$894,956
3	Goal Name	Public Services
	Goal Description	#7 Clackamas County Housing Rights and Resources: \$125,000. 500 ppl served #8 Clackamas County Employment Investment Program: \$55,000. 20ppl served #9 Boost Childcare Services assistance \$40,000. 20 ppl served #12 Emergency Solutions Grant services and admin \$187,451 Public Services for a total of \$407,451
4	Goal Name	Public Facilities
	Goal Description	AP35 Project #4: Red Lodge Sacred Hoop transitional housing \$200,000 AP35 Project #5: Clackamas Womens Services Shelter Village \$180,000 AP 35 Project #6: NCSD Wichita Center Improvements \$300,000 A total of \$680,000
5	Goal Name	AFH 1 Increase and preserve affordable housing
	Goal Description	AFH Goal with no funding

6	Goal Name	AFH 2 Expand Fair Housing Outreach Education
	Goal Description	AFH Goal with no funding. Reported in Goal 3 Public Services. Housing Rights and Resources \$125,000

Projects

AP-35 Projects – 91.220(d)

Introduction

These projects were awarded in February 2025 after a competitive application process conducted in November and December of 2024.

HUD allocations for the CDBG, HOME and ESG programs were published on April 6, 2026.

CDBG (non-Public Services) – \$350,000

CDBG (Public Services) – \$220,000

CDBG Housing total \$894,956

Housing Rehabilitation Program: \$594,956 Critical Home Repairs program: \$200,000, Program Income: \$100,000

HOME Program – \$908,186 + \$50,000 of program income for a total of \$958,186.

ESG Program – \$14,058 for grant admin and \$173,393 for a total of \$187,451.

Projects

#	Project Name
1	FY26-27 Housing Rehabilitation Program
2	FY26-27 CDBG Grant Administration
3	FY26-27 Critical Home Repair
4	FY26-27 Red Lodge Healing Sacred Hoop
5	FY26-27 Clackamas Womens Services Shelter Village
6	FY26-27 NCSD Wichita Center Improvements
7	FY26-27 Housing Rights and Resources
8	FY26-27 Employment Investment Program
9	FY26-27 Boost In-home Childcare Services
10	FY26-27 HOME Grant Administration
11	FY26-27 HOME Multifamily Housing Project
12	FY26-27 ESG Program Administration

Table 7 - Project Information

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

These Program Year 2026 projects and activities were recommended for approval and awarded in February 2025 after a competitive application process conducted in November and December of 2024.

For Program year 2026 ten (10) projects were funded from a total of 26 Community Development Block Grant proposals. Projects and public services were either fully or partially funded.

AP-38 Project Summary
Project Summary Information

1	Project Name	FY26-27 Housing Rehabilitation Program
	Target Area	Countywide
	Goals Supported	Affordable Housing Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$594,956.00
	Description	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to low income households throughout Clackamas County.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 low income households will benefit from this activity.
	Location Description	Countywide
	Planned Activities	Housing Rehabilitation Programs provide needed home-repair low interest loans and grants to low income households throughout Clackamas County.
2	Project Name	FY26-27 CDBG Grant Administration
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$423,739.00
	Description	CDBG grant administration, planning, monitoring and reporting.
	Target Date	9/1/2028
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	CDBG grant administration, planning, monitoring and reporting.
3	Project Name	FY26-27 Critical Home Repair
	Target Area	Countywide

	Goals Supported	Housing Rehabilitation
	Needs Addressed	
	Funding	CDBG: \$200,000.00
	Description	Grants for critical repairs to mobile homes in MFH parks for homeowners with incomes up to 50% of Area Median Income (AMI).
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	20 low income households will benefit
	Location Description	Countywide
	Planned Activities	20 Grants for critical repairs to mobile homes in MFH parks for homeowners with incomes up to 50% of Area Median Income (AMI).
4	Project Name	FY26-27 Red Lodge Healing Sacred Hoop
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$200,000.00
	Description	Purchase and remodel of a residential treatment facility for homeless men leaving prison or behavioral health facilities
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	10 low income clients per year will benefit from this facility
	Location Description	TBD
	Planned Activities	Purchase and remodel of a residential treatment facility for homeless men leaving prison or behavioral health facilities
5	Project Name	FY26-27 Clackamas Womens Services Shelter Village
	Target Area	Countywide
	Goals Supported	Public Facilities
	Needs Addressed	Homeless Assistance

	Funding	CDBG: \$180,000.00
	Description	Fund necessary infrastructure improvements, interior renovations, and annex building reconstruction for CWS's Village Emergency Shelter, a public facility serving victims of domestic violence who are experiencing homelessness.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	10 additional victim families will benefit from these improvements
	Location Description	Confidential
	Planned Activities	Fund necessary infrastructure improvements, interior renovations, and annex building reconstruction for CWS's Village Emergency Shelter, a public facility serving victims of domestic violence who are experiencing homelessness.
6	Project Name	FY26-27 NCSD Wichita Center Improvements
	Target Area	Countywide
	Goals Supported	Public Facilities
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$300,000.00
	Description	Improvements to a low income and homeless services facility to enhance the safety, functionality, and accessibility to the site. This building operates as a multi-function that serves the low-moderate income community members.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	500 low income households will benefit from this public facility improvements project
	Location Description	A residential neighborhood in Milwaukie Oregon
	Planned Activities	Improvements to a low income and homeless services facility to enhance the safety, functionality, and accessibility to the site. This building operates as a multi-function that serves the low-moderate income community members.
	Project Name	FY26-27 Housing Rights and Resources

7	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$125,000.00
	Description	Information and referral by the Housing Rights & Resources which is a partnership between Clackamas County Social Services, Legal Aid & Fair Housing Council to promote fair housing & furthers housing opportunity for all.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	500 low income households will benefit from this public service
	Location Description	Countywide
	Planned Activities	Information and referral by the Housing Rights & Resources which is a partnership between Clackamas County Social Services, Legal Aid & Fair Housing Council to promote fair housing & furthers housing opportunity for all.
8	Project Name	FY26-27 Employment Investment Program
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$55,000.00
	Description	The Clackamas County Employment Investment Program (CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	20 disabled low income people will benefit from this public services
	Location Description	Countywide
	Planned Activities	The Clackamas County Employment Investment Program (CCEIP) assists low-income Clackamas County residents with significant barriers to employment on their path to self-sufficiency.

9	Project Name	FY26-27 Boost In-home Childcare Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$40,000.00
	Description	Technical Assistance to qualified in-home childcare businesses within the County.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	10 households will benefit from the public service
	Location Description	Countywide
	Planned Activities	Technical Assistance to qualified in-home childcare businesses within the County.
10	Project Name	FY26-27 HOME Grant Administration
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$90,819.00
	Description	HOME Program grant administration, reporting and monitoring
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Countywide
	Planned Activities	Home Program grant administration
11	Project Name	FY26-27 HOME Multifamily Housing Project
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$817,367.03

	Description	HOME Multifamily rental housing project to be determined
	Target Date	9/30/2030
	Estimate the number and type of families that will benefit from the proposed activities	10 households will benefit from this affordable housing project
	Location Description	Countywide
	Planned Activities	HOME Multifamily rental housing project to be determined
12	Project Name	FY26-27 ESG Program Administration
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$187,451.00
	Description	Emergency Solutions Grant Administration, data collection, reporting and monitoring
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	County wide
Planned Activities	Emergency Solutions Grant Administration, data collection, reporting and monitoring	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance is directed throughout this rural and urban county. No geographic areas in Clackamas County were targeted.

The 2025 median annual income for the Portland-Metro MSA, which includes Clackamas County, is \$124,100 for a household of 4 people. Low income (50% of AMI) persons and households have an income of less than \$62,050 per year or \$5171 per month for a family of 4. For a single person the median income per year is \$83,460. A low income adult person would have an income of less than \$43,450 per year or less than \$3,620 per month.

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

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

Geographic Distribution

Target Area	Percentage of Funds
Countywide	90

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Homelessness has increased and there still a high demand for affordable housing in the Portland Metropolitan area including Clackamas County. In 2023, the State of Oregon has declared a homelessness housing emergency and has allocated funding for these efforts. Local initiatives to fund

affordable housing and homeless services will provide services and rent assistance. The Housing and Community Development Division will coordinate efforts with local Supportive Housing Services (SHS) funds, the Continuum of Care, HOME funds, state funding and Emergency Solutions Grant funds to increase efficiency and effectiveness of housing services and affordable housing projects.

In recent years HOME funds have been loaned to re-develop 2 public housing properties redeveloping 200 PHA units to build over 750 units of affordable housing in Milwaukie and Oregon City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clackamas County Housing and Community Development Division has 2 projects and 2 grants that support affordable housing. The Housing Rehabilitation project will be funded with CDBG funds to assist at least 70 households per year. HOME funds will assist 10 households per year through building new units and/or preserving existing units.

Specific Projects in Program year 2026:

- Housing Rehabilitation Program and Critical Repair Grants 50 units
- HOME Multifamily housing - (Projects TBD) 10 units for homeless and special needs.

Vulnerable population numbers are increasing rapidly in Clackamas County. The projects and services listed in this plan will very likely be adjusted to meet this increased demand for services.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	50
Special-Needs	5
Total	60

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	60

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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

Starting February 25, 2026, the Oregon State Historic Preservation Office (SHPO) will respond to all requests for project review for new housing and new housing-related infrastructure within 15 calendar

days.

The Oregon SHPO has implemented an expedited review process for new housing projects to help agencies move forward quickly while complying with federal and state cultural resource laws. SHPO's effort is in response to Governor Tina Kotek's directive to increase housing production by 30,000 units annually over the next decade, a goal that requires unprecedented coordination among state agencies. To support this effort, SB 1537 established the Housing Accountability and Production Office (HAPO), jointly administered by the Department of Land Conservation and Development and the Building Codes Division, to accelerate housing development statewide. The Oregon SHPO participates in the working group of state agencies addressing Oregon's housing needs.

New housing includes creating one or more units within existing housing such as attached or detached Accessory Dwelling Units (ADUs), converting buildings to residential use, and new construction. Housing-related infrastructure includes road, utility, and stormwater projects required for new housing that is permitted or under construction. Projects that improve existing housing or infrastructure not directly tied to permitted or under construction new housing will be reviewed within 30 calendar days. Review processes and timelines administered by Tribal governments and federal, state, and local agencies remain unchanged.

To ensure expedited review, agencies submitting new housing or housing infrastructure projects must enter "SHIP" as the first word in the "Your Project Name" field on the OR SHPO Submittal Form and Email Subject Line. Submissions without "SHIP" in the title will be reviewed within 30 calendar days. More information about the submission process and staff contact information is on the SHPOs website: <https://www.oregon.gov/oprd/OH/pages/projectreview.aspx>.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Clackamas County (HACC) is a part of the county's Housing and Community Development Division (HCDD) within the Health, Housing and Human Services (H3S) Department.

The Housing Authority of Clackamas County administers the voter-approved Metro Affordable Housing bond program for Clackamas County and is leveraging these funds to increase affordable housing production within the metro-eligible region of Clackamas County. HACC is also utilizing Metro Affordable Housing Bond funds to reposition and re-develop HACC's aging Public Housing portfolio.

The first bond-funded affordable housing project opened in June of 2022 and added 48 units of permanent supportive housing to the inventory in Clackamas County. The second bond funded project opened in the fall of 2022, adding 99 units of affordable housing, including 25 units reserved for those exiting homelessness or at risk of becoming homeless including youth exiting the foster care system. In 2023 and 2024, three bond-funded projects opened totaling 413 new affordable units. In 2025, three bond-funded projects opened totaling 213 new affordable units. In 2026, HACC expects to open 197 new bond-funded affordable units and break ground on 118 new units. In 2027, HACC expects to open 219 bond-funded units and break ground on 65 new units.

HACC successfully relocated residents who resided in the first phase of the Hillside Park redevelopment, and broke ground on the Phase 1 construction in the summer of 2024. The first building in Phase 1, Blossom & Community Apartments, opened in 2025. The other two buildings in Phase 1 are in construction and expected to open in early 2026. HACC is currently relocating residents from the second phase of Hillside Park, with nearly half of the Phase 2 households opting to move into the newly built units at Blossom & Community Apartments. Once relocation is complete, the first buildings to be constructed in Phase 2 will break ground in June 2026. Once the Hillside Park Redevelopment is complete, it will include over 500 new affordable units where 100 obsolete public housing units once stood.

HACC successfully relocated residents from Clackamas Heights in preparation for the Clackamas Heights redevelopment. HACC broke ground on the redevelopment in late 2025. Once complete, the new development will include 200 new units of cottage cluster affordable housing. All residents relocated from Clackamas Heights and all residents residing at Oregon City View Manor will be given the first priority to move into a new unit at the redeveloped Clackamas Heights property once construction is completed in fall 2027.

In 2024, the Housing Authority received approval for its scattered site disposition strategy from the Board and subsequently from HUD. The Housing Authorities approved repositioning plan identifies three different categories of sale.

1. Sale to a Community Land Trust (CLT) partner to provide affordable homeownership opportunities,
2. Sale to Community Based Organization (CBO) under restrictions that meet the county's goal to

- expand recovery-oriented infrastructure, and finally
- 3. Public sale at market value.

Prior to the start of disposition, the Housing Authority owned 145 scattered site public housing units located across Clackamas County.

- Approximately 75 scattered site homes have been identified to be sold as affordable homeownership opportunities through a community land trust model.
- Approximately 10 homes have been reserved for recovery-oriented infrastructure sales.
- The remainder, approximately 60 homes, have been identified for public sale.

To date, HACC has sold 13 homes via public sale at market value. Of these 13 sales, two homes were sold to public housing residents who participated in HACC's Home Savings Program.

In 2026 and 2027, HACC expects to sell the rest of its scattered site portfolio under the three categories of sale identified above.

HACC continues to expand available vouchers through additional HUD awards, the locally funded Regional Long Term Rent Assistance (RLRA) program and the state funded Long Term Rental Assistance (LTRA) program. In addition, HACC is expanding its resident services program to include voucher participants needing additional support for housing stabilization.

HACC became a Moving to Work (MTW) agency as part of the Asset Building Cohort and will be expanding their credit building program to select project-based voucher properties and continuing to assist families in homeownership through the Home Savings program.

Actions planned during the next year to address the needs to public housing

- Provide resident service coordination and case management services.
- Provide opportunities for residents to engage in asset building, including the Home Savings homeownership program and expansion of the rent reporting for credit building program and other strategies for achieving greater financial stability.
- Provide Peer Support Services to vulnerable residents with challenges around mental health and addiction.
- Coordinate with local Workforce organizations to connect residents with employment and training opportunities.
- Coordinate with CTEC Youth Services to provide unengaged teens with mentoring, employment

and education opportunities.

- Provide eviction prevention services to residents participating in HACC programs.
- Encourage resident participation and leadership within the community.
- Operate community gardens and nutrition education programs.
- Manage two monthly Free Food Markets in partnership with the Oregon Food Bank
- Maintain and manage community computers available for resident use.
- Promote resident engagement and leadership through the HACC Resident Advisory Board.
- Promote available community resources and opportunities available to residents through a quarterly newsletter.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Through the Moving to Work (MTW) Asset Building Cohort program, HACC will continue to expand their credit building program and homeownership savings program. HACC enrolled 25 families into the homeownership program, which includes a savings account to be used towards the purchase of a home at the end of the twenty-four-month period. HACC targeted households making \$40,000 or more per year, families enrolled in the FSS program, scattered site families, and residents participating in the ROSS and/or IDA programs. As of March 2026, 13 families have successfully purchased homes through the program.

HACC offers a range of economic empowerment strategies to assist public housing residents to become economically self-sufficient.

Under the HUD Resident Opportunity for Self-Sufficiency Grant (ROSS), HACC has a full-time Service Coordinator available to coordinate supportive services and other activities designed to help residents attain economic and housing self-sufficiency.

Effective Partnership with Regional Workforce Agencies Connecting Residents to Employment and Training Opportunities: HACC collaborates with regional work force agencies including the Clackamas Workforce Partnership, Children, Family and Community Connections of Clackamas County and WorkSource to connect residents with employment and training opportunities. Through these collaborative partnerships residents get basic soft skills instruction, participate in workshops and get support in job search activities, have opportunities to participate in paid on the job training, and access training in targeted high growth industries such as construction, manufacturing, health care and technology.

Asset Building through Individual Development Accounts: Through the IDA program, HACC residents are provided with the opportunity to save for post-secondary education, to grow a business or to

purchase a home using an IDA matched savings account. IDA matched savings accounts match every \$1 a participant saves with \$3. IDA savers must complete a 10-hour financial education workshop where they learn about budgeting, credit repair and credit building, debt management and avoiding predatory lending. IDA savers are also required to complete 6 hours of asset specific training related to their goal. Through the IDA program, residents are also linked to other financial empowerment resources such as free tax preparation sites, referrals to non-profit credit counseling agencies, home ownership counseling and opportunities to access low-interest emergency loans. HACC residents are also provided information about the Clackamas Homebuyer Assistance Program, a HOME funded down payment assistance program. By providing access to the IDA Program, Clackamas County encourages public housing residents to participate in homeownership.

HACC encourages residents to engage in leadership 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 and policies. The RAB is also consulted for input and approval of any significant amendment or modification to the Annual Plan. A member of the RAB has a permanent seat on the County's Housing Advisory Board.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of Clackamas County (HACC) is not designated as a troubled PHA.

Discussion

Regional Affordable Housing Bond

The Housing Authority of Clackamas County (HACC) is the recipient of \$127.5 million dollars for the development and acquisition of new affordable housing units within the urban growth boundary of Clackamas County. This allocation is part of a larger regional allocation of bond resources through the Metro Regional Affordable Housing Bond approved by voters in the tri-county area (Clackamas, Multnomah, Washington) in 2018. The timeline for expenditure of the bond resources for qualifying units is over eight (8) years.

HACC continues to work with its Housing Advisory Board (HAB) to provide affordable housing policy guidance to the Housing Authority and the Board of County Commissioners. The HAB is currently a staff-led body with up to 11-members that convenes quarterly to discuss topics and issues pertaining to the development, preservation, and promotion of affordable housing of all types in Clackamas County. The HAB assists HACC in review and selection of eligible bond projects.

To date, the Housing Authority has obligated all of its Metro Affordable Housing Bond allocation and surpassed its production goals under the Bond by over 50%. Clackamas County has approximately 773 bond-funded units complete and in operation, 298 units in construction, and 183 units in pre-

development.

Metro-area voters passed the Supportive Housing Services (SHS) measure¹ in 2020, funding a continuum of housing services to address homelessness at scale. Clackamas County's Local Implementation Plan (LIP)² details the SHS program goals and commitments, and Annual Work Plans are submitted to Metro each year outlining detailed annual goals. The continuum of services funded through SHS includes eviction prevention, outreach, emergency and transitional shelter, housing navigation and placement, rapid rehousing, permanent supportive housing, and rental assistance for individuals and families in our community experiencing or at risk of homelessness. SHS funds, first made available in 2021, represent a historic investment in these services and are proving effective: in five years, the rate of homelessness in Clackamas County has decreased by 65%.

Data Sources:

<https://www.oregonmetro.gov/public-projects/supportive-housing-services-tax>

<https://dochub.clackamas.us/documents/drupal/72f5e8e7-d1b9-4fc5-bb11-2877a9934363>

<https://www.clackamas.us/news/2024-02-22/homelessness-decreases-by-65-in-clackamas-county>

The Housing Authority serves as the Regional Long-term Rental Assistance (RLRA) administrator for the county and through its funding, will continue to expand resident services programming for Public Housing and the Housing Choice Voucher program. The Housing Authority in collaboration with the County is working to ensure those needing additional support for housing stabilization and eviction prevention get the support they need regardless of the type of voucher they have, state, federal or RLRA.

¹ <https://www.oregonmetro.gov/public-projects/supportive-housing-services-tax>

² <https://dochub.clackamas.us/documents/drupal/72f5e8e7-d1b9-4fc5-bb11-2877a9934363>

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

Introduction

The H3S Housing and Community Development Division (HCD) assists with planning for homeless services and other special needs activities through its partnerships with non-profit service providers, the Social Services Division, Continuum of Care (CoC), the Housing Authority of Clackamas County (HACC) public housing agency. Activities include: CoC coordination, Homeless Point in Time (PIT) count, ESG coordination, CoC Homeless Outreach and Discharge Planning.

Housing Assistance for Alcohol and Drug Recovery: The Behavioral Health Division (BHD) of Clackamas County has developed supportive housing for those in alcohol and drug recovery. BHD, through CODA, has implemented housing assistance and services program for Clackamas County residents in alcohol and drug recovery. The program has three main components: substance abuse recovery, finding any retaining permanent housing, and increasing income by connecting people with benefits and/or employment options. Direct client dollars can be used for, but not limited to, moving costs, rent assistance, application fees, deposits, and paying off previous debts. The target population for this program is individuals participating in alcohol and drug recovery at or below 50% Median Family Income, homeless, or at risk of homelessness. BHD will also utilize state general fund A&D dollars to assist people who are homeless in obtaining recovery housing such as Oxford housing.

Since implementation in 2021, the Supportive Housing Services (SHS) Measure has placed more than 2,800 people into housing and prevented evictions for more than 3,300 people in Clackamas County. Last fiscal year (July 1, 2024 – June 30, 2025), SHS programs placed 363 people (181 households) in permanent supportive housing, 423 people (191 households) in rapid rehousing, and prevented evictions for 3,793 people (1,821 households). The county surpassed all its quantitative housing goals under its SHS Annual Work Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Households with children: Clackamas County (CC) Coordinated Housing Assistance (CHA), our CE program, conducts outreach to families w/children. Orgs throughout CC are trained to help families access CHA. Outreach is provided by agencies such as State Department of Human Services, WIC, and rural service-provider meetings. CHA fliers are provided throughout CC. All homelessness prevention/diversion services are incorporated into CHA. The CoC includes Prevention, Diversion, ES, RRH and PSH for families w/children

Survivors of domestic violence: Programs for DV survivors are integrated into CHA. Survivors are assessed by the CHA DV door, including rural outreach. Survivors access all CHA programs using a

confidential code-name to access mainstream housing programs. The CoC includes prevention, diversion, ES, RRH, and PSH projects for DV survivors and their families. **Unaccompanied youth:** \$268,182 annually in YHDP funding has been invested toward a diversion project, intended to assess the needs of unaccompanied youth and young adults (YYA) experiencing homelessness or housing instability. Both agencies providing these services (Northwest Family Services and Ant Farm Youth Services) are trusted among both YYA-serving agencies and YYA experiencing homelessness and housing instability. The partnership reaches urban and rural parts of the County, utilizes Youth Peer Support Specialists, provides diversion services, conducts Coordinated Entry Assessments, and connects YYA to permanent housing options, as needed. The CoC also includes prevention and TH for unaccompanied youth. YHDP and CoC also fund two Joint Component TH-RRH projects, which work closely with the diversion project.

Unsheltered/persons who sleep in places not meant for habitation: Two service centers provide hot meals, clothing, medical services, and severe weather shelter. CHA screeners conduct weekly outreach at both locations. CHA system coordinates with staff at these two sites, and the Outreach Connections subcommittee to the CoC, to screen unsheltered populations, and to locate them when a slot becomes available in a housing program. This has been extra challenging work during the pandemic, but the community continues assessing those who are highly vulnerable and sleeping outside. At one service center site, staff were trained to conduct CE with participants as they utilize services. CC has plans to expand this model. In FY 24-25 HCDD contracted with seven outreach providers to connect people to housing services through CHA and meet other urgent needs. Additionally, monthly case conferencing meetings are attended by street outreach programs to identify people on the by-name list for housing and other services.

Homelessness among veterans: Veterans are screened through CHA for all CHA programs. A veteran outreach worker conducts CHA assessments throughout the community. The VA, VSO, SSVF staff, VASH staff, veteran outreach worker, and many other veteran-specific providers, meet regularly to work a veteran by-name list. CC is part of an SSVF grant and coordinates internally and with a nonprofit provider for outreach, homeless placement and homeless prevention. . SSVF and VASH are incorporated in the CHA system. As of November 2025, 160 veteran households have been housed utilizing 196 vouchers, with 36 vouchers in active lease-up. HACC continues to ensure full utilization and has applied for additional vouchers in 2026 to expand housing access and strengthen support for veterans experiencing homelessness. CC Social Services Division also has a veteran's specific outreach staff member.

CC has seen a steady drop in veteran homelessness with Veteran-specific PSH access, and the success of several other Vet-specific PH programs. CC is working toward functional zero for veteran homelessness.

CC operates prevention, diversion, emergency housing, RRH and PSH for homeless veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

The activities to address emergency shelter needs within the County will be funded through the local funded Supportive Housing Services (SHS) program. The FY 2026 ESG allocation of approximately \$187,451 will be supplemented by matching funds at least equal to its amount. Activities to address Emergency Shelter needs within CC are supported with CoC, state, local, and foundation funds. CC's now providing a hotel shelter as a base to get more people into services and housing.

The County is also exploring using federal and state funding to purchase and or operate a larger non-congregate emergency shelter and/or transitional shelter. The Veterans Village transitional shelter community offers 24 beds to support veterans experiencing homelessness, providing them with a safe and stable environment on their path to housing. Veterans Village has sheltered 53 veterans with 18 of these sheltered participants moving to permanent housing directly from the Village in fiscal year 2024-2025. Clayton Mohr Commons is a project constructed by Northwest Housing Alternatives and case managed by Do Good Multnomah has 24 units available for veterans and it is currently housing 29 individual's total.

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

The county's new Supportive Housing Services (SHS) program will be directing funds and new services to all homeless persons including chronically homeless.

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

Chronically homeless individuals and families: The SHS program has substantially increased beds and services for people experiencing homelessness. Since implementation in 2021, Clackamas County has placed 930 households into new permanent supportive housing. Outreach teams work to identify and complete CHA assessments with CH households to shorten length of time homeless. CC implements move-on strategies to assist CH households in graduating out of PSH, accessing affordable housing, and reducing returns to homelessness. Move-on strategies include creating Housing Choice Voucher preferences for PHS graduates and partnerships with affordable housing providers.

Families with children: Clackamas County has housing projects to allow for an easier transition to independence with 696 beds for homeless families with children. System-wide prevention and diversion

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

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

Unaccompanied Youth: Clackamas County provides 124 beds for Youth Households, including over 60 beds in Transitional Housing-Rapid Rehousing (TH-RRH) joint component programs funded through CoC and YHDP. The YHDP initiative expanded youth-specific diversion efforts and CHA access to serve more youth and reduce the time they experience homelessness, with local tax measure funding (Metro Supportive Housing Services) increasing youth housing services over the last couple of years. Youth-specific housing programs, including prevention/diversion, TH, and Joint Component TH/RRH, include wrap-around case management and access to a youth-specific employment specialist to help youth households make the transition to permanent housing. Prevention/diversion programs prevent youth households from becoming homeless in the first place and from returning to homelessness.

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

These Discharge policies are continually being re-evaluated:

Foster Care: The Oregon Department of Human Services (DHS), dictates the Foster Care Discharge Policy in which the County actively participates. DHS refers youth in need to CHA for access to all CoC programs for a Life Skills/Transition Readiness Assessment. This results in: 1. Identification of resources and linkages needed to assist the child in transitioning to independent living, including life skills, housing subsidies, college tuition, and health insurance and 2. Preparation of an individualized Comprehensive

Transition Plan which must be approved by a Family Court Judge every 6 months until the youth is successfully transitioned to independent living. Monthly coordination meetings take place with HCDD and ODHS to increase coordination. Additionally, ODHS participates in weekly case conferencing.

Foster youth can access Chafee rental subsidies, CoC programs, and FYI vouchers to secure housing. YHDP planning is coordinated with DHS to ensure services meet the needs of youth transitioning from foster care who are homeless or at-risk. They can secure tuition-free access to a state college along with Chafee grants to assist with room and board. Youth with developmental disabilities and/or mental illness exiting the foster care system receive services including options such as adult foster care and supported housing based on unique client needs. These options are designed to ensure that youth exiting foster care are not discharged to homelessness.

Health Care: Discharge planning for low-income and disabled people has historically resided with the State Medicaid program. With 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. Hospital systems and health care providers have begun to better coordinate with CoC on resource sharing and homeless services provision. Healthcare representative(s) attend weekly case conferencing meetings. **Health and Housing Case Conferencing (HHCC):** connects people receiving homeless services to primary care, specialist care, behavioral healthcare, long-term care services, health insurance, and more. In Clackamas County, 124 households have been connected to care through HHCC since inception. **Medical Respite Care:** supporting and expanding programs for houseless people discharging from the emergency room or inpatient hospital stays, who need a safe and stable place to heal and recover. Clackamas County's first program is starting later this year, operated by a community provider.

Mental Health (MH): The Discharge Policy for persons being discharged from a MH facility is ensured by CC Behavioral Health (CCBH). As part of Health Share, the area's Medicaid CCO, CCBH has both financial and clinical incentives to ensure that no residents are discharged from a psychiatric hospital without housing and services. In addition, Oregon is under a U. S. DOJ 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, monitored and enforced by the State, requires adults leaving a psychiatric hospital be housed consistent with their level of care needs and wants. MH representative(s) attend weekly case conferencing meetings. The Clackamas County Behavioral Health Retention Team has launched this year, and is supporting housing stability for individuals with complex behavioral health needs. Health & Housing Liaison Services have been launched, intended to service individuals who have behavioral health needs, are over 65, or have intellectual or developmental disabilities. This will support

homeless and at-risk residents secure permanent housing.

Corrections: The effort to structure community re-entry for inmates is a mandate by the Clackamas County Sheriff's Office (CCSO). The Transition Center is an all-in-one location providing services to people leaving jail or prison. Transition Center services include assistance in: housing, employment, mentors, mental health, benefits enrollment, education, and parenting and addiction treatment services. Because community safety is its 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. Corrections representative(s) attend weekly case conferencing meetings.

Discussion

Our Jurisdiction receives no HOPWA funding.

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

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

Introduction:

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

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

Preventing and treating homelessness, expanding access to affordable housing, and maximizing service impacts is critical in our efforts to alleviate poverty and ensure the safety, health, and security of our residents.

Clackamas County has identified the following values that should be reflected in any housing-related program.

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

- Ensure fair housing practices
- Increase affordable housing in areas with existing underserved diverse populations throughout Clackamas County

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

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

Access to affordable and adequate housing for households with lowest incomes has been restricted over the years. Since 2000, median renter income in the U.S. has fallen relative to contract rents. Utility costs have been increasing, as has the price of commuting to work. Quality of housing, particularly at the lowest rent levels, is at risk if property owners do not have assets to maintain units. The result is that

lowest income tenants, in addition to the burden of finding housing at all, may be forced to live in unsuitable or unsafe housing.

A range of suitable housing choices should ideally be available to fit the entire range of household incomes, providing choices for all residents, including those who work in the community.

Clackamas County Planning and Zoning conducted community meetings and public meetings in 2021 and 2022 to amend the County's zoning ordinance to incorporate Middle Housing, which included zoning codes for housing cottage clusters. Those amendments were implemented in ZDO Section 845 – Triplexes, Quadplexes, Townhouses, and Cottage Clusters ZDO 845, along with ZDO Section 1105 – Subdivisions, Partitions, Replats, Middle Housing Land Divisions, Condominium Plats, and Vacations of Recorded Plats: ZDO 1105

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

Discussion:

No additional information.

AP-85 Other Actions – 91.220(k)

Introduction:

Clackamas County Housing and Community Development Division (HCDD) proposed the following actions in program year 2026-27 that address obstacles to meeting underserved needs, foster and maintain affordable housing, develop institutional structure, encourage public housing residents to become more involved in management and encourage public housing residents to attain home ownership.

HCDD continues to request proposals from housing development organizations for the development and preservation of multi-family affordable rental housing projects that serve lower income households. Funding available to support these activities included: HOME funds, Housing Choice Vouchers and Public Housing Replacement Funds. HCDD now has a Housing Development Team to allocate local affordable housing tax bond funds to support production of affordable multi-family and service enriched housing units.

In FY2026 potential special needs housing projects include: The Housing Rehabilitation Program, Critical Home Repairs Project, and the Clackamas Heights/Park Place Redevelopment Project and other projects funded with HOME and local tax bond funds that are yet to be determined. The Hillside Park and the Park Place projects are funded with prior year HOME funds.

Actions planned to address obstacles to meeting underserved needs

Clackamas County HCDD will address obstacles to meeting underserved needs in FY2026 through these activities:

1. Leverage available program funds by requiring sponsor contributions (match funds).
2. Seek additional funding from public and private sources to finance program activities.
3. Continue a program to assist renters and homeowners who need safety and accessibility adaptations in order to remain in their own homes.
4. Promote and assist the development of additional transitional housing which will be available to low- and very low-income individuals and families.
5. Promote and assist the development of affordable housing which will be available to very low, low-, and moderate-income individuals and families.
6. Increase capacity to assist Homeless Families with Children - Housing Authority Metro Supportive Housing Services program funds.
7. Maintain program policies to create a 15 percent set-aside in all new affordable housing

developments specifically to assist the targeted special needs populations.

Actions planned to foster and maintain affordable housing

HOME funds will be used primarily to develop affordable housing units for rental by low-income individuals and families.

HCDD ensures that HOME-assisted rental housing remains affordable by monitoring projects during the period of affordability for compliance with the HOME regulations at 24 CFR Part 92.

HCDD staff will continue to monitor affordable housing projects during affordability periods as well as extended affordability periods according to each HOME Loan agreement.

Actions planned to reduce lead-based paint hazards

Clackamas County HCDD contracts with a professional firm to provide lead based paint (LBP) hazard evaluation services at no cost to the owners and renters participating in its housing rehabilitation program. Identified LBP hazards are addressed in a manner consistent with procedures approved by HUD, the State Health Division and the Department of Environmental Quality. HCDD does not anticipate using HOME funds for its housing rehabilitation program in the next year. Any HOME-funded project will be new construction and will not involve lead-paint hazards.

Actions planned to reduce the number of poverty-level families

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

SSD program activities include:

- Participation as one of the four lead agencies on the regional steering committee for the Rent Well tenant education program.
- Maintain the Housing Rights and Resources Program which responds to the general public regarding emergency housing, fair housing and housing discrimination, landlord-tenant concerns, low-cost housing, rent assistance and a variety of other housing-related issues.
- Maintain a contractual relationship with Legal Aid Services of Oregon and the Fair Housing Council of Oregon to support the delivery of Fair Housing services to Clackamas County residents. This contractual relationship hastens service delivery for people experiencing potential discrimination

and/or fair housing violations.

Actions planned to develop institutional structure

The Housing and Community Development Division (HCDD) coordinates efforts with the Social Services Division (SSD) to develop institutional structure to strengthen the services system in Clackamas County.

The Clackamas County Social Services Division (CCSSD) serves as the community action agency representing Clackamas County. As a community action agency, CCSSD is tasked with identifying strategies alleviate the conditions of poverty and providing services to low-income individuals and families to support the path toward self-sufficiency. CCSSD is guided in its work by the nine-member Community Action Board (CAB).

SSD programs include:

- Operation of the State of Oregon Housing and Community Services Rent Assistance Program.

- Initial screening and intake for families wanting to enter two interfaith hospitality shelter networks (Aurora and LOTSM).

- Local administration of the state Emergency Housing Account (EHA). These funds support case management to families accessing the two interfaith hospitality network shelters and a variety of long term housing programs for people transitioning from homelessness to housing.
- Operation of a locally funded Bridges to Housing program that provides high needs homeless families a longer term housing subsidy and intensive, comprehensive case management that focus on permanent housing stability and increasing income.
- Operation of the Rent Well tenant education program, providing year-round, ongoing tenant education in Spanish and English as well as case management to help homeless families with barriers to housing placement locate and access permanent housing units.
- Operation of the Housing Stabilization Program, a partnership with the State Department of Human Services, for families who are homeless or at imminent risk of homelessness needing short term rental assistance and supportive services in order to stabilize.
- Severe Weather Warming Centers at multiple sites, providing congregate and motel-based emergency shelter. These sites provide important linkages for the community efforts to identify and re-house chronically homeless persons. Funding is provided by State Homeless Assistance program (SHAP) through Oregon Housing and Community Services, along with other local funds.

12-person Homelessness Prevention team, coordinating closely with the Justice.

Short Team Rent Assistance team that works directly with the Justice Court (eviction) and with other community partners ensure as many households as possible maintain their housing. Also providing

supports to low income vulnerable households through HRSN Medicaid waiver funds.

Operate the Utility Support Program so that lower income household can redirect income to other household needs.

Work with Housing Authority of Clackamas County to support clients in building assets to aid in moving out of poverty through the Individual Development Account Program (IDA). Clients participate in a matching program to save money toward goals including education and home ownership.

Provide Resource Navigation services that include short term case management, comprehensive service referral and support for individuals and families seeking housing assistance through the Coordinated Housing Access Line. This service provides early intervention to reduce homeless and provide stabilization for vulnerable households.

Actions planned to enhance coordination between public and private housing and social service agencies

The County Health, Housing and Human Services Department (H3S) has re-structuring several housing related programs into the new HCDD division that includes Public Housing, locally funded Supportive Housing Services, Weatherization, Housing Rehabilitation, Housing Development and Community Development programs.

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

H3S, HCDD (including the public housing authority) will coordinate on the following action items:

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

stable and affordable housing.

Discussion:

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

For the past year, using Metro SHS funding has provided hotel vouchers and homeless rapid re-housing assistance to prevent homeless persons from getting exposed to the CORONAVIRUS.

In 2026, HCDD is funding several affordable housing projects, an employment training program and a fair housing information and referral program.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Clackamas County continues to transform the homeless services and housing efforts through ongoing discussions with service providers, a tri-county advisory board and a re-organization of several programs into the Housing and Community Development Division. The re-organized division includes the public housing authority, a supportive housing services group, and a community preservation group. The Community Preservation group manages the Community Development Block Grant and HOME Investment Partnerships grant while the supportive housing services group manages the homeless Continuum of Care (CoC) and the Emergency Solutions Grant funds as well as the local tax bond funds for homeless services and affordable housing.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	10,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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

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

The County will ensure that matching contributions from non-federal sources are made to housing that qualifies as affordable housing under the HOME program in 2026-2027. Matching funds will typically be in amount not less than 25 percent of the funds required to be matched per 24 CFR 92.218. The anticipated eligible match will come primarily from non-federal cash contributions such as the State Housing Trust Fund, the value of foregone local fees or taxes and the value of donated voluntary labor and professional services. If actual matching funds fall short of the 25% required by the HOME program, the county has a substantial amount of excess HOME match accrued over past program years that it can apply towards the minimum matching requirements.

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

These may include:

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

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

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs.

Due to economic impacts and the volatile housing market, this program has been postponed

indefinitely.

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

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

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Clackamas Homebuyer Assistance Program (CHAP) HAS FUNDED low-income first time homebuyers with down payment and reasonable closing costs.

Due to economic impacts and the volatile housing market, this program has been postponed indefinitely.

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

The Clackamas Homeownership Assistance Program (CHAP) continues to be suspended for the next program year, due to current negative economic impacts and the volatile housing market. Clackamas County has used the HOME affordable homeownership limits for the area provided by HUD. Eligible CHAP properties had a maximum price of 95% of current median purchase price for

the area as established by HUD. The purchase price could not exceed the appraised value.

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

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

The County does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds in the 2026-27 program year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The Clackamas County Housing and Community Development Division (HCDD) does not anticipate funding a Tenant Based Rental Assistance (TBRA) with HOME funds in the 2026-27 program year.

The HCDD does provide long-term rental assistance with local bond funds (SHS).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The County HCDD does not anticipate funding a Tenant Based Rental Assistance (TBRA) with HOME funds in the 2026-27 program year.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The County HCDD does not anticipate funding any projects with preferences or limitations other than income qualifications in the 2026-27 program year.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Clackamas County Housing and Community Development Division (HCDD) has had several meetings with ESG providers and members of the Continuum of Care (CoC) to develop CoC and ESG policies and performance standards. ESG policies have been developed in consultation with both ESG and CoC providers starting in January 2014 and on an ongoing basis.

HCDD staff consulted with CoC Homeless Council members to discuss using ESG funds for HMIS. CoC Steering Committee adopted the updated the CoC and ESG policies in December 2022.

HCDD staff have attended CoC meetings for the last few years to discuss using ESG funds for HMIS ESG and CoC data collection efforts. CoC members have been aware and informed on the ESG program changes and funding. CoC members continue to be involved in developing performance measurement standards and priorities for both CoC and ESG funding. Since ESG funding is usually under \$200,000 per year and the CoC annual renewal amount is now over \$5 million per year, CoC members agreed to use all ESG funds for HMIS data collection and reporting.

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

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

The CHA system covers the entire geographic region using a “hub” system as much as possible, though large portions of the county are rural and sparsely populated. The system is easily accessed, primarily through our Housing Rights and Resources line, a one-stop number for housing information. This number is made available through 2-1-1, the county’s website, flyers and referring agencies.

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

Due to substantial increase in local (Metro Tax Bonds) funding for homeless services, currently most ESG funds are allocated to support all homeless programs and services by funding the HMIS

administrator and HMIS training costs.

In FY2026-27, 92.5% of ESG funds (\$173,393) will be allocated to Homeless Management Information System staffing expenses. This allocation is due to several factors including: an overall system re-design in process and the resulting need to re-establish HMIS contracts. The local Housing Authority has hired two full time HMIS staff to provide training and assistance in coordination with existing CoC HMIS staff. The remaining 7.5% of ESG funds (\$14,058) will be for grant administration, reporting, and staffing expenses.

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

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

5. Describe performance standards for evaluating ESG.

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

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

ESG program staff are working closely with the Continuum of Care for homeless programs to; coordinate efforts, implement a coordinated assessment process, establish CoC and ESG program policies and to establish performance measures.

For the 2026 Action Plan, HCDD staff presented and discussed recommended funding for CDBG and ESG projects with CoC members on March 10, 2022. HCDD staff discussed ESG and CoC funding allocations, performance standards, outcomes, policies and procedures as well as the annual consultation process which occurs in March of every year. CoC members were invited to send HCDD staff comments anytime by email and/or submit testimony on the funding levels and projects in the 2026 Action Plan at the April public meeting and the Board of County Commissioners May public hearing.

No additional discussion

ATTACHMENT A



PO Box 310 Gresham, OR 97030
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, ss I, Deseri Cerruti, being first duly sworn, depose and say that I am the Principal Clerk of the **The Review**, a newspaper of general circulation, published in Clackamas County, Oregon, as defined by ORS 193.010 and 193.020, that

Owner: CLACKAMAS CO. COMM DEVELOPMENT
Description: Public Hearing Wednesday, April 8, 2026 at 4 p.m.
Ad#: 381473

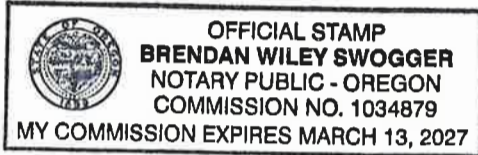
A copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 week(s) in the following issue(s):

03/11/2026

Deseri Cerruti (Principal Clerk)

Subscribed and sworn to before me this 03/11/2026.

NOTARY PUBLIC FOR OREGON



Acct #: 100143
Attn: Mark Sirois
CLACKAMAS CO. COMM DEVELOPMENT
2051 KAEN RD RM 245
OREGON CITY, OR 97045

EXHIBIT A

PUBLIC HEARING

CLACKAMAS COUNTY COMMUNITY DEVELOPMENT PROGRAM

Development Services Building
150 Beaver Creek Road Room #301
Oregon City, Oregon 97045.

Wednesday, April 8, 2026 at 4 p.m.

This meeting will be held in person and through an online Zoom meeting at:

<https://clackamascounty.zoom.us/j/81469400923>

This hearing will satisfy a U.S. Department of Housing and Urban Development requirement that the public annually be given an opportunity to review the past performance of the County's Community Development programs. The hearing is also to review the Proposed 2026 Community Development Action Plan.

The Proposed 2026 Action Plan consists of projects selected for funding in the July 1, 2026 to June 30, 2027 program year. The Action Plan is the County's annual application for three federal grants that will enable the County to receive approximately \$2,000,000 in Community Development Block Grant (CDBG) funds, approximately \$1,000,000 in Home Investment Partnerships (HOME) funds, and approximately \$193,000 in Emergency Solutions Grant (ESG) funds during the 2026 program year.

The hearing will consist of three parts:

- 1) A review by the Housing and Community Development Manager, Mark Sirois, of the past performance of the County's Community Development programs;
- 2) A review of the Proposed 2026 Community Development Action Plan; and
- 3) An open discussion period during which citizens may testify on the plan or the County's housing and community development needs.

Beginning on March 12, the draft 2026 Action Plan has been posted at this website: <http://www.clackamas.us/communitydevelopment/maps.html>. For additional information, or to submit comments, contact Mark Sirois at the Clackamas County Housing and Community Development Division, (503) 655-5891, 2051 Kaen Road – Suite 245, Oregon City, Oregon 97045. Comments will be accepted until 5:00 p.m., Tuesday, April 14, 2026.

Reasonable accommodation will be provided for any individual with a disability

Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting may request assistance by contacting the Section 504 Coordinator. Determinations on requests for reasonable accommodation will be made on a case-by-case basis. All requests must be made at least 5 days before the meeting date.

EXHIBIT A

at least 5 days before the meeting date.

Contact: Mark Sirois, Clackamas County Community Development, 2051 Kaen Road, Suite 245, Oregon City, Oregon 97045. Telephone: (503) 655-8591. E-Mail: marksir@clackamas.us.

Publish March 11, 2026

CLK/LOR381473

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**Clackamas County Community Development
Public Meeting Summary**

4:00 p.m. Wednesday, April 8, 2026
DSB Room 301 and Online via Zoom meeting
150 Beavercreek Road
Oregon City, Oregon

In Attendance:

Melanie Faure - Boost by Upwards
Beka Murcray, Assistant Director - Molalla Public Library
Diana Hadley – Molalla Public Library
Kathy Robinson – Canby Adult Center
Stacy Davenport, Housing and Community Development Division
Mark Sirois, Manager, Housing and Community Development Division

Mark opened the meeting by thanking everyone attending online. Mark explained that the meeting was an opportunity for attendees to ask any questions about the community development program and the federal funding. Mark requested that people sign in using the chat function to provide their names and agencies or area that they represent.

Mark explained further that as a Participating Jurisdiction receiving 3 federal formula grants, Clackamas County, **Community Development Program** is required by the U.S. Department of Housing & Urban Development (HUD) to prepare and submit an Annual Plan that outlines its policies, projects and services for meeting local needs for affordable housing, public services, public facility improvements and neighborhood improvements throughout Clackamas County.

Following today’s meeting, a final Plan will be produced and submitted for board for approval on the May 7th for their approval prior to submission to Department of Housing and Urban Development (HUD). Mark encouraged attendees to ask any questions, now, submit testimony by email or letter, and email or call him anytime with questions about the community development program.

Mark continued: “The purpose of the Annual Plan is to provide accountability and transparency of the Community Development Program to the community, to the Board and to HUD. The Plan also includes the 3 grant applications for the Community Development Block Grant, the Home Investment Partnerships and the Emergency Solutions Grant.

We have received the annual amounts of CDBG, HOME and ESG funding Clackamas County provided by HUD, to meet our timelines for the application to HUD we are required to submit our proposed spending plan.”

Mark shared a list the project descriptions and amounts of CDBG funds provided for the FY25 program year and the FY26 program year that will be included in the Action Plan

funding application to HUD.

Mark also said that this year, Community Development Program staff will continue to:

1. Work with community members to identify CDBG eligible projects and services that meet a national objective.
2. Work with community partners to clarify project scopes and budgets through our sub-recipient agreements,
3. Conduct HUD required environmental reviews,
4. Monitor each project for state and federal prevailing wage compliance and
5. Report project accomplishments to HUD

NEXT STEPS after this meeting:

The Annual Plan and any public comments will be in the final plan. The public review and comment period ends on Tuesday, April 14, 2026.

The final Action Plan with all Board and public comments and the three (3) separate grant applications, will be submitted to the Board for approval after the HUD Grant amounts are announced. The plan is due to HUD no later than May 15, 2026.

The next application cycle for CDBG funding will begin in October/November of this year, 2026. Funding Opportunity Notices will be sent to all interested parties and an advertisement will be published in all county newspapers.

This concludes my presentation. Thank you for your time today.

Public Comments:

There was a discussion about the Molalla Library building project. Beka asked about the types of library services provided and ways to qualify for CDBG funds. Mark responded that only services to documented low income persons and homeless services such as warming and cooling centers for homeless can be provided and that may qualify the project for CDBG funds.

The County is currently prioritizing affordable housing projects and homeless services but Mark encouraged people to apply for funding for their projects as well.

Melanie Faure, with the Boost Childcare technical assistance program for in-home childcare centers spoke in appreciation for the proposed 2 years of funding for these public services.

Mark thanked everyone for attending. The Public Meeting was closed at 4:28 p.m.

Clackamas County
Community Development Block Grant Program
ACTION PLAN SCHEDULE FOR PROGRAM YEAR 2026

2026

Wednesday
March 11 POLICY ADVISORY BOARD MEETING - via Zoom Meetings
3:00 p.m. – 5:00 p.m. Public Services Building,
2051 Kaen Road, Oregon City, Oregon
Discuss Staff Recommendations for Proposed 2026 Action Plan

Wednesday
April 8 PUBLIC MEETING – 4pm via Zoom Meetings and in person
Room - #301, Development Services Building,
150 Beaver Creek Road, Oregon City
Review CDBG Program Performance
Discuss 2026 Proposed Action Plan

Thursday
May 7 Board of County Commissioners 10:00 a.m.
BCC Hearing Room - #409, Public Services Building,
2051 Kaen Road, Oregon City.
BCC Approval of 2026 Final Action Plan

Tuesday
May 12 Submit Final 2026 Action Plan and Program Year 2026 Grant Application
Materials to HUD (45 days before start of Program Year)

Sunday
July 1 Program Year 2026 Begins



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

April 10, 2026

Mr. Craig Roberts
Chairperson of Clackamas County
2051 Kaen Rd
Oregon City, OR 97045

Dear Mr. Craig Roberts,

Secretary Scott Turner is committed to improving housing opportunities, reducing regulations to lower housing cost, and expanding housing supply for hardworking Americans. The nationwide shortage of rental and owner-occupied properties and the current rate of construction have not kept pace with the demand. This lack of adequate housing supply leads to higher prices for renters and homebuyers alike, forcing some into homelessness and preventing countless Americans from becoming homeowners. Across the country, partnerships between public and private sectors are providing millions of Americans an opportunity to get ahead. HUD is determined to continue its collaboration with you so programs are responsibly utilized and can spark additional leveraging and partnerships to address the nation's housing challenges.

As authorized by the Consolidated Appropriations Act (Public Law 119-75) on February 3, 2026, I am honored and excited to announce that the Clackamas County jurisdiction is receiving the following Fiscal Year 2026 allocations for the identified programs:

Community Development Block Grant (CDBG) \$2,118,695.00

HOME Investment Partnerships Program (HOME) \$908,186.03

Emergency Solutions Grants (ESG) \$187,451.00

Housing Opportunities for Persons With AIDS (HOPWA) \$ 0.00

Recovery Housing Program (RHP) \$ 0.00

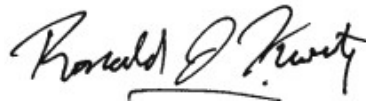
In addition, your jurisdiction's CDBG allocation for this year provides you with \$10,593,475.00 in available Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital, and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.

As you are finalizing your Annual Action Plans or Consolidated Plans that are due for submission to our office by August 16, 2026, please be reminded that it is important to align with

applicable laws and executive orders. If you or any member of your staff have questions, please do not hesitate to contact your local HUD Field Office or CPDGDAS@hud.gov.

Thank you for your interest in CPD programs and for ensuring that these dollars are responsibly achieving outcomes as intended by law. When people have a safe and stable place to call home, they can focus on contributing to the economy and be productive members of their respective communities.

Sincerely,

A handwritten signature in black ink, reading "Ronald J. Kurtz". The signature is written in a cursive style with a horizontal line underneath the name.

Ronald J. Kurtz
Assistant Secretary
for Community Planning and Development