



Substantial Amendment to the FY 2019 Action Plan for the allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds for activities to prevent, prepare for, and respond to the COVID-19 pandemic.

Executive Summary

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

1. Introduction

The Washington County Consortium is comprised of the County, all non-entitled cities within the county, the City of Hillsboro and the City of Beaverton. The Washington County Consortium's 2015-2020 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the Consortium's vision are proposed in the City of Hillsboro's Action Plan for FY 2019-20 as part of the strategy. The FY 2019-20 Annual Action Plan represents the second year the City of Hillsboro is submitting a plan as its own entitlement grantee.

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.

The City of Hillsboro has identified goals and objectives to address the City's priority needs. Projects have been designed and selected to carry the goals and objectives identified below. These activities are also consistent with HUD's national objectives and outcomes. The FY 2019-20 Annual Action Plan focuses on two goals outlined below:

Goal 1 – Decent Affordable Housing: Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.

- Objective 1.1: Preserve, improve and expand the supply of affordable housing for low- and moderate-income homeowners and renters.
- Objective 1.2: Increase homeownership opportunities for low and moderate income community members

Goal 2 – Suitable Living Environments: Create environments that promote neighborhood improvement, safety, and access to fair housing.

- Objective 2.1: Provide support to improve neighborhood safety and livability by expanding or improving public facilities and infrastructure.
- Objective 2.2: Provide programs that support access to fair housing.

Contingency Language: Funding Scenarios

If the City receives a reduced or increased entitlement, the impact will be applied equitably across all projects.

CDBG-CV

The City of Hillsboro anticipates an additional allocation of Community Development Block Grant Coronavirus (CDBG-CV) funds for activities to prevent, prepare for, and respond to the COVID-19 pandemic. This amendment to the 2019 Action Plan describes how these funds will be utilized locally to help address the urgent need created by the COVID-19 pandemic.

3. Evaluation of past performance

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

Prior to FY 2018-19, the City of Hillsboro operated as a Joint Entitlement with Washington County. Evaluation of past performance was reported by Washington County's Consolidated Annual Performance and Evaluation Report (CAPER) in which the City's activities were reported.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

CDBG-CV

A Substantial Amendment to the FY 2019 Action Plan typically requires a thirty (30) day public comment period, however, the Department of Housing and Urban Development (HUD) has waived this requirement for CDBG-CV funds on the condition that no less than five (5) days are provided for public comment on each substantial amendment.

Public comments regarding activities funded to address COVID-19 are encouraged and should be submitted to Omar Martinez, Community Development Program Coordinator at Omar.Martinez@Hillsboro-Oregon.gov.

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.

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

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

The City of Hillsboro is part of the Washington County Consortium with the City of Beaverton and jointly operates the Citizen Participation Process and consultation process. Please refer to Washington County's Action Plan submitted in conjunction with the City of Hillsboro plan.

7. Summary

The City of Hillsboro is committed to providing opportunities to low- and moderate-income resident's access to decent, safe and affordable housing by supporting the development, preservation, and improvement of neighborhoods.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HILLSBORO	Community Development Dept. / City of Hillsboro

Table 1 – Responsible Agencies

Narrative

Washington County Office of Community Development is the lead HUD consortium agency.

Consolidated Plan Public Contact Information

Office of Community Development

328 West Main, Suite 100 (MS#7)

Hillsboro, OR 97123

503-846-8814

cdbg@co.washington.or.us

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

1. Introduction

The City of Hillsboro developed its Program Year 2019 Action Plan through collaboration with the Washington County Consortium. A detailed description of these consultations can be found in Volume 1 of the Consolidated Plan:

<http://www.co.washington.or.us/CommunityDevelopment/Planning/2015-2020-consolidated-plan.cfm>

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

The City of Hillsboro works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate the support of residents of low-income and affordable housing. The City's supports programs that enhance nonprofit agencies that provide housing and services that promote quality of life. The City is a member of the Housing and Supportive Services Network and regularly attends its monthly meetings as well as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates.

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.

The City of Hillsboro has created a homeless workgroup comprised of various City departments that provide public services to Hillsboro residents. The workgroup is tasked with identifying ways to support chronically homeless individuals and families that are living in homelessness within our City.

Please also see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

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

Please see the corresponding section in Washington County's Annual Action Plan. The County is the Continuum of Care provider.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WASHINGTON COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Employment County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See the matching Section in Washington County's Annual Action Plan.

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

See the corresponding section in Washington County’s Annual Action Plan. Created in collaboration with Washington County.

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	Washington County	Created in collaboration with Washington County; see Consolidated Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

Other consultation efforts include the quarterly Regional Fair Housing Collaborative meeting, which is comprised of jurisdictions from the Portland Metropolitan region.

CARES Act Funding:

The City of Hillsboro, in conjunction with the Office of Community Development and Beaverton staff, has held several consultations with organizations involved in housing, homelessness, business, and human services. In total, 42 agencies participated in virtual meetings or through one-on-one surveys. Consultation group leaders explored service providers' concerns, needs, current policies, and other funding sources that serve their clientele.

The allocation plan was built on information collected from the consultations with the service provider agencies, communication from the Racial Equity Collaborative, daily news reports about the number of unemployment filings, and news reports generally about the loss of businesses. The needs are beyond the ability of these two programs to address on their own. We considered what input suggested were the highest priority needs.

AP-12 Participation - 91.401, 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

The City of Hillsboro in coordination with Washington County and the City of Beaverton engaged in a series of public hearings held throughout the county, one in each Hillsboro and Beaverton, in April 2019. Residents were notified of the meetings through our respective websites and public media notices distributed throughout the region. Public media notices were also sent to the local Spanish media outlet to reach out to the largest minority community in our county. Additionally, the City utilized email and regular mailing lists to notify interested citizens and agencies of the upcoming meetings. The City will provide the public the opportunity to review and comment on the proposed Action Plan through its display at four public locations, including government offices, public libraries, recreation centers, and neighborhood resource centers.

CARES Act Funding

A Substantial Amendment to the FY 2019 Action Plan typically requires a thirty (30) day public comment period, however, the Department of Housing and Urban Development (HUD) has waived this requirement for CDBG-CV funds on the condition that no less than five (5) days are provided for public comment on each substantial amendment.

Public comments regarding activities funded to address COVID-19 are encouraged and should be submitted to Omar Martinez, Community Development Program Coordinator at Omar.Martinez@Hillsboro-Oregon.gov.

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	Notice of the April Public Hearing of the 2019 Action Plan	Please see attached public hearing results	All comments were accepted	
2	Public Meeting	Non-targeted/broad community	Please see attached detailed minutes.	Please see attached detailed minutes.	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The FY 2019-20 Annual Action Plan describes the activities to be funded or implemented during the program year. The plan contains goals, objectives, and description of projects and activities that implement the strategies established in the Consolidated Plan. This Annual Action Plan is the second for the City and the final annual plan of the 2015-2020 five-year Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available during the upcoming fiscal year and establishes goals and objectives for those activities. The City expects the resources below to be available to implement its community development strategies during the 2019-2020 program year.

The city is part of the Washington County Consortium. For more details about other anticipated resources, please see the Washington County

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	750,137	0	0	750,137	750,137	CDBG Annual Allocation for 2019-20 is \$750,137. Estimated annual allocation remains \$750,137 for the remaining year of consolidated plan. \$750,137 x 1 = \$750,137 for a total estimate.
<u>Other</u>	<u>public - federal</u>	<u>Other</u>	<u>439,454</u>	<u>0</u>	<u>0</u>	<u>439,454</u>	<u>0</u>	<u>CDBG-CV funds to be used to prevent, prepare for, and respond to Coronavirus.</u>

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

The City of Hillsboro will partner with local non-profit organizations to carry-out some of the identified goals and objectives. The City funds the administrative cost of the CDBG program with City general funds. Public Service activities are also funded through City general funds at an amount equivalent to 15% of its projected CDBG allocation.

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 City of Hillsboro has identified some publically owned land within the city limits that may be used to address the needs identified in the plan in the future. If the City determines the sites suitable for development, the City will establish criteria and instruments for disposition and development for potential affordable housing development.

Discussion

The City has \$86,000 in uncommitted funds from the previous year's CDBG allocation. The City has two project activities that will commit these funds; \$77,000 to for street improvements in support of affordable housing development (Project Year 2018, IDIS Project ID - 3, IDIS Activity ID - 12) and the remaining \$9,000 will be allocated to the City's existing housing rehabilitation program (Project Year 2018, IDIS Project ID - 1, IDIS Activity ID - 10) . All funds are projected to be fully expended by the end of the calendar year, December 31, 2019.

The City of Hillsboro has created an Affordable Housing Team to effectively discuss and identify opportunities the City can take in support of creating decent, safe and affordable housing for low and moderate-income households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2015	2019	Affordable Housing	City of Hillsboro	Owner-Occupied Housing	CDBG: \$235,367	Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Homebuyer Programs	2015	2019	Affordable Housing	City of Hillsboro	Owner-Occupied Housing	CDBG: \$335,000	Homeowner Housing Added: 4 Household Housing Unit
4	Public Facility Investment	2015	2019	Non-Housing Community Development	City of Hillsboro	Homelessness Public Facilities	CDBG: \$179,770	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 16 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	The related goal of this high priority need will be to provide support for the rehabilitation of housing owned and occupied by low-income households, including, but not limited to, rehabilitation, weatherization, and accessibility improvements. The population targeted under this priority need include (but are not limited to) extremely low- and moderate-income households, elderly, and frail elderly, and persons with disabilities.
2	Goal Name	Homebuyer Programs
	Goal Description	The related goal to this high priority need will be to provide support for homeownership opportunities under the land trust model.
4	Goal Name	Public Facility Investment
	Goal Description	This goal is to improve or rehabilitate public facilities benefitting eligible populations

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. The City will use CDBG funds to provide to one (1) Housing Rehabilitation program, one (1) Home Acquisition program, and two (2) Public Facility Investment. The majority of the projects are targeted to low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income.

#	Project Name
1	Boys & Girls Club of Portland - Inukai Community Space
2	Boys & Girls Aid - Safe Place Youth Shelter
3	2019 Office of Community Development - Housing Rehabilitation
4	2019 Proud Ground - Homebuyer Assistance
5	2019 City of Hillsboro - CDBG Administration
6	CDBG-CV Rent Assistance
7	CDBG-CV Utility Assistance

Table 7 – Project Information

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

The City of Hillsboro's allocation for the 2019 Action Plan aligns with the strategies identified in the 2015-2020 Consolidated Plan.

AP-38 Project Summary

Project Summary Information1	Project Name	Boys & Girls Club of Portland - Inukai Community Space
	Target Area	City of Hillsboro
	Goals Supported	Public Facility Investment
	Needs Addressed	Public Facilities
	Funding	CDBG: \$79,770
	Description	The project funding will support the improvement of the youth center. The improvements are necessary facilities up with the City of Hillsboro code. - Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code: 03D
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand a public facility structure that will benefit approximately 300 at-risk youth.
	Location Description	560 SE 3rd Ave., Hillsboro, OR 97123
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
2	Project Name	Boys & Girls Aid - Safe Place Youth Shelter
	Target Area	City of Hillsboro
	Goals Supported	Public Facility Investment
	Needs Addressed	Homelessness Public Facilities
	Funding	CDBG: \$100,000
	Description	Funding will support the improvement of public facility structure that will benefit at-risk youth.- Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code: 03Q Facilities for Abused and Neglected Children
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand a public facility structure that will benefit approximately 16 at-risk youth.
	Location Description	454 SW Washington Street, Hillsboro, OR 97123
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
3	Project Name	2019 Office of Community Development - Housing Rehabilitation
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Owner-Occupied Housing
	Funding	CDBG: \$230,367
	Description	Office of Community Development of Washington County provides necessary repairs to homes owned by low and moderate-income homeowners. Objective Category: Decent Housing- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 14A
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to rehabilitate owner-occupied homes for approximately 16 households.
	Location Description	Hillsboro City limits.
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the City's Housing Rehabilitation Program.
4	Project Name	2019 Proud Ground - Homebuyer Assistance
	Target Area	City of Hillsboro
	Goals Supported	Homebuyer Programs
	Needs Addressed	Owner-Occupied Housing

	Funding	CDBG: \$335,000
	Description	Funding will support the acquisition and necessary repairs/replacements of an owner-occupied housing unit.- Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to assist in the home acquisition of four homes to low- and moderate income households.
	Location Description	Hillsboro City limits.
	Planned Activities	CDBG funds will be used to provide assistance for acquisition, repairs/replacement and homeowner education and counseling.
5	Project Name	2019 City of Hillsboro - CDBG Administration
	Target Area	City of Hillsboro
	Goals Supported	
	Needs Addressed	Homelessness Rental Housing Owner-Occupied Housing
	Funding	CDBG: \$5,000
	Description	CDBG Administrative funds will be used for fair housing training provided by the Fair Housing Council of Oregon. This amount does not exceed the 20% cap set under the regulations.Matrix Code: 21D
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Activities undertaken to improve and expand Fair Housing education that will benefit landlords, residents, and city staff.

	Planned Activities	CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2018 Action Plan Annual Goals and Priority needs.
6	Project Name	CDBG-CV Rent Assistance
	Target Area	City of Hillsboro
	Goals Supported	
	Needs Addressed	Homelessness
	Funding	CDBG-CV: \$340,000
	Description	Provide rental assistance for a maximum of 3 months for households impacted by COVID19.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	248 people (100 households)
	Location Description	City of Hillsboro
	Planned Activities	Provide rental assistance for families impacted by COVID19.
7	Project Name	CDBG-CV Utility Assistance
	Target Area	City of Hillsboro
	Goals Supported	
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$50,000
	Description	Provide up to three months of utility assistance to household impacted by COVID19.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 Households (248 people)
	Location Description	City of Hillsboro

	Planned Activities	Provide utility assistance for up to three months for water, gas, electric utilities.
--	---------------------------	---

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Geographic service area is the Hillsboro city limits.

Geographic Distribution

Target Area	Percentage of Funds
City of Hillsboro	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hillsboro has not designated any particular geographic area as a priority. CDBG funds will benefit low- and moderate-income persons that reside in the Hillsboro city limits.

Discussion

The City of Hillsboro utilizes CDBG funds for projects operated citywide. However, the majority of the projects are targeted to neighborhoods within census tracts with 51% or more of the residents who are low- or moderate-income.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Barriers to affordable housing in Hillsboro, and throughout the Portland Metropolitan Area, center around the high costs of development and other market forces such as low vacancy rates and increasing land values. Due to a region-wide construction uptick (particularly in high-end multifamily residential and mixed-use development products), the costs for labor, materials, land and other development expenses have risen significantly enough to manifest as a clear barrier for the development of affordable housing. There is a particular challenge in providing housing affordable to very low-income populations of 0-30% of median family income. The rise in need and the costs of associated wraparound resident services for very low-income populations is a contributing factor, as is the limited availability of Section 8 Housing Choice Vouchers and Project-Based Vouchers. Limited access to public transit options is also a barrier to affordable housing development in Hillsboro. Despite a centrally located light rail alignment and other transit options like buses or shuttles, there are still many areas within the community that are not well served by frequent public transit services, thus limiting siting options for affordable housing with good access to services and amenities.

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

The City of Hillsboro is working to help overcome these barriers through exploring the use of various tools and policies to increase its participation in affordable housing development projects. The City is considering land donations or write-downs of City-owned parcels with potential remnant acreage that may be suitable for affordable housing development. Eliminating or greatly reducing land costs would have significant economic benefit to affordable housing development feasibility. The City is researching potential development code changes in parking requirements and other areas, as well as developing gap financing mechanisms and other tools to facilitate affordable housing development. The City also continues to plan and advocate for increased transit services and coverage. Finally, the City continues to provide grant funding sourced from City General Funds for a range of affordable housing development and preservation activities including, but not limited to emergency rent assistance, home rehabilitation and critical repair programs, resident services, homeownership programs, affordable housing predevelopment support programs and many others.

Discussion

N/A

P-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Hillsboro undertakes a variety of activities to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

The City works to address these community needs primarily through partnerships with social service agencies and nonprofit service providers. A significant portion of the funding support for this work comes from City General Fund resources. Programs and services funded through City General Fund dollars include, but are not limited to: grants to social service providers, affordable housing new construction support (gap financing), workforce development, rent assistance and various other programs that serve low-moderate income community members. This allows the City's CDBG funds to be focused on housing rehabilitation, affordable homeownership programs, Fair Housing, and other housing needs that are City Council priorities amidst the housing crisis currently facing Hillsboro and the entire Portland Metropolitan Region.

Actions planned to address obstacles to meeting underserved needs

The City of Hillsboro strategy to address obstacles in meeting underserved needs are centered around partnerships with local social service agencies through annual grants, programmatic funding, participation in the Housing and Supportive Service Network, partnerships with local for-profit and non-profit affordable housing developers, and local public housing providers.

The City will continue to support social service providers through the Community Services Grants Program, an annual competitive grant cycle for nonprofit service providers totaling \$200,000 in City General Fund dollars. In the coming fiscal year, the City will dedicate an additional \$100,000 in General Fund resources to local service providers to address housing instability and homelessness issues. These funds will support community needs including emergency rent assistance, expansion of shelter hours, and other programs.

Actions planned to foster and maintain affordable housing

The City will continue to prioritize affordable housing through programs that support new construction of affordable housing using City General Funds and other resources, as well as supporting housing preservation, rehabilitation, and other activities with CDBG funds. Additionally, the City will seek new opportunities to coordinate with providers of affordable housing and supportive services through the City's strategy to implement the Metro Affordable Housing Bond.

City affordable housing development support will be primarily centered on gap financing for projects, as

well as leveraging city-owned sites for affordable housing new construction. The City is preparing to be an implementing partner of the Metro Affordable Housing Bond and will access bond resources to support affordable housing development consistent with the Hillsboro Local Implementation Strategy.

The City of Hillsboro will make CDBG resources available for the preservation and rehabilitation of affordable housing and create and maintain affordable housing in partnerships with Proud Ground's land trust model and Washington County's Office of Community Development housing rehabilitation program. Included among those actions are:

- Provide financial assistance to low- and moderate-income households in need of housing rehabilitation for safety and accessibility improvements;
- Provide homeownership assistance funds designed to help low- and moderate-income families purchase a home.

Actions planned to reduce lead-based paint hazards

The City of Hillsboro operates its housing rehabilitation program in compliance with current federal and state lead-safe housing regulations through our partnership with Washington County's Housing Rehabilitation program and will continue this partnership in the FY 2019-2020. The County's Housing Rehabilitation Coordinator is certified as a lead-based paint risk assessor and provides lead-based paint risk assessments on housing rehabilitation projects. The City and the County both will continue to follow Lead Safe Housing Rule to ensure lead-based paint hazards are abated, mitigated and cleared when present in housing assisted with CDBG funds.

Actions planned to reduce the number of poverty-level families

The City of Hillsboro's poverty reducing actions are primarily based on the social services and housing stability programs described herein. In addition, the City's Economic Development Department has taken action to provide funding and direction for workforce development programs that serve poverty-level families. Prosperidad Employment Empowerment Center is one example of the City's efforts to support local job-seekers in need of employment and training opportunities. The employment center offers access to services that help community members with their job search, prepare for higher skilled jobs, or improve skills to increase their earning potential at their place of employment.

Actions planned to develop institutional structure

In order to further develop institutional structures, the City has created an Affordable Housing team and has transitioned City affordable housing and CDBG staff into a newly formed Community Development Department. This will allow for increased project management expertise and capacity, as well as closer coordination with development-related departments including Planning, Building, and Public Works to

enhance efficiency in project delivery.

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

The City of Hillsboro will enhance coordination between public and private housing and social service agencies by collaborating on affordable housing projects, particularly those that include deeply affordable units at 30% of Area Median Income (AMI) consistent with the goals of the Local Implementation Strategy for Metro Housing Bond implementation. The City will also participate in coordination meetings and activities of the Housing Supportive Service Network, Coalition of Housing Advocates, Washington County's Continuum of Care, and several newly-formed workgroups focused on housing and resident services to further coordinate and collaborate on solutions. In this effort, the City will work with the Housing Authority of Washington County, Washington County Office of Community Development and organizations such as the Vision Action Network, Community Action, and other local community-based service providers.

Discussion

N/A

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following is a description of the program-specific requirements under the Community Development Block Grant (CDBG) program.

Note: This is the City of Hillsboro's second year as an Entitlement grantee and therefore does not have program income. Most of the required fields are not applicable under this section.

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	0
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:	0

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.	100.00%

Discussion

The City of Hillsboro's goal is for CDBG funds to benefit 100% of persons with household incomes at or below 80% of area median income.