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Clackamas County
www.clackamas.us

August 13, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of an Amendment to a Revenue Grant Agreement with Oregon Housing and Community Services for Oregon Rehousing Initiative funding. Amendment adjusts scope without fiscal or time impact. Total Agreement Value is \$1,709,812.09 for 2 years. Funding is through the Oregon Housing and Community Services Department.

No County General Funds are involved.

Previous Board Action/Review: April 23rd, 2026 – Board Item 20260423 VI.C.7.

Performance Clackamas: Safe, Secure, and Livable Communities

Counsel Review: Yes: Ryan Hammond

Contact Person: Vahid Brown

Procurement Review: N/A

Contact Phone: 971-332-9870

EXECUTIVE SUMMARY: The Housing and Community Development Division (HCDD) of the Health, Housing, and Human Services Department requests approval of an Amendment to a Grant Agreement with the State of Oregon acting by and through its Housing and Community Services Department for the Oregon Rehousing Initiative (ORI) Grant.

The Oregon Rehousing Initiative (ORI) Grant was established in response to a significant rise in unsheltered homelessness in Oregon. This Grant aims to address homelessness through a comprehensive approach that includes street outreach, rapid rehousing, unit access, and data collection.

The purpose of this Amendment is to revise the project scope by adding unit repair activities and removing the renovation or conversion of existing structures.

The ORI Grant funding ensures critical services are implemented to support individuals and families experiencing homelessness. The primary goal is to ensure holistic coverage of rehousing services and to support eligible households in achieving stable housing. The ORI Grant funding will assist in reducing homelessness and enhancing the well-being of individuals and families in Clackamas County.

RECOMMENDATION: Staff respectfully request that the Board of County Commissioners approve the Amendment to a Grant Agreement (12474) 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
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**State of Oregon
Grant Agreement No. 9234
Amendment No. 1**

Oregon Rehousing Initiative

This is Amendment No. 1 (“Amendment”) to Grant Agreement No. 9234, dated May 1, 2026 (the “Grant”) executed by and between the State of Oregon, acting by and through its Housing and Community Services Department (“Agency”), and Clackamas County (“Grantee”), each a “Party” and, together, the “Parties”.

RECITALS

- A. The purposes of this Amendment are to align the Grant with administrative rule chapter 813 division 270 updates, remove restrictive covenant requirements which obligate Grantee to enforce restrictive use relating to unit access activities, change the Agency Grant Administrator, and add reporting requirements as provided herein. Additionally, this Amendment clarifies activities associated with the Housing Choice Landlord Guarantee Program.
- B. Funding Source: general funds, provided by House Bill 5011 (2025).

The Parties agree as follows:

AMENDMENT

The Grant is hereby amended as follows effective upon signature by all Parties and approval required by law. New language is indicated by **bolding and underlining** and deleted language is indicated by ~~**bolding and striking**~~ unless a section is replaced in its entirety:

- 1. Amend subsection 4.1 (Agency Grant Administrator) as follows:

4.1 Agency’s Grant Administrator is:

~~**Nicole Servin**
725 Summer Street NE, Suite B, Salem,
OR 97301
971-388-4525
nicole.servin@hcs.oregon.gov~~

Beth Blumenstein
725 Summer Street NE, Suite B
Salem, OR 97301
971-720-3768
beth.a.blumenstein@hcs.oregon.gov

- 2. Amend Exhibit A, section 2, definition of “Program Guidance” as follows:

“Program Guidance” is Agency’s publication that outlines the requirements associated with ORI. **The Program Guidance is adopted under OAR 813-270-0025, and can be found on the Agency’s website: <https://www.oregon.gov/ohcs/for-providers/Pages/program-compliance->**

[forms.aspx](https://www.oregon.gov/ohcs/homelessness-response/Documents/oregon-rehousing-initiative-program-guidance.pdf). The Program Guidance ~~in is~~ incorporated into this Grant by this reference, ~~and can be found on Agency's website: https://www.oregon.gov/ohcs/homelessness-response/Documents/oregon-rehousing-initiative-program-guidance.pdf~~. Except as provided in Part 4 of this Exhibit A, Grantee is required to comply with the Program Guidance as in effect at the time services are provided or activities are conducted under the Grant.

All references to the "Program Guidance" in the Grant shall refer to the guidance as defined herein.

3. Amend Exhibit A, section 3, subsection B iii. (Unit Access) as follows:

iii. **Unit Access.** Expenses connected to access of available units, including, but not limited to:

- Block leasing;
- Landlord engagement;
- Landlord incentives; and
- Unit repair, with prior Agency consent~~Renovation, Rehabilitation, or Conversion of existing structures.~~

For all clients rehoused using Grant Funds prior to January 10, 2026, Grantee must provide landlords with Agency-provided documentation showing landlord participated in ORI to ensure Agency can provide additional resources through its Housing Choice Landlord Guarantee Program.

4. Exhibit A, section 3, subsection B iv. (Facilities) is amended as follows. Activities under this Grant are not subject to restrictive use requirements.

iv. ~~**Reserved. Facilities.** Expenses related to Conversion, Rehabilitation, or Renovation of existing structures owned by Grantee when such work results in the addition of units for permanent housing for ORI. Grantee must place a Declaration of Restrictive Covenants on these facilities, in a format required by Agency, and must record the Declaration of Restrictive Covenants in the land records of the county in which the facility is located. Grantee must execute all documents reasonably required by Agency in connection with the Declaration of Restrictive Covenants, at Grantee's expense. Grantee must ensure the obligations in the Declaration of Restrictive Covenants continue throughout the applicable restrictive use period, notwithstanding the expiration or termination of this Grant. Any facilities that benefited from Conversion, Rehabilitation, or Renovation under this Grant are subject to restrictive use as shown below:~~

Activity	Description	Minimum Period of Use
Minor Rehabilitation or Renovation	Rehabilitation or Renovation cost does not exceed 75% of the value* of the facility before Rehabilitation or Renovation	3 years

Activity	Description	Minimum Period of Use
Major Rehabilitation or Renovation	Rehabilitation or Renovation cost exceeds 75% of the value* of the facility before rehabilitation or Renovation	10 years
Minor Conversion	Conversion cost does not exceed 75% of the value* of the facility before conversion	3 years
Major Conversion	Conversion cost exceeds 75% of the value* of the facility before rehabilitation	10 years

~~*Value is the fair market value of the facility, as determined by an independent real estate appraiser approved by Agency or by an Agency approved process.~~

~~Grantee may not transfer, repurpose, sell, assign, bequeath, or dispose of any interest in a facility or its underlying property during the restrictive use period without first obtaining Agency's written consent. Agency may condition any such consent on the transferee's agreement to assume all obligations of Grantee under this Grant for the duration of the restrictive use period. Grantee's proposed use of any monies gained from transferring property ownership must be preapproved by Agency.~~

5. Amend Exhibit A, section 6 subsection B (Reporting) to add the following:

vii. Grantee must provide additional reports and cooperatively attend meetings with Agency, as reasonably requested by Agency.

Except as expressly amended above, all other terms and conditions of the Grant, as amended, remain in full force and effect. Grantee certifies that the representations, warranties, and certifications contained in the Grant are true and correct as of the effective date of this Amendment and with the same effect as though made at the time of this Amendment.

This Amendment may be executed in two or more counterparts, each of which is an original and all of which when taken together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.

Certification: By signature on this Amendment, the undersigned hereby certifies for Grantee under penalty of perjury that the undersigned is authorized to act on behalf of Grantee and that Grantee is, to the best of the undersigned's knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon Tax Laws" means a state tax imposed by ORS 320.005 to 320.150; 403.200 to 403.250; ORS chapters 118, 314, 316, 317, 318, 321, and 323; and local taxes administered by the Department of Revenue under ORS 305.620.

(The remainder of this page is left blank intentionally. Signatures to follow.)

SIGNATURES

CLACKAMAS COUNTY

Signature: _____ Date: _____

Printed Name: _____ Title: _____

OREGON HOUSING AND COMMUNITY SERVICES

Signature: _____ Date: _____

Phillip Andrews, Designated Procurement Officer

Agency Grant Administrator Approval:

Signature: _____ Date: _____

Beth Blumenstein, Program Analyst

DEPARTMENT OF JUSTICE *(Approved for Legal Sufficiency in accordance with ORS 291.047)*

Signature: Sr. AAG Zoey Kohn Date: 6/4/2026