



FINAL AGENDA

FORREST C. SOTH CITY COUNCIL CHAMBER
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

REGULAR MEETING
APRIL 19, 2004
6:30 p.m.

CALL TO ORDER:

ROLL CALL:

CITIZEN COMMUNICATIONS:

COUNCIL ITEMS:

STAFF ITEMS:

CONSENT AGENDA:

Minutes of the Regular Meetings of April 5 and April 12, 2004.

04066 Approval of the City of Beaverton 2004 Action Plan Submission to Washington County (HUD: Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs)

04067 Social Service Funding Committee Recommendations

ORDINANCES:

04068 An Ordinance Annexing Property Generally Located on the West Side of SW Murray Boulevard, North of SW Walker Road, to the City of Beaverton: Expedited Annexation 2004-0001 (Ordinance No. 4297)

04069 An Ordinance Annexing Property Generally Located at 1020 SW Cedar Hills Boulevard to the City of Beaverton: Expedited Annexation 2004-0002 (Ordinance No. 4298)

04070 An Ordinance Annexing Property Generally Located at 11115 SW Center Street to the City of Beaverton: Expedited Annexation 2004-0003 (Ordinance No. 4299)

04071 An Ordinance Annexing Property Generally Located at 16300 SW Nora Road to the City of Beaverton: Expedited Annexation 2004-0004 (Ordinance No. 4300)

Second Reading:

- 04064 An Ordinance Amending Ordinance No. 2050, the Development Code, Chapter 20 (Land Use) and 90 (Definitions); TA 2004-0002 (Regional Center Commuter Rail Text Amendments) (Ordinance No. 4295)
- 04065 An Ordinance Amending Ordinance No. 4187, Figure III-I, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map for Property Located at 1250 NW Waterhouse Avenue, CPA 2003-0018/ZMA 2003-0020 (Ordinance No. 4296)

EXECUTIVE SESSION:

In accordance with ORS 192.660 (1) (h) to discuss the legal rights and duties of the governing body with regard to litigation or litigation likely to be filed and in accordance with ORS 192.660 (1) (d) to conduct deliberations with the persons designated by the governing body to carry on labor negotiations and in accordance with ORS 192.660 (1) (e) to deliberate with persons designated by the governing body to negotiate real property transactions. Pursuant to ORS 192.660 (3), it is Council's wish that the items discussed not be disclosed by media representatives or others.

ADJOURNMENT

This information is available in large print or audio tape upon request. In addition, assistive listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 48 hours advance notice. To request these services, please call 526-2222/voice TDD.

BEAVERTON CITY COUNCIL
REGULAR MEETING
APRIL 5, 2004

DRAFT

CALL TO ORDER:

The Regular Meeting of the Beaverton City Council was called to order by Mayor Rob Drake in the Forrest C. Soth City Council Chamber, 4755 SW Griffith Drive, Beaverton, Oregon, on Monday, April 5, 2004, at 6:38 p.m.

ROLL CALL:

Present were Mayor Drake, Couns. Betty Bode, Dennis Doyle, Fred Ruby, Forrest Soth and Cathy Stanton. Also present were Chief of Staff Linda Adlard, City Attorney Alan Rappleyea, Finance Director Patrick O'Claire, Community Development Director Joe Grillo, Engineering Director Tom Ramisch, Operations/Maintenance Director Gary Brentano, Library Director Ed House, Human Resources Director Nancy Bates, Police Chief David Bishop, Principal Planner Hal Bergsma, Transportation Engineer Randy Wooley, Senior Planner Barbara Fryer, and Deputy City Recorder Catherine Jansen.

PROCLAMATIONS:

Mayor Drake proclaimed National Community Development Week, April 12-18, 2004 and Arbor Week, April 4 – 10, 2004.

PRESENTATIONS:

4047 Westside Police Activities League Presentation

Jill Showalter, Executive Director, Westside Police Activities League (PAL), introduced Jason Hess, President and John White, Vice President PAL Board of Directors, and Rick Warren, PAL Board Member. She explained PAL Program was established in 1997 and was launched in the City of Beaverton in 1998 by the City Council and Founder Police Chief David Bishop. She said PAL started in a small building at the corner of Watson Avenue and Farmington Road where it had served fifty children. She reported in 2003 PAL revised its Mission Statement to clearly illustrate the focus to juvenile crime prevention. She explained PAL worked with local law enforcement agencies and the schools to inhibit juvenile crime. She said the National Office of Juvenile Justice reported it cost \$500 annually for a child to participate in PAL; compared to \$35,000 annually to incarcerate a youth in Oregon. She presented a slide show on the history of PAL.

Showalter explained PAL provided nationally-proven juvenile crime prevention programs for its members. She said the PAL Youth Center, at the corner of Hall Avenue and Allen Boulevard, was in one of the neediest areas in Beaverton. According to Police Department records in 2002 over 50% of all calls for police service were within a one-mile radius of the PAL Center.

Showalter explained PAL provided programs for the underserved youth in the community. She reviewed PAL's demographics (in record). The major points she noted were: an average of 105 youths attended the PAL Center daily; 68% of the members came from low income families; the largest age group served was the 9-12 year olds which made up 46% of PAL's membership; and 79% of PAL members attended Beaverton School District, with the rest coming from Washington County and SW Portland. She noted PAL programs were available to all ages between 8 and 18; the annual membership cost was \$5.00 per child or \$10 per family. She said the PAL Center was open Monday through Friday from 2:30 p.m. to 8:00 p.m. and on non-school days from 7:30 a.m. to 6:00 p.m.

Showalter acknowledged the strong collaboration PAL had with other agencies and businesses in the development of its program. Programs provided from these partnerships included: IBM's E-Mentoring Program; Metropolitan Family Services' Foster Grandparent Program; Oregon Food Bank's Boys Boot Camp; National Hockey League's Street Hockey Games; McDonald's Monthly Birthday Parties; and the USDA's Free Lunch Program through the Beaverton School District.

Showalter reviewed PAL's annual budget. She noted low rent from the City and in-kind funding from corporate and community partners and individual donations supported the PAL Program. She said some examples of in-kind support included donated space from the School District for summer camps, bus transportation from schools to the PAL Center, free dance classes from the Washington County Family Arts Center, computers, printers and technology for the IBM and Intel rooms, product donations and incentives from Nike, and sponsorships for holiday families. She added PAL relied heavily on volunteers. She said PAL's budget had increased from \$10,000 its first year to \$400,000 this fiscal year. She reviewed the expenditure and funding sources in detail (in record). She stressed funding was a major concern. She said with the help of its community partners, PAL found the resources needed to meet the needs of its growing membership. She explained a recent fundraising effort by Safeway raised over \$30,000; they were grateful for the community's support.

Showalter explained in an effort to increase funding from personal donations, PAL offered direct debit and on-line donation services. She said other highlights noted were: the hiring of a part-time financial manager; tax filings were up to date; two audits were recently conducted with no findings reported; the By-laws were updated; PAL now had three full-time and seven part-time employees; and the Board was actively recruiting for new members. She noted PAL served over 1,000 youth in the last five years and last year over 8,000 volunteer hours were logged. She urged interested individuals to volunteer and support PAL through advocacy, recruitment of Board members and financial support.

Coun. Soth congratulated PAL on the success of the program. He said at a recent National League of Cities Conference in Washington, D.C., many cities in the country were focusing on youth, through programs similar to PAL, to help keep them constructively occupied and boost their self esteem.

Coun. Doyle said he served on the PAL Board and it was a pleasure to do so. He stated the financial struggles experienced by PAL were real. He thanked Safeway for its fundraising effort which helped PAL break even this year. He encouraged citizens to volunteer and said the volunteers made a great impact to the program and youth.

Mayor Drake thanked them for the presentation.

4048 Tualatin Basin Goal 5 Project Update

Senior Planner Barbara Fryer presented an overview of the Tualatin Basin Goal 5 Natural Resources Planning Process. She explained the Tualatin Basin Partners was a coalition of local governments working with Metro to meet Federal and State requirements for the Endangered Species and Clean Water Acts. She reviewed in detail the work conducted under Goal 5 and explained the goal of the project was to improve the health of the Tualatin River Basin.

Fryer summarized the three steps of Goal 5 Planning Process, as follows.

Step 1: Inventory of Goal 5 Resources. Metro completed the inventory for the entire region, focusing on stream corridors and wildlife habitat. The Tualatin Basin Partners were creating the baseline to determine the current health of the Tualatin Basin.

Step 2: Conflict Use Analysis. She said the second step identified conflicting uses that impacted a particular resource. She said they would analyze the Economic, Social, Environmental and Energy (ESEE) consequences of allowing, limiting or prohibiting conflicting uses within the impact area and the actual resource. From that analysis, an Allow/Limit/Prohibit (ALP) Map would be developed that showed the ALP areas.

Step 3: Development of a Program to Achieve the Goal. She said in the Program Development the goal was to resolve the conflicts.

Fryer explained they were currently at Step 2; the ESEE analysis. She said Metro had 27 regional sites it was reviewing as part of the ESEE analysis; 11 of those sites were in located in Beaverton. She said two open houses were held in March to inform the community of the ESEE analysis; approximately 250 people attended the open house events. She said a public hearing was held on March 29, 2004, by the Tualatin Basin Natural Resources Coordinating Committee (elected officials group) to receive testimony on the current phase of the project. She said the Coordinating Committee will be making a decision on this process on April 12, 2004.

Fryer said a public hearing was scheduled for August 2, 2004, in Hillsboro, concerning the Development of a Program (Step 3). She said a final decision on this step would be made August 16, 2004.

Fryer said the last step was for Metro to review the program and determine whether the terms of the Metro-Tualatin Basin intergovernmental agreement had been met. She said once the program was adopted, each jurisdiction had 180 days to adopt ordinances that would affect individual property owners. She said this would occur in 2005/2006.

Fryer said the Council packet included the staff's recommended adjustments to the Tualatin Basin ALP Map. She stated staff also identified unique circumstances within local sites. She reviewed in detail the methodology of the ESEE Approach and the categories of the conflicting uses and resources (in the record). She said an *Allow Decision* meant conflicting uses were permitted but existing rules would apply; a *Limit Decision* meant conflicting uses were limited based on the nature and severity of the impact and existing rules would apply; a *Prohibit Decision* meant conflicting uses within the resource area were prohibited. She stated there weren't any *Prohibit Decisions* in the Tualatin Basin at this time. She reviewed the categories established to allow adjustment of the ALP Map (in the record).

Fryer said at the March 29, 2004, public hearing people expressed concern regarding: approved and committed development; the ability to continue farming; property compensation and what it meant to be in one of these areas. She said some of the concerns were: there weren't any resources on their property; not enough resources being protected; buildable lands and the ability to maintain an adequate supply of affordable housing; urban/wildfire interface; ecosystem services; and livability.

She reviewed the proposed program tools. She said regulatory tools included design guidelines, regulations and revenue; non-regulatory tools included technical assistance, acquisition and/or restoration, education and outreach, incentives or compensation. She concluded by noting these tools would be part of the final program.

Coun. Soth said this process was unique as Washington County was the only county in Oregon that was drained by one river system. He said this was why the Tualatin River was a good laboratory for these studies. He said the Tualatin River was cleaner now than when he swam in it 75 years ago, though there was still a lot to do.

Coun. Stanton said she attended the March 29 public hearing and the list of comments presented from the hearing was well done. She added there was a comment concerning the livability of this area which was a good reason for businesses to locate here, and noted several people encouraged education and outreach.

Mayor Drake said he attended the hearing and over 40 people testified. He said a number of people testified that they did not think the maps were accurate. He said he understood the initial assessment on the map was from an aerial photograph, so it might not have been as accurate as if it were done from a walking inspection. He said he had not heard comments about areas in Beaverton. He asked if staff was contacted about the map and was it updated for Beaverton's riparian areas.

Fryer replied that was correct though some Beaverton areas were still not quite correct on the map. She said Metro would do a global map amendment process and the Tualatin Basin Partners would submit specific map corrections to Metro as a group.

Mayor Drake expressed concern that the process be flexible and not locked in stone, so corrections could be made if needed. He noted the holly farmers were concerned Goal 5 would rob them of the opportunity to farm. He asked if that would be corrected through the process.

Fryer said it would be corrected and that they anticipated having specific allowances within the program for farming and forestry practices to continue. She said many of those areas were outside the Urban Growth Boundary and they anticipated having incentives and other types of programs for agricultural uses so that they might preserve more of the stream corridor. She said they did not anticipate this affecting the holly farmers as much as was heard at the hearing.

Mayor Drake said he was concerned about property compensation. He asked what further exploration there was for compensation or incentives to maintain both a healthy economy and protect the riparian areas.

Fryer replied some revenue source was anticipated with this program, such as a regional bond issue or fees, to fund acquisition. She said that issue would be fully studied.

Mayor Drake noted some people were reaching the end of their careers and did not wish to continue farming. He said they were concerned Goal 5 would tie up their land and they would not be able to develop it to provide for their retirement.

Fryer said this program anticipated everyone having the ability to develop their property at least to the minimum level; they would not prohibit development without acquiring the land. She said that was why there wasn't a *prohibit* recommendation on any of the properties.

Coun. Bode asked if the Partners would develop a list of definitions that everyone would work from; specifically a definition of *riparian area*. She also asked for a projection on the depth of the education in the education/outreach process.

Fryer explained for this project, Metro defined riparian as having six different functional values; a number of widths from a stream corridor based on a functional value. She said that was why there were some inaccuracies on the map; the functional value may not be occurring on that property any longer. She said concerning the education/outreach portion they were looking at several options. She said many areas benefited from citizens learning how their activities affected the natural stream corridors. She said one of the biggest pollutants in the river today was the run-off from lawn fertilizers. She said they believed education/outreach would significantly impact people's behavior, once they learned how their behavior affected the watershed.

Coun. Stanton explained Title 3 and Goal 5 to the audience and the Tualatin Basin Partners were doing this project because it was mandated by the Federal government to protect the steelhead and salmon.

Fryer advised that information on this project was available on the City's Web Page.

BREAK:

Mayor Drake called for a brief recess at 7:40 p.m.

RECONVENE:

Mayor Drake reconvened the meeting at 7:49 p.m.

CITIZEN COMMUNICATIONS:

There were people in the audience who wished to speak on the Tualatin Hills Park and Recreation District's proposed annexation.

Mayor Drake said he would allow testimony although at this time the Park District had not advanced one final idea and the City's discussions with the County concerning an Urban Services Agreement was at a very liquid stage with many unresolved issues. He explained this item was not before the City Council at this time.

Hal Murdock, President, Claremont Civic Association, said Claremont was a senior adult community with 556 households. He submitted a letter from the Association's Board of Directors stating the Board's and homeowner's opposition to the voting process the Park District chose for this election. He said the only fair voting method would be the double majority where a majority of the voters in each area must agree with the proposal. He asked that the Council not sign an Urban Services Agreement with the District until the

District developed a fair annexation plan. He stated the noticing on this issue was insufficient; residents were not surveyed to determine if they wanted or needed the District's services, and a forced annexation for a non-essential service would not persuade voters to approve future tax increases for essential services. He concluded the District's proposal was unfair and unwise.

Coun. Soth explained the double majority in the State statutes said it was 50% of the registered voters in an area and 50% of the owners of property in that same area. He said the double majority Murdock referred to was a different type of double majority. He added the City was required to finalize these Urban Services Agreements with all participating agencies.

Cindy McFarlane, Satterberg Heights, Beaverton, stated she felt this was her decision and those who lived in the Park District should not have a say as to whether or not her area would be annexed. She said of the three parcels the District owned in Satterberg Heights, it gave one back to the homeowners association and the other two it had not maintained; one was full of poison oak and the other went back to its natural state. She said she supported funding essential services but if she had to pay taxes to the District she could not afford future increases for police, fire, or libraries.

Rich Nassif noted his opposition to the District's proposal on a testimony card.

Jim Poland, representing the Oak Hills Homeowners Association, Cornell/Bethany area, stated their neighborhood had its own extensive recreational facilities which were maintained through their homeowners' assessment. He stated the residents of this area were adamantly opposed to the process proposed by the District as it was unfair. He thanked Coun. Ruby for his remarks at the District's public hearing on this issue.

Kathryn Sayles, Cooper Mountain, Aloha, stated there wasn't a problem with SB 122; the problem was how the District chose to interpret ORS 195. She stated the District's interpretation was not the only one available and it was not law. She said this was a matter of self-determination and the District chose the single-majority process because the other method would not be successful. She asked that Council not sign the Urban Services Agreement. She submitted her written testimony for the record.

Bill Bugbee, representing the Alta Vista Homeowners Association, Cooper Mountain, stated he wanted to see the District's proposal voted down by the Council. He said the single-majority methodology deprived them of a fair vote on this issue and had economic consequences attached to it. He urged Council to reject the annexation.

David Stein, Cooper Mountain, stated this was a matter of tax dollars. He noted the tax rate for Tualatin Valley Fire and Rescue was \$1.52/\$1,000 and if the Fire Department was called you did not have to pay a user fee and no other fees were attached. He said there was concern over the taxes for this non-essential service.

Jorge Carbo, Sexton Mountain, said he did not want to see the Council associating itself with this unfair process. He stated he supported funding essential services, but this was not an essential service. He added the tax burdens were already high and he preferred to see the funds this generated spent on other programs. He noted there wasn't a survey to determine if the residents in these areas wanted to be annexed and he had not heard anyone support this proposal. He asked the Council to oppose proposal and thanked Coun. Ruby for his comments at the public hearing.

Henry Kane, Beaverton, stated he was trying to keep the Park District out of expensive legal problems and noted he would be working on this issue. He said he preferred that his Park District taxes be spent on programs and not legal fees.

Barton Weaver, Kaiser Ridge area, stated he learned of this issue from a friend; he did not receive any notification from the District. He said he circulated a petition and spoke to 46 people about this issue; of those 46, 43 opposed the voting method and the annexation. Most of them said they could not afford the additional taxes. He said five of the people were out of work and two of those had been out of work for two or more years. He noted economic problems were affecting all levels of the society and this was not the time to impose additional taxes through annexation. He asked that the Council reject this plan. He submitted a copy of his testimony for the record.

Jack Millay, Cooper Mountain, stated he felt this was the worst move he had seen government try to do to him as a citizen. He said it was easy for the Council to say the voting method was not its problem, but he thought it was. He compared this to Portland trying to take over Beaverton. He stated this was the City's opportunity to re-establish trust in local government and to ignore this issue would increase distrust. He urged Council to look at this issue to ensure fair treatment of all citizens.

Bob Spivey, Hartung Farms, said he moved to Hartung Farms because he wanted to live in open space with large lots. He stated this development has extensive open space, a six-acre lake, forests, swimming pool, club house and trails. He said he paid taxes to the County to support other services. He said he found it strange that he was paying \$950 annually to use his facilities and now the Park District wanted to access him an additional \$540 from taxes. He said in addition the District had not disclosed there was an additional \$210 in-District fee to use all the District's services. He noted the total cost for the District would be \$750 and the actual rate for the District equated to \$2.03/\$1,000. He said this was unfair and it was a very high tax for services he did not need for he was already paying for these services. He stated the process was flawed and the residents of Hartung Farms would appreciate Council's vote to change this.

COUNCIL ITEMS:

There were none.

STAFF ITEMS:

There were none.

CONSENT AGENDA:

Coun. Ruby **MOVED, SECONDED** by Coun. Soth, that the Consent Agenda be approved as follows:

Minutes of the Special Meeting of March 11, 2004 and the Regular Meeting of March 15, 2004.

04049 Liquor License Application: Greater Privilege - Koreana Restaurant

04050 Boards and Commissions Appointment Alan DeHarpport for Planning Commission

04051 Allocation of Traffic Enhancement Program Funds to Additional Projects for Traffic Calming, Accessible Pedestrian Signals, and Advance Street Name Signing

04052 Traffic Commission Issues No. TC 544-546

04053 Transfer of Road Jurisdiction from Washington County to the City of Beaverton (SW 150th Avenue from SW Walker Road to SW Surrey Street) (Resolution No. 3752)

04054 Transfer of Road Jurisdiction from Washington County to the City of Beaverton (SW Barrows Road from SW Walnut Street west to the B.P.A. Power Lines) (Resolution No. 3753)

04055 Transfer of Road Jurisdiction from Washington County to the City of Beaverton (SW Barrows Road from SW Scholls Ferry Road East to the B.P.A. Power Lines) (Resolution No. 3754)

Contract Review Board:

04056 Bid Award – Purchase One (1) New Trencher/Backhoe

04057 Consultant Contract Award – Fluoride Distribution Analysis and Disinfection Byproducts (DBP) Analysis for the City's Drinking Water System

04058 Bid Award-Cedar Hills Boulevard Utility Improvements Phase 2

04060 Selection of Primary Vendors for Computer Units, Network Devices, Scanners, Printers and Replacement Parts

Couns. Ruby and Stanton stated they would abstain from voting on the March 15, 2004 Minutes as they were not present at that meeting.

Question called on the motion. Couns. Bode, Doyle, Ruby, Soth and Stanton voting AYE, the MOTION CARRIED unanimously. (5:0) Couns. Ruby and Stanton abstained from voting on the March 15, 2004 Minutes as they were not present at that meeting.

ORDINANCES:

Suspend Rules:

Coun. Soth MOVED, SECONDED by Coun. Ruby, that the rules be suspended, and that the ordinance embodied in Agenda Bill 04059 be read for the first time by title only at this meeting, and for the second time by title only at the next regular meeting of the Council. Couns. Bode, Doyle, Soth, Ruby and Stanton voting AYE, the MOTION CARRIED unanimously. (5:0)

First Reading:

City Attorney Alan Rappleyea read the following ordinance for the first time by title only:

04059 An Ordinance Adopting TA 2004-0001 to Amend Development Code Section 10.70 (Enforcement) (Ordinance No. 4294)

Second Reading:

Rappleyea read the following ordinances for the second time by title only:

- 04044 An Ordinance Amending Ordinance No. 4187, Figure III-1 (Volume I), the Comprehensive Plan Land Use Map, the Significant Natural Resources Map (Volume III) and Ordinance No. 2050, the Zoning Map for Property Located at 12345 NW Barnes Road (Teufel Property); CPA 2003-0017/ ZMA 2003-0019 (Ordinance No. 4292)
- 04045 An Ordinance Implementing the Comprehensive Plan to Create Teufel Property Review Procedures (Ordinance No. 4293)

Coun. Soth MOVED, SECONDED by Coun. Doyle, that the ordinances embodied in Agenda Bills 04044 and 04045, now pass. Roll call vote. Couns. Bode, Doyle, Ruby, Soth and Stanton voting AYE, the MOTION CARRIED unanimously. (5:0)

OTHER BUSINESS:

Coun. Doyle MOVED, SECONDED by Coun. Ruby that Council approve the request from the Vose NAC for a waiver of the appeal fee (\$620) paid by the NAC for the Holland Park appeal. Question called on the motion. Couns. Bode, Doyle, Ruby, Soth and Stanton voting AYE, the MOTION CARRIED unanimously. (5:0)

EXECUTIVE SESSION:

Coun. Soth MOVED, SECONDED by Coun. Doyle, that Council move into executive session in accordance with ORS 192.660(1)(e) to deliberate with persons designated by the governing body to negotiate real property transactions. Couns. Bode, Doyle, Ruby, Soth and Stanton voting AYE, the MOTION CARRIED unanimously. (5:0)

The executive session convened at 8:35 p.m.

The executive session adjourned at 8:37 p.m.

The regular meeting reconvened at 8:37 p.m.

ADJOURNMENT

There being no further business to come before the Council at this time, the meeting was adjourned at 8:37 p.m.

Catherine L. Jansen, Deputy City Recorder

APPROVAL:

Approved this _____ day of _____, 2004.

Rob Drake, Mayor

DRAFT

BEAVERTON CITY COUNCIL
REGULAR MEETING
APRIL 12, 2004

CALL TO ORDER:

The Regular Meeting of the Beaverton City Council was called to order by Mayor Rob Drake in the Forrest C. Soth City Council Chamber, 4755 SW Griffith Drive, Beaverton, Oregon, on Monday, April 12, 2004, at 6:35 p.m.

ROLL CALL:

Present were Mayor Drake, Couns. Betty Bode, Dennis Doyle, Fred Ruby, Forrest Soth and Cathy Stanton. Also present were Chief of Staff Linda Adlard, City Attorney Alan Rappleyea, Assistant Finance Director Shirley Baron-Kelly, Community Development Director Joe Grillo, Engineering Director Tom Ramisch, Operations/Maintenance Director Gary Brentano, Library Director Ed House, Human Resources Director Nancy Bates, Police Captain Chris Gibson and City Recorder Sue Nelson.

PRESENTATIONS:

04061 Overview of the Washington County Cooperative Library Services Levy of May 18, 2004, Measure 34-77

Library Director Ed House introduced Eva Calcagno, Director, Washington County Cooperative Library Services (WCCLS).

Calcagno distributed a brochure concerning Measure 34-77, *A Five-Year Washington County Library Operations Levy* that will be on the May 18, 2004 ballot. She explained the levy was part of a five-year financing plan for WCCLS; the County General Fund support was the largest revenue source for WCCLS and the levy proceeds would be the second largest source. She said the levy was a five-year property tax local-option levy for Fiscal Years 2004-05 through 2008-09; it had a fixed rate of \$0.26/\$1,000 assessed valuation and it was projected to be an additional \$43.00/year for the average home assessment of \$165,000. She said over the five-year period, \$48 million would be levied.

Calcagno noted this was the same rate as the previous levy request in 2002, that lost by 611 votes. She said Measure 34-77 restored and maintained library services lost when the previous levy failed. She noted if the levy passed funding would become available in July, 2004. She said the levy would fund local library services, central support and outreach services that connected all the libraries to the Year 2009. She said services to be restored included library hours, materials purchases, and reference/youth/outreach programs.

Calcagno reviewed factors that impacted library services in Washington County. First, she said, four libraries remodeled or built new facilities in the last four years, two libraries had plans for new buildings in 2004 and 2005, five libraries were planning expansions or new branches between 2006-2009, and two new libraries may join WCCLS (North Plains and Gaston). She said this would occur within the timeframe of the new levy. She reviewed the statistics concerning library use and circulation increases when new or expanded libraries opened. She noted population growth over the last decade also resulted in an increase in the use and need for library services. She said over half of the County residents had library cards and in a telephone survey conducted in 2002, 59% of the respondents said they used the library monthly or more frequently. She said Oregon ranked second nationally in circulation per capita and Washington County's circulation per capita was higher than Oregon's; it was over twice the national average. She explained the projections for circulation increases during the time of this levy were estimated at an average of 8.5% annually. She said the projections were based on historical data for each library and were adjusted for the opening of new facilities where appropriate.

Calcagno explained the majority of the levied funds would be applied to the libraries to pay for operations (books, staffing, hours, services); the remaining 22% would be directed to central services which linked the libraries together (WILINET, electronic resources, inter-library deliveries, outreach to homebound residents, reference and youth support). She said if the levy failed there would be further reductions in hours, staffing, book purchases and programming, which would begin in July 2004. She noted if the levy failed, County funding for library services would be what it was in 2000-2001.

House explained because the library levy failed in 2002, Beaverton's book budget was reduced over \$200,000, staffing was reduced by 1.8 FTE and operating hours were reduced from 71 to 60 hours per week. He said if the levy failed in May, the Library would maintain its current level of service for one year; after that the City would need to look for other revenue or cut back services.

Coun. Soth asked what would be the difference in rate if the levy was projected on a monetary value rather than a tax rate.

Calcagno said she did not know the different rates; she noted \$48 million over five years was an average of around \$9 million per year.

Coun. Soth said when they went for a fixed money amount, the rate decreased over a period of time because of increased assessed value in properties. He wondered if that was projected in this case.

Calcagno replied the County's projections for growth and assessed value were fairly conservative at 3.5% the first year and it did not exceed 5% in the five-year period.

Coun. Ruby asked how the public had responded to the reduction in services; cuts in the hours of operation were tangible. He asked what feedback the City had from the community.

House explained they tried to make the cuts where it least impacted the public, such as one-half hour in the mornings, the late hour in the evening and Friday evenings which were slow. He said the feedback from the public was that the evening hours were primary hours; consequently, if the levy passed, those hours would be restored. He added the book budget was cut to eliminate esoteric type of items or more expensive materials.

Calcagno noted that while some belt tightening could be done, it was difficult to maintain it for a long period of time. She noted one example was the elimination of all capital purchases which included the planned upgrade of the computers. She noted at some point the equipment had to be upgraded.

Coun. Bode said she understood the challenge of obtaining the County vote. She asked if the collection reflected the cultural diversity that has developed in the City over the last five years.

House responded the Library staff was working on ensuring the collection was diverse. He noted they had a multi-lingual book collection and newspapers in other languages, including Spanish, Japanese, Korean, Russian and Farsi.

Coun. Bode asked if the language collections encompassed all ages.

House replied there were gaps in some of the collections due to lack of funding.

Coun. Stanton thanked them for their presentation and noted a discussion packet could be picked up at public libraries.

Coun. Doyle thanked them for their presentation. He urged everyone to exercise their right to vote. He asked the speakers how they would answer someone who said that the economy was better so the levy was not needed.

Calcagno explained that the use of libraries continued to increase on a daily basis.

Coun. Doyle added that as the economy rebounds, salaries have no impact on the funding source. He noted the state and federal governments do not help; property tax was the only option for funding.

Calcagno also noted the assessed value on a home would remain basically the same unless a major expansion was done, so the levy would remain the same.

Mayor Drake thanked them for the presentation.

04062 Project Update – Beaverton Software-Focused Business Incubator

Economic Development Manager Janet Young presented the second update on the status of the Beaverton Software-Focused Business Incubator. She said they have been looking for space to house the incubator and dealing with legal issues on how the incubator would be structured.

Young explained staff toured a number of different real estate sites and developed criteria for the space needed. She said the primary goal was to locate the incubator in downtown Beaverton. She added this was a challenge because there was not a lot of office space available in downtown Beaverton and software companies wanted hard-wall space for security reasons. She said finding existing hard-wall space was a challenge and trying to retrofit existing open space was costly. She noted the sites were narrowed down to two or three and staff would be discussing options with landlords.

Young explained the Business Plan called for the incubator to be structured as a 503(c)(3) in the long-run. She noted it takes times to get this status established. She said the consultant advised that a common way to start an incubator was to be hosted by an existing 503(c)(3) that had a similar mission. She said they were currently examining the non-profit corporation created for the management of the public spaces at The Round and some other options that may be feasible.

Young stated one of the exciting things currently happening was the partnership being developed with the Software Association of Oregon (SAO). She said SAO was excited about this project and eager to work to accomplish this mission. She said SAO had strategic missions it was developing regarding assisting with the startup of software companies, so the incubator project aligned well with SAO's mission.

Coun. Stanton said she appreciated the information concerning the need for hard-walled space and agreed that would be a challenge.

CITIZEN COMMUNICATIONS:

Myles Bugbee, Beaverton, stated the Young Adult Room at the Library was great for teens. He said the YA Room had shelves of book for teens, computers to help with research and there was always a helpful librarian. He noted there was also a Teen Library Council, that was a group of 15 teens from the area, who discussed books and wrote book reviews and put on events for area youths. He noted the Teen Council put on an Earth Day Event to educate everyone about recycling. He said this was what was wonderful about the Library; people from all walks of life in the community could come to these events and teens were able to help and give back to the community. He said they also held an open microphone poetry event for those who expressed themselves through poetry. He said that after the last library levy failed the budget for these events was cut in half and also hours were cut; the impact affected him in a negative way. He said if Measure 34-77 did not pass there would be more cuts in these programs. He stressed the Library was very important because it served all the people in the community. He said he hoped the Council and Mayor would support the libraries because the libraries supported their communities.

Coun. Soth asked Bugbee if some of his peers were more comfortable expressing themselves through poetry or pictures, rather than spoken conversation.

Bugbee said that was correct and there was always a librarian in the Youth Room to help them through the learning areas they were handling.

Coun. Doyle thanked Bugbee for his comments and said it was encouraging to hear from the students. He said it was good to know people cared about the Library; Bugbee presented excellent reasons for supporting the levy.

Coun. Stanton asked what text books and grades the Beaverton School District had at the Homework Center.

Bugbee said the YA Room was for 6th through 12th Grades. He said he worried about tomorrow's teens who might not have as great a library as he had and he wanted the Measure to pass.

Coun. Bode asked him what grade he was in and what school he attended.

Bugbee said he was in eighth grade and he was home-schooled.

Dot Lukins said she was the representative for Beaverton for the 34-77 Levy. She asked the public to get in touch with her if they wanted to help or needed information; she could be reached at 503- 524-7470 or dlukins@europa.com.

Coun. Stanton encouraged everyone to vote on the Measure.

Lukins stressed that during bad times libraries were more important; when difficulties were occurring around the world, people needed to take responsibility for their local world.

Henry Kane, Beaverton, said people who would be forced to annex into the Tualatin Hills Park & Recreation District and pay increased taxes, would probably not vote in favor of the library levy because they could not afford both. He said he would be filing papers regarding the Park District annexation issue, which he thought was an open-and-shut case based on the recent Tueffel annexation that was correctly annexed to the City. He noted the District had not handled its procedure correctly; the District should withdraw its annexation and redo everything correctly.

Mayor Drake noted there were Boy Scouts in the audience and welcomed them.

Tyler Eveson, Troop 591, from the Church of the Latter Day Saints, Beaverton, said they were working on their Citizenship and Community Merit Badges.

COUNCIL ITEMS:

Coun. Soth said at the National League of Cities Conference an item discussed was free trade agreements and land use laws that would impact all cities and the federal and state governments. He noted officials were trying to persuade Congress to review this issue to see what could be done to preserve local rules and regulations. He said more information would be available later in the year.

Coun. Stanton said on Sunday, April 25, 2004, a Volunteer Plaque would be unveiled at the Beaverton Library that would list the volunteers who worked on various committees to construct the new Library.

Coun. Doyle welcomed back the National Guard units who just returned from Iraq. He thanked them for their service.

STAFF ITEMS:

There were none.

ACTION ITEM:

04063 Authorize Mayor to Sign IGA with Clean Water Services for the Cooperative Operation of Sanitary Sewer, Storm and Surface Water Facilities

Operations Director Gary Brentano explained a new NPDES permit was issued to Clean Water Services (CWS), by the Oregon Department of Environmental Quality, for the operation of wastewater treatment and storm/surface water drainage facilities in this region. He noted the City provided maintenance and operation services for that portion of the CWS system that was within the City limits, under the terms of an intergovernmental agreement with CWS. He said the new permit issued to CWS was one of the first of its kind in the nation; the permit focused on a river basin rather than facilities or individual cities. He said the permit was directed toward the management of storm and surface water flows into the Tualatin River. He said this was a fundamental shift in DEQ's policy, in response to federal standards. He noted CWS was contemplating a series of improvements, in cooperation with the cities, to improve overall water quality in the Tualatin River Basin; more would be learned about this in the next year.

Brentano explained that under the new agreement, the agencies will focus regionally on control/maintenance of storm and sewer facilities using a creek-and-basin approach, as opposed to a city approach. As an example, he said, the City would focus reducing the flow of pollutants into the Beaverton and Summer Creeks; the City would have more enforcement authority to ensure that what happened at one point on a creek was consistent at all points upstream. He explained the proposed agreement focused on a restructuring of maintenance service areas to focus on the basin. He said that as the City grew through annexations, it would negotiate a price for services with CWS; CWS would continue to provide those services to the residents in a manner consistent with what was done today. He said that saved the City the cost of acquiring new equipment and transferring personnel, which would benefit the City financially and organizationally.

Coun. Ruby said he remembered reading about this in the newspaper and asked if this was good for Beaverton.

Brentano explained CWS had done a good job and this permit was the first of its kind in the nation. He said traditionally in the area of storm water, agencies focused on best management practices, meaning they did everything they could do to reach a certain level of pollutants in discharge. He said with this new permit, the EPA was now focusing on total maximum daily load in a stream or river. He said that meant they set standards that cannot be exceeded; under best management practices the standards could be exceeded. He said the unification of the entire group of facilities focused on the good job CWS had done and it represented the total maximum daily load as a group in the Tualatin River.

Coun. Soth said these subjects had been discussed at the League of Oregon Cities Water Committee for the past two years. He said Washington County was unique because it was the only county in Oregon entirely served by one basin, which made it ideal for this situation.

Coun. Doyle asked if there was anything in the agreement they should be cognizant of or anything that might mean additional cost to the City for services.

Brentano replied that CWS was currently in the process of reviewing its rates and the allocation of the revenue between the District and the cities. He said the City would watch that closely as staff believed the City currently received adequate resources from monthly fees to provide the services. He said they did not know the total impact for additional maintenance responsibilities. He said the City did a good job of cleaning catch basins and managing pollution control structures. He said new standards that set an absolute limit would place a burden on the City, but the burden was unknown at this time. He noted the future was unclear because CWS had 12-14 months to formulate a plan to deal with the issue of improving water quality. He said the agreement preserved the relationship that existed up to this point; it strengthened the City's ability to do source control enforcement and it helped define issues related to future annexations.

Mayor Drake added CWS was a good partner and did a good job. He said the grinding would come next year as CWS and the cities discussed revenue allocations. He noted any change in revenue would have to be reflective of the work assignment the City was given. He said the goal was to serve Beaverton residents well.

Coun. Stanton asked if she was correct in her analysis that there was more definition of responsibilities and there was more flexibility in future negotiations.

Brentano said that was their hope; to manage the Tualatin Basin one needed strong, effective local partners. He said the new permit raised new issues so it was a learning experience for everyone. He said the agreement was the first step.

Coun. Stanton referred to page 48, concerning "Inside City and Outside Areas of Assigned Service" and asked if that meant some future annexation.

Brentano replied that was correct. If an area such as Bethany annexed to the City, CWS would continue to provide service to the residents in a manner consistent with the City's standards; the revenue allocation would be split and the City would pay CWS the cost of providing this service to those residents.

Coun. Stanton thanked staff for their work with CWS.

Coun. Soth **MOVED, SECONDED** by Coun. Bode that Council approve Agenda Bill 04063 authorizing the Mayor to sign the intergovernmental agreement with Clean Water Services. Couns. Bode, Doyle, Ruby, Soth and Stanton voting **AYE**, the **MOTION CARRIED** unanimously. (5:0)

ORDINANCES:

Suspend Rules:

Coun. Soth **MOVED, SECONDED** by Coun. Stanton, that the rules be suspended, and that the ordinances embodied in Agenda Bills 04064 and 04065 be read for the first time by title only at this meeting, and for the second time by title only at the next regular meeting of the Council. Couns. Bode, Doyle, Soth, Ruby and Stanton voting **AYE**, the **MOTION CARRIED** unanimously. (5:0)

First Reading:

City Attorney Alan Rappleyea read the following ordinances for the first time by title only:

04064 An Ordinance Amending Ordinance No. 2050, the Development Code, Chapter 20 (Land Use) and 90 (Definitions); TA 2004-0002 (Regional Center Commuter Rail Text Amendments) (Ordinance No. 4295)

04065 An Ordinance Amending Ordinance No. 4187, Figure III-I, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map for Property Located at 1250 NW Waterhouse Avenue, CPA 2003-0018/ZMA 2003-0020 (Ordinance No. 4296)

Second Reading:

Rappleyea explained staff was recommending a revision to Ordinance No. 4294 (Agenda Bill 04059) to add an emergency clause to this ordinance which would make the ordinance effective upon passage.

Coun. Soth **MOVED, SECONDED** by Coun. Ruby that Council amend the ordinance embodied in Agenda Bill 04059 to include an emergency clause and that the City Attorney read the wording for that emergency clause.

Rappleyea read Section 3 the emergency clause, that was added to the ordinance, in its entirety.

Coun. Soth **MOVED, SECONDED** by Coun. Ruby that the ordinance embodied in Agenda Bill 04059 be amended as read by the City Attorney. Couns. Bode, Doyle, Ruby and Soth voting **AYE**, the **MOTION CARRIED** unanimously. (4:0) Coun. Stanton was not present for the vote.

04059 An Ordinance Adopting TA 2004-0001 to Amend Development Code Section 10.70 (Enforcement) (Ordinance No. 4294) (Amended to include Section 3. Emergency Clause to make Ordinance effective upon passage.)

Coun. Soth **MOVED, SECONDED** by Coun. Ruby, that the ordinance embodied in Agenda Bill 04059 as amended, now pass. Roll call vote. Couns. Bode, Doyle, Ruby and Soth voting **AYE**, the **MOTION CARRIED** unanimously. (4:0) Coun. Stanton was not present for the vote.

ADJOURNMENT

There being no further business to come before the Council at this time, the meeting was adjourned at 8:00 p.m.

Sue Nelson, City Recorder

APPROVAL:

Approved this _____ day of _____, 2004.

Rob Drake, Mayor

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Approval of the City of Beaverton 2004 Action Plan Submission to Washington County (HUD: Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs)

FOR AGENDA OF: 04-19-04 **BILL NO:** 04066

Mayor's Approval: 

DEPARTMENT OF ORIGIN: Mayor's Office 

DATE SUBMITTED: 04-07-04

CLEARANCES: CDBG
Finance
Attorney




PROCEEDING: Consent Agenda

EXHIBITS: City of Beaverton 2004 Action Plan

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

The U.S. Department of Housing and Urban Development (HUD) requires that an annual update to the Consolidated Plan be submitted by local jurisdictions to meet HUD's statutory requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs that the City administers. Since Washington County has been designated the lead Participating Jurisdiction under the 2003-2005 HOME Consortium Cooperation Agreement, the County takes the lead in the preparation of the joint annual update referred to as the Action Plan.

As part of the 2004 Program Year (PY) Action Plan process, public hearings were held on March 30, 2004 in Beaverton and on April 1, 2004 in Hillsboro. The purpose of the hearings was to inform the residents of Washington County and the City of Beaverton about updates to the Consolidated Plan, the available resources for the coming year, and the proposed allocation of resources. Oral testimony on the draft Annual Plan was received at these public hearings, while written testimony was accepted during the public comment period from February 12 through April 19, 2004. Summaries of oral and written testimonies are incorporated into the PY 2004 Plan.

INFORMATION FOR CONSIDERATION:

The City's PY 2004 Action Plan continues to address the priority needs established in the 2000-2005 Consolidated Plan. HUD has allocated \$711,000 of CDBG funds to the City of Beaverton for PY 2004. This is a slight (2%) decrease from last year's allocation. The following is a list of proposed CDBG and HOME activities and funding amounts for PY 2004:

- \$200,000 for the acquisition of land (at a location to be determined) as a site for a future low income housing project. This amount will supplement an allocation of \$259,950 from last program year. Staff are looking at a variety of ways to leverage these funds to develop a

Agenda Bill No: 04066

project that can serve as a catalyst for additional investment and redevelopment in Beaverton's downtown.

- \$106,650 (the maximum allowable 15 percent of our annual CDBG allocation) to fund a wide range of public service projects that benefit the low- and moderate-income citizens of Beaverton. The Social Service Funding Committee reviewed and selected projects for funding and passed along those recommendations to the City Council for approval on April 19, 2004.
- \$162,150 to our ongoing Housing Rehabilitation Program to aid low-to-moderate income homeowners with critical repairs to their homes. An additional \$100,000 will be set aside to help low-to-moderate income seniors and disabled residents of Beaverton with accessibility improvements; this Accessibility program will provide small grants to both homeowners and renters for ramps, bathroom fixtures and other modifications to increase the permanent supply of accessible housing in the City and help residents with impaired mobility continue to live independently in their homes.
- \$142,200 of CDBG funds for general planning and administration of the program (including staff costs). General planning and administrative activities include housing planning, public hearings, fair housing, budgeting, preparing HUD-required documents and reports, program monitoring, and financial oversight of CDBG-funded activities.

In addition, the City of Beaverton is able to direct the allocation of a share of Washington County HOME Consortium funds (\$326,060 for Program Year 2004). The three Beaverton projects for 2004/2005 are:

- \$153,263 for the Housing Rehabilitation Program, described above.
- \$27,797 for a predevelopment loan to Tualatin Valley Housing Partners (TVHP) to explore the feasibility of an affordable housing development for low-to-moderate income residents at several potential sites near light rail stations in Beaverton.
- \$145,000 for major necessary repairs and rehabilitation of 59 units at Fircrest Manor, an affordable multi-family housing project managed by Tualatin Valley Housing Partners. This project was acquired by TVHP in 2000, in part with HOME funds from the County, and represents an important contribution to the inventory of housing affordable to Beaverton's disabled and low income senior residents.

RECOMMENDED ACTION:

Council approve the City of Beaverton Program Year 2004 Action Plan submission to Washington County.

PUBLIC COMMENT DRAFT

CONSOLIDATED PLAN
Housing and Community Development

PROGRAM YEAR 2004
ACTION PLANS

Washington County, Oregon
City of Beaverton

July 1, 2004–June 30, 2005

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

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CONSOLIDATED PLAN
Housing and Community Development

PROGRAM YEAR 2004
ACTION PLAN

Washington County, Oregon

July 1, 2004–June 30, 2005

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March 2004

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EXECUTIVE SUMMARY

The Consolidated Plan 2000–2005 contains Washington County's long-term strategy for using federal resources to address priority housing and community development needs. Washington County's PY 2004 Action Plan describes how Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) program resources will be used in the coming year to address the priority needs and local objectives established in the Consolidated Plan. The County's 2004 program year runs from July 1, 2004 to June 30, 2005. Washington County entitlement funds are available countywide to meet the housing and community development needs of low- and moderate-income families.

Washington County's total resources for PY 2004 reflects the addition of two sources of federal entitlement funds. Emergency Shelter Grant funds were returned to Washington County after census data pointed to changes in the County's population. Since 2001, Emergency Shelter Grant funds were passed through the state to Community Action, Washington County's largest non-profit serving low and moderate income residents. The Agency has effectively administered the ESG funds since that time and will continue this year through a subcontract with the County.

A second source of entitlement funds is available for the first time this year through the American Dream Downpayment Initiative. The ADDI was signed into law in December of 2003 and funds will be made available through HOME program participating jurisdictions.

Affordable Housing

High priority housing needs in Washington County include:

- Assistance for low-income renters
- Assistance for low- and moderate-income homeowners
- A continuum of affordable housing and supportive services for the homeless
- Affordable housing and appropriate services for persons with special needs.
- Financial assistance for first-time homebuyers (see Consolidated Plan amendment on page 60)

The Consolidated Plan presents specific five-year objectives for these and other priority need categories. It also states proposed accomplishments for high-priority objectives according to the number of units that will be assisted or produced with federal housing and community development resources.

Community Development

The County's CDBG program will address the following long-range objectives in PY 2004:

- A. Develop and improve public facilities to benefit income qualifying neighborhoods and income qualified special need populations.
- B. Improve the infrastructure of income qualified areas to ensure the health and safety of communities, and to increase neighborhood pride and viability.
- C. Provide limited public services that ensure the health and welfare of income qualified people living in the community.
- D. Ensure existing housing occupied by income qualified persons is structurally safe, accessible, and energy efficient.

Introduction

The Annual Action Plan updates Washington County's Consolidated Plan for Housing and Community Development, a five-year plan addressing the county's housing and community development needs. The county submits the Plan to the U.S. Department of Housing and Urban Development (HUD) to apply for funds under the Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant programs. In addition, a new allocation of federal dollars is available to Washington County through the American Dream Downpayment Initiative, which was signed into law in December 2003. Those funds are included in the overall resources for Washington County. This Annual Action Plan covers the program year from July 1, 2004 to June 30, 2005.

References to sections of the Consolidated Plan are made throughout this document. Not all of these sections are duplicated here. Copies of the Consolidated Plan are available from the Office of Community Development by calling 503-846-8814.

The programs covered by the Plan include:

Community Development Block Grant (CDBG) Program. Washington County and the City of Beaverton each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.

HOME Investments Partnerships (HOME) Program. The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of 1). Expanding the supply of affordable housing for low and very low-income families with an emphasis on rental housing; 2). Building state and local nonprofit capacity to carry out affordable housing programs; and 3) providing coordinated assistance to participants in development of affordable low-income housing. The County and the cities of Beaverton and Hillsboro are partners in the HOME consortium with Washington County being lead agency.

Emergency Shelter Grant (ESG) Program. ESG funds are used in support of the continuum of care system of homeless services. The funds are used in support of emergency shelters, transitional housing and essential services.

American Dream Downpayment Initiative (ADDI). The ADDI was signed into law December 2003. Funds made available under this initiative will be allocated to eligible HOME participating jurisdictions to assist low-income families become first-time homebuyers.

Housing Opportunities for People with AIDS (HOPWA) Program. HOPWA funds are administered by the City of Portland on behalf of the six county region: Multnomah, Washington, Clackamas, Clark, Columbia and Yamhill. HOPWA funds – sources and uses - are not reflected in this document.

PY 2004 Action Plan

The County estimates it will invest approximately \$6.3 million in new and reallocated entitlement funds (including program income) in an array of housing and community development activities in PY 2004. These CDBG, HOME, ESG and ADDI program resources will be allocated as follows:

	HOME	ADDI	CDBG	ESG
CDBG Projects ¹				
Public Facilities			\$884,300	
Infrastructure			\$574,300	
Public Services			\$405,160	
Youth Programs			\$280,000	
Housing Rehab			\$457,159	
Emergency Shelter Grant				\$89,253
HOME Projects ²	\$1,699,999	\$260,558		
HOME - City of Beaverton	\$326,060			
CHDO Operating Grants	\$92,655			
CDBG/Housing Admin			\$940,995	
HOME Admin	\$206,554			
Contingency			\$100,000	
Unprogrammed funds (HOME)	\$14,294			
Program Totals	\$2,339,562	\$260,558	\$3,641,914	\$89,253
			GRAND TOTAL	\$6,331,287

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

¹ Includes Program Income of \$459,914.

² Includes Program Income of \$212,405 plus reprogrammed income of \$274,016

RESOURCES

Federal PY 2004 Entitlement Funds

The U.S. Department of Housing and Urban Development (HUD) has allocated the following federal entitlement resources to Washington County for projects and activities to be carried out in PY 2004:

Community Development Block Grant Program (CDBG)	\$3,182,000
CDBG Program Income	\$459,914
HOME Investment Partnerships Program	\$1,853,141
HOME Program Income	\$212,405
Reprogrammed HOME Funds ³	\$274,016
American Dream Downpayment Initiative	\$260,558
Emergency Shelter Grant	\$89,253
Total	\$6,331,287

Washington County's Office of Community Development receives and administers CDBG entitlement funds on behalf of a consortium comprised of eleven cities—including the city of Hillsboro CDBG entitlement—and unincorporated areas of the county.

In addition, Washington County and the cities of Beaverton and Hillsboro make up the Washington County HOME Consortium. Effective July 1, 2003, the Office of Community Development began administering the HOME program for the Washington County consortium. Two significant changes have occurred since that time which have increased the County's overall federal allocation.

In December of 2003, the American Dream Downpayment Initiative was signed into law by President Bush. Through this initiative, funds have been made available to HOME participating jurisdictions to assist low-income families become first-time homebuyers.

At the time of this writing, regulations for the ADDI are not yet available from the federal government. Upon receipt of the regulations, the County will begin formulating a plan for the use of the ADDI funds. While homebuyer activities are eligible under the HOME program, it was determined through the 2000-2005 consolidated planning process that the higher priority needs were, among others, those of rental housing for lower income residents. First-time homebuyer assistance was considered a medium priority.

³ These funds were originally awarded to the Housing Development Corporation of NW Oregon during the 2nd round of funding (PY 2003 funds) but the agency relinquished the funds when the project did not go forward.

The Office of Community Development does not operate a first-time homebuyer assistance program. The influx of these funds will necessitate creating a program, developing policies and most importantly, ensuring the suitability that families receiving ADDI assistance can undertake and maintain home ownership. This will likely be in the form of homebuyer counseling and other related services such as financial fitness, homebuyer education, loan counseling, budgeting, etc. OCD will be developing these steps over the next six to eight months. Staff has begun contacting other jurisdictions regarding their existing homebuyer programs as well as non-profits in the area that currently operate homebuyer counseling programs. A thorough review and analysis of those programs will assist OCD in developing an effective first-time homebuyer program for Washington County. Once the overall design of the program and related components is finalized, OCD will conduct targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies. Notice of the new program will be published in local newspapers throughout the county including the Asian Reporter and El Hispanic News.

The second change involved the reestablishment of Washington County as a direct recipient of Emergency Shelter Grant (ESG) dollars. Prior to program year 2001, Washington County was the direct recipient of ESG funds from the US Department of Housing and Urban Development. These funds were dispersed to various non-profit homeless service providers to carry out homeless assistance services either through shelter, transitional housing, prevention services and/or supportive services. The City of Hillsboro's designation as its own entitlement city in 2000 brought about a shift in the county's population which necessitated that the ESG funds be allocated to the State. The State then awarded the funds to Community Action, Washington County's largest non-profit provider of services for lower income residents in need. This year, 2000 census data reflected changes in the county's population bringing about the return of the ESG dollars directly to the County. Washington County will subcontract the administration of the ESG dollars to Community Action to provide for consistent and uninterrupted dispersal of funds. The current Consolidated Plan continues to support ESG assistance as a high priority stating that funds will provide emergency shelter, transitional housing, homelessness prevention assistance, and/or other essential services to 1,450 homeless persons each year over the course of five years.⁴

The City of Portland administers the Housing Opportunities for Persons with AIDS (HOPWA) program for the six-county Portland Eligible Metropolitan Area. Sponsors of projects serving Washington County residents with HIV or AIDS may obtain HOPWA funding through the Portland's Bureau of Housing and Community Development.

Other Resources

The consortium's Consolidated Plan estimates that some \$2.4 billion is needed to address priority housing and community development needs in Washington County. Clearly, multiple sources of financing must be combined with federal grant funds to even

⁴ 2000-2005 Consolidated Plan, Page 30.

begin to address these needs. As a result of both federal mandate and local policy, each of the county's entitlement programs require or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested grant funds. For instance, locally adopted policies for the HOME program require that other sources comprise no less than 50 percent of the cost of an approved project. In addition, both the county's CDBG and HOME funding processes award a higher point value to project proposals that will leverage significant additional resources.

Historically, the CDBG and HOME entitlement programs have been utilized in tandem with a broad variety of funding sources to support community development and housing activities, often to attract other public and private investments. Many of these resources are competitive, or are available under limited circumstances; therefore, dollar amounts cannot be predicted overall. However, based on information contained in current project applications, the county has compiled a detailed summary of resources expected to be leveraged by the projects proposed for Washington County CDBG, HOME and ESG funding in PY 2004 (see Table 1).

Altogether, \$4.7 million in CDBG, HOME, ESG and ADDI project dollars will leverage another \$16.2 million in public and private resources for a leveraging ratio of 3.5:1, resulting in a total community investment of \$21,002,893. Nineteen county CDBG projects will attract a total of \$2.9 million in additional public and private investment, while five HOME-assisted activities (not including CHDO operating grant activities) will leverage another \$15.3 million.

Approximately \$3.6 million in private, and other resources, including bank loans, investor equity, and cash and in-kind donations, are expected to be leveraged by county CDBG and HOME funds, making up 17 percent of all resources going to assisted projects. Other federal resources, including Self-Help Housing Opportunity Program, Supportive Housing Program, Beaverton CDBG and HOME, and prior-year entitlement funding, represent \$998,187, or 5 percent, of all invested resources.

An additional resource for housing and community development projects is program income received from some entitlement-funded activities. The HOME program requires that a HOME Investment Trust Fund be established for deposit of repayments (principal and interest) of HOME funds advanced for affordable housing development. HOME trust fund resources may be utilized only for HOME-eligible housing programs. CDBG-funded rehabilitation programs generate program income through the low-interest loans that are made available to homeowners.

**Table 1
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2004**

ID	Project Name	HUD	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
		Entitlement Source							
HOUSING									
18	CAO - Comprehensive Weatherization	CDBG	20,000	55,000	100,000	175,000	-	-	175,000
19	CAO - Self Help Weatherization	CDBG	25,000	25,000	-	50,000	-	-	50,000
20	Rebuilding Together Washington County	CDBG	10,000	-	-	10,000	31,000	-	41,000
21	OCD - Housing Rehabilitation Program	CDBG	342,159	-	-	342,159	-	-	342,159
22	OCD - HARDE Program	CDBG	60,000	-	-	60,000	-	-	60,000
27	WW - Farmington Road Development Housing	HOME	200,000	50,000	-	250,000	1,495,000	1,395,000	1,745,000
28	Luke Dorf Pluss Apartments	HOME	300,000	470,000	-	300,000	30,000	500,000	800,000
29	HDC Proyecto Adelante Familias (Sierra West)	HOME	570,262	-	2,781,754	3,352,016	13,572	500,300	3,365,588
30	HDC Proyecto Adelante Familias (Sunset Gardens)	HOME	349,854	-	5,687,168	6,037,022	25,477	570,488	6,062,499
31	HDC Proyecto Adelante Familias (Willow Park)	HOME	279,883	-	2,654,207	2,934,090	30,953	336,391	2,965,043
24	CPAH - CHDO Operating Grant	HOME	30,885	-	-	30,885	-	-	30,885
25	HDC - CHDO Operating Grant	HOME	30,885	-	-	30,885	-	-	30,885
26	TVHP - CHDO Operating Grant	HOME	30,885	-	-	30,885	-	-	30,885
32	American Dream Downpayment Initiative	ADDI	260,558	-	-	260,558	-	-	260,558
Housing Subtotal			\$2,510,371	\$600,000	\$11,223,129	\$14,333,500	\$1,626,002	\$3,302,179	\$15,959,502

**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2004**

ID	Project Name	HUD Entitlement Source	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
INFRASTRUCTURE									
6	Forest Grove 14 th Avenue Improvements	CDBG	83,000		112,375	195,375	-	-	195,375
7	King City King George St. Improvements	CDBG	400,000	-	5,000	405,000		-	405,000
8	Tigard Commercial St. Sidewalk Improvements	CDBG	91,300		49,400	140,700	-	-	140,700
Infrastructure Subtotal			\$574,300		\$166,775	\$741,075			741,075
PUBLIC FACILITIES									
1	Virginia Garcia Health Center Expansion	CDBG	330,000	246,121	-	576,121	1,465,404	-	2,041,525
3	Forest Grove Recovery Club Facility Acquisition	CDBG	77,500			77,500	10,100		87,600
4	Forest Grove Bard Park	CDBG	170,000			170,000	4,390		174,390
5	Hillsboro Dairy Creek Park Phase 2	CDBG	306,800			306,800			306,800
Public Facilities Subtotal			\$884,300	\$246,121		\$1,130,421	\$1,479,894		\$2,610,315

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**Table 1 (Cont.)
Resources Expected to be Leveraged by Washington County CDBG and HOME Projects, PY 2004**

ID	Project Name	HUD	Entitlement Funding	Other Federal	Other Nonfederal	Total Public	Total Private	HOME Match	Total Resources
		Entitlement Source							
PUBLIC SERVICES									
9	PCC ESL, Basic Skills & Careers	CDBG	71,463		26,250	97,713	53,115		150,828
10	HDC Farmworker Skills & Lifelong Learning	CDBG	79,492	20,000	22,868	122,360	115,132		237,492
11	Ecumenical Ministries of OR Shared Housing	CDBG	21,400			21,400	4,000		25,400
12	Community Action Housing Locator	CDBG	85,000	74,645	71,733	231,378			231,378
13	Community Action Info & Referral Enhancement	CDBG	89,805	35,717	28,980	154,502	107,315		261,817
14	CPAH Comprehensive Resident Services	CDBG	58,000		3,000	61,000	97,000		158,000
Public Services Subtotal			\$405,160	\$130,362	\$152,831	\$688,353	\$376,562	-	\$1,064,915
YOUTH PROGRAMS									
2	A Child's Place Remodel	CDBG	280,000			280,000	168,580		448,580
Youth Program Subtotal			\$280,000			\$280,000	\$168,580	-	\$448,580
SENIOR PRGRAMS - Not Applicable in PY 2004									
EMERGENCY SHELTER GRANT									
23	CAO Emergency Shelter Grant	ESG	89,253	21,704	67,549	178,506	-	-	178,506
Emergency Shelter Grant Subtotal			\$89,253			\$178,506			\$178,506
TOTAL RESOURCES			\$4,743,384	\$998,187	\$11,610,284	\$17,351,855	\$3,651,038	\$3,302,179	\$21,002,893

% of Total Resources by
Category

23%

5%

55%

83%

17%

16%

100%

CITIZEN PARTICIPATION

Washington County and the City of Beaverton held public hearings in Hillsboro and Beaverton on December 10 and December 16, 2003 to give local residents the opportunity to present information and views on housing and community development needs and priorities. Additional hearings on a public comment draft of the PY 2004 Action Plan took place on March 30, 2004 and April 1, 2004 in Beaverton and Hillsboro, respectively. A summary of testimony at the public hearings, and copies of written comments submitted to Washington County and the City of Beaverton, are attached in the Appendix.

PY 2004 ACTIVITIES

Priorities, Objectives, and Accomplishments

Table 2 summarizes the community development and housing needs to be addressed by CDBG, HOME, ADDI and ESG activities in PY 2004. Each funded project addresses a high or medium priority need and specific objectives set forth in Washington County's *Consolidated Plan 2000–2005* and the *2003-2005 Community Development Block Grant Plan*, which was approved by HUD as an amendment to the Consolidated Plan on September 19, 2002.

Washington County expects projects assisted with 2004 CDBG, HOME, ESG and ADDI funds (including program income) to benefit altogether a total of three community housing development organizations (CHDOs), five public facilities, 492 housing units, and 23,207 low- and moderate-income persons.

Community Development

The accompanying Listing of Proposed Projects describes the 19 projects to be undertaken in Washington County with CDBG assistance. Excluding administrative funds, 17 of the projects undertaken during PY 2004 will address high-priority needs; two projects will address medium-priority needs. The County's Policy Advisory Board (PAB) approved the proposed list of CDBG-funded projects on January 15, 2004, for recommendation to the Washington County Board of Commissioners. The PAB originally rated and ranked these projects in January 2003.

Table 3 shows the specific CDBG objectives to be addressed by projects proposed for CDBG funding in PY 2004. These and other program objectives are outlined in the *Consolidated Plan 2000–2005* and the *2003-2005 Community Development Block Grant Plan*.

**Table 2
Priority Needs and Objectives to be Addressed by Washington County CDBG and HOME Projects, PY 2004**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
HOUSING							
<i>CHDO Operations</i>							
Low Income Renters	-	24	CPAH - CHDO Operating Grant	HOME	\$30,885	1	Organization
Low Income Renters	-	25	HDC - CHDO Operating Grant	HOME	\$30,885	1	Organization
Low Income Renters	-	26	TVHP - CHDO Operating Grant	HOME	\$30,885	1	Organization
<i>Total CHDO Operations</i>					\$92,655	3	Organizations
<i>Rental Housing</i>							
Low Income Renters	H	27	WWHFH-Farmington Road Development	HOME	\$200,000	19	Housing Units
Low Income Renters	H	28	Luke Dorf Pluss Apartments	HOME	\$300,000	20	Housing Units
Low Income Renters	H	29	HDC Proyecto Adelante Familias I (Sierra West)	HOME	\$570,262	57	Housing Units
Low Income Renters	H	30	HDC-Proyecto Adelante Familias II (Sunset Gardens)	HOME	\$349,854	107	Housing Units
	H	31	HDC - Proyecto Adelante Familias III (Willow Park)	HOME	\$279,883	46	Housing Units
<i>Total Rental Housing</i>					\$1,699,999	249	Housing Units
<i>Rental or Owner-occupied Housing</i>							
Low Income Renters, Low/Mod Income Homeowners	H	15	CAO - Comprehensive Weatherization	CDBG	\$20,000	50	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H	16	CAO - Self Help Weatherization	CDBG	\$25,000	120	Housing Units
Low Income Renters, Low/Mod Income Homeowners	H	19	OCD - HARDE Program	CDBG	\$60,000	20	Housing Units

Total Rental Housing

\$105,000

190

Housing Units

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**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County CDBG and HOME Projects, PY 2004**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
<i>Owner-occupied Housing</i>							
Low/Mod Income Homeowners	H	20	Christmas in April Washington County	CDBG	\$10,000	3	Housing Units
Low/Mod Income Homeowners	H	21	OCD - Housing Rehabilitation Program	CDBG	\$342,159	18	Housing Units
<i>Total Owner-occupied Housing</i>					\$352,159	21	Housing Units
 <i>First Time Homebuyers</i>							
	H ⁵	32	American Dream Downpayment Initiative	ADDI	\$260,558	32	Housing Units
<i>Total First Time Homebuyers</i>					\$260,558	32	Housing Units
Total Housing					\$2,510,371	492	Housing Units
 INFRASTRUCTURE							
Sidewalk Improvements	H	8	Tigard Commercial St. Sidewalk Improvements	CDBG	\$91,300	78	Low and Moderate Income Persons
Street Improvements	H	6	Forest Grove 14 th Avenue Improvements	CDBG	\$83,000	20	Low and Moderate Income Persons
	H	7	King City King George St. Improvements	CDBG	\$400,000	1,979	Low and Moderate Income Persons
Total Infrastructure					\$574,300	2,077	Low and Moderate Income Persons

⁵ See Consolidated Plan Amendment (page XX) which changes first time homebuyer assistance from a medium priority to a high priority.
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**Table 2 (Cont.)
Priority Needs and Objectives to be Addressed by Washington County CDBG and HOME Projects, PY 2004**

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
PUBLIC FACILITIES							
Other Public Facilities Needs	H	3	Forest Grove Recovery Club Facility Acquisition	CDBG	\$77,500	1	Public Facility
Parks and Recreation Facilities	H	5	Hillsboro - Dairy Creek Park	CDBG	\$306,800	1	Public Facility
Parks and Recreation Facilities	H	4	Forest Grove Bard Park	CDBG	\$170,000	1	Public Facility
Health Facility	M	1	Virginia Garcia Hillsboro Health Center Expansion	CDBG	\$330,000	1	Public Facility
Total Public Facilities					\$884,300	4	Public Facilities
PUBLIC SERVICES							
Other Public Service Needs	H	9	PCC ESL, Basic Skills & Careers	CDBG	\$71,463	120	Low and Moderate Income Persons.
Other Public Service Needs	H	10	HDC Farmworker Skills & Lifelong Learning	CDBG	\$79,492	1,000	Low and Moderate Income Persons
Other Public Service Needs	H	11	Ecumenical Ministries of OR Shared Housing	CDBG	\$21,400	180	Low and Moderate Income Persons
Other Public Service Needs	H	12	Community Action Housing Locator	CDBG	\$85,000	400	Low and Moderate Income Persons
Other Public Service Needs	H	13	Community Action Information & Referral Enhancement	CDBG	\$89,805	18,000	Low and Moderate Income Persons
Other Public Service Needs	H	14	CPAH Comprehensive Resident Services	CDBG	\$58,000	350	Low and Moderate Income Persons
Total Public Services					\$405,160	20,050	Low and Moderate Income Persons

Table 2 (Cont.)

Priority Needs and Objectives to be Addressed by Washington County CDBG and HOME Projects, PY 2004

Priority Need & Subcategory	Priority Level	ID	Project Name	Entitlement Source	Funding	Accomplishment Units	Type
YOUTH PROGRAMS							
Childcare Center	M	2	A Child's Place - Remodel	CDBG	\$280,000	1	Public Facility
Total Youth Programs					\$280,000	1	Public Facility
SENIOR PROGRAMS							
Not Applicable in PY 2004							
EMERGENCY SHELTER GRANT							
Provide emergency shelter, transitional housing, homelessness prevention assistance, and/or other essential services.	H	23	Community Action Emergency Shelter Grants	ESG	\$89,253	1,080	Low Income persons
Total Emergency Shelter Grant					\$89,253	1,080	Low Income Person

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Table 3
Washington County CDBG Objectives to Be Addressed by Proposed Projects,
PY 2004

CDBG Objective	Proposed Project That Will Positively Impact the Objective
YOUTH PROGRAMS	
A.5.b Ensure the availability of quality, affordable, and convenient childcare facilities for income-qualified persons.	A Child's Place- Remodel (#6)
PUBLIC FACILITIES	
A.2.a Ensure residents in low-income areas have access to parks and recreational facilities that are adequately designed, maintained, and equipped to serve designated users.	City of Hillsboro Dairy Creek Park Phase 2 (#5) City of Forest Grove Bard Park (#4)
C.4.a Increase the availability of health care for income-qualified households.	Virginia Garcia Hillsboro Health Center Expansion (#1)
C.4.b Ensure access to health, dental, and mental health care for income-qualified households.	Virginia Garcia Hillsboro Health Center Expansion (#1)
C.4.d Assist immigrant households with enrollment in the Oregon Health Plan	Virginia Garcia Hillsboro Health Center Expansion (#1)
C.4.e Continue and expand prenatal and parenting support services to low- and moderate income women.	Virginia Garcia Hillsboro Health Center Expansion (#1)
A.7.m Assist with the development of program-eligible facilities that meet the needs of income-qualified populations.	Forest Grove Recovery Club Acquisition (#3)
C.2.a Reduce drug and alcohol abuse by person who are homeless or transitioning from homelessness.	Forest Grove Recovery Club Acquisition (#3)
C.2.b Assist offenders in overcoming their substance abuse problems.	Forest Grove Recovery Club Acquisition (#3)
INFRASTRUCTURE	
B.3.b Ensure public safety through the construction of new sidewalks in eligible service areas where no sidewalks currently exist, especially near schools, playgrounds, and facilities for the elderly or disabled.	Tigard – Commercial Street Sidewalk Improvements (#8)

CDBG Objective	Proposed Project That Will Positively Impact the Objective
B.4.a Improve substandard of deteriorating streets in eligible service areas	Forest Grove 14 th Avenue Improvements King City – King George Street Improvements (#7)
PUBLIC SERVICES	
C.1.b Assist person with disabilities in obtaining the services they need.	HDC Farmworker Skills (#10)
C.3.a Provide employment training for income-qualified people to assist them in progressing towards self-sufficiency.	HDC Farmworker Skills (#10)
C.3.c Provide English as a Second Language instruction for those members of the workforce in need of this training.	PCC ESL, Basic Skills & Careers (#9) HDC Farmworker Skills (#10)
C.3.d Provide a combination of adult basic education, ESL, and GED classes to non-English speaking individuals.	PCC ESL, Basic Skills & Careers (#9) HDC Farmworker Skills (#10)
C.3.f Assist residents at affordable housing complexes in obtaining job training.	HDC Farmworker Skills (#10)
C.4.d Assist immigrant households with enrollment in the Oregon Health Plan.	HDC Farmworker Skills (#10)
C.5.a Assist housing providers with obtaining the materials necessary to hold crime awareness meetings with residents.	CPAH Comprehensive Resident Services (#14)
C.5.b Provide after school and summer programs for children and youth residing in affordable housing complexes.	HDC Farmworker Skills (#10) CPAH Comprehensive Resident Services (#14)
C.7.a Increase school attendance and high school graduation rate by providing service to youth at risk of dropping out.	HDC Farmworker Skills (#10)
C.7.b Provide an array of services to help low-income and homeless children and youth stay in school.	CPAH Comprehensive Resident Services (#14)
C.7.c Improve access to, and the availability of, recreational and social programs for youth.	HDC Farmworker Skills (#10) CPAH Comprehensive Resident Services (#14)

CDBG Objective	Proposed Project That Will Positively Impact the Objective
C.7.d Provide children and youth with supportive programs and services to help them succeed in school and in social situations.	HDC Farmworker Skills (#10) CPAH Comprehensive Resident Services (#14)
C.7.e Increase availability of after-school and summer recreation and enrichment programs for children and youth.	HDC Farmworker Skills (#10) CPAH Comprehensive Resident Services (#14)
C.7.f Provide after school and summer programs for children and youth residing in affordable housing complexes.	HDC Farmworker Skills (#10) CPAH Comprehensive Resident Services (#14)
C.9.c Encourage the provision of long-term support services that assist elderly persons in being as self-sufficient as possible.	EMO Shared Housing (#11)
C.9.d Provide services that enable seniors to stay connect to their community and remain in their own homes.	EMO Shared Housing (#11)
C.10.f Ensure that individuals and families in need are aware of available resources and services	Community Action Info & Referral Enhancement (#13) HDC Farmworker Skills (#10) EMO Shared Housing (#11)
C.10.g Continue the provision of services to affordable housing residents.	HDC Farmworker Skills (#10)
C.10.i Support low and moderate income households in locating, accessing and retaining housing.	Community Action Housing Locator (#12)
C.10.j Maintain and expand the web-based Information and Referral system to assist low- and moderate-income individuals in accessing services.	Community Action Info & Referral Enhancement (#13)
C.10.k Offer comprehensive family literacy and education services to immigrants who are income qualified.	HDC Farmworker Skills (#10)
C.10.o Support shared housing that brings together income-qualified households who need low cost housing with residents who need assistance with house payments, personal care or chores.	EMO Shared Housing (#11)

CDBG Objective	Proposed Project That Will Positively Impact the Objective
HOUSING	
Continue to provide weatherization assistance to low-income rental units. Continue to increase financial and program resources devoted to home rehabilitation and <u>weatherization</u> for lower-income homeowners.	CA Self Help Weatherization (#16) CA Comprehensive Weatherization (#15)
Continue to increase financial and program resources devoted to <u>home rehabilitation</u> and weatherization for lower-income homeowners.	Housing Rehabilitation Program (#18) HARDE (#19) Rebuilding Together (#17)
Provide housing rehabilitation assistance to larger families seeking to make additions to overcrowded housing.	Housing Rehabilitation Program (#18)

Note: The non-housing objectives are taken from the 2003-2005 Community Development Plan, which was approved by HUD as an amendment to the 2000-2005 Consolidated Plan on September 19, 2002. The housing objectives are taken from the 2000-2005 Consolidated Plan, page 30 (Summary of Priorities, Objectives, and Proposed Accomplishments: Affordable Housing).

Affordable Housing, Homelessness, and Special Needs Housing

The Listing of Proposed Projects also describes those projects and activities to be undertaken in the coming year that address the need for affordable and special needs housing. Five HOME development projects are identified (not including CHDO operating grant activities). Projects proposed to receive HOME funds in PY 2004 were selected through the County's annual funding cycle.

HOME regulations require that at least 15 percent of each annual HOME allocation—or \$277,971 in PY 2004 funds—be reserved for housing to be owned, developed, or sponsored by nonprofit Community Housing Development Organizations (CHDOs). Just over 65 percent of the consortium's PY 2004 HOME allocation - \$1,199,999 - have been awarded to projects being developed by CHDOs. In addition, Washington County makes available up to the maximum 5 percent of its total annual HOME allocation for operating grant assistance to a CHDO. A total of \$92,655 in new County HOME funds is being made available for this purpose in PY 2004.

The County and its service partners will use ESG and HOME funds for the following activities that will address the emergency shelter, transitional housing, and service needs of homeless individuals and families with children, as well as to prevent extremely low-income households from becoming homeless.

- Three HOME projects (preserving 210 housing units) located in Hillsboro and Forest Grove, through their proposed rent structure and marketing plan, anticipate attracting households currently living in substandard housing, living in their vehicles, and/or living in overcrowded settings that meet HUD's definition of homeless persons.
- ESG funds will be awarded to Community Action to continue the provision of a continuum of care of homeless services throughout the county. The funds will be awarded to Community Action which will, in turn, subaward the funds to five service agencies in the county:
 - Community Action to fund operation costs of the emergency shelter in Hillsboro
 - Interfaith Hospitality Network to fund operation costs of the homeless day center in Hillsboro
 - Open Door Counseling Center to fund essential services such as information and referral, case management and counseling.
 - Good Neighbor Center to fund operation costs of the emergency shelter in Tigard
 - Domestic Violence Resource Center to fund operation costs of an emergency shelter
 - Lutheran Community Services NW HopeSpring to fund drug/alcohol counseling for women who are in a transitional housing program.

In addition, 2003 PY funds continue to support the following multi-year projects serving homeless persons:

- To provide enrichment and education programs for children and their parents (\$23,466 in CDBG funds over two years)
- To provide childcare to women who are transitioning out of homelessness (\$28,000 in CDBG funds over two years)
- To provide essential services to victims of domestic violence in the form of bilingual advocacy on case management, outreach, education, and counseling (\$100,000 in CDBG funds over two years).

Non-entitlement homeless assistance funds made available through the McKinney-Vento Homeless Assistance Act, were awarded to the County through the Department of Housing Services: Shelter Plus Care - \$463,680; Supportive Housing - \$330,437 for Community Action; and Supportive Housing - \$43,490 for DHS's Transitional housing program. These funds support critically needed transitional housing programs and permanent housing for the disabled in Washington County.

The county's strategy for special needs populations is to allocate resources and services to residents having the greatest need and to emphasize programs that foster greater self-sufficiency. In the 2004 program year, three CDBG- and four HOME-funded projects will address the special needs of persons who are not homeless but require supportive services. These include projects:

- To repair, weatherize, and make accessibility improvements to the homes of low- and moderate-income households, particularly those with elderly or disabled family members (\$90,000 in CDBG funds to projects #15, #17, and #19)
- To develop a 20-unit single room occupancy housing project for the chronically mentally ill, very low income (\$300,000 in HOME funds)
- To preserve and extend the affordability of 210 units of rental housing for farmworker families (\$1,199,999) and provide services to foster greater self-sufficiency including adult education and workforce training, computer and financial literacy, job readiness training, family literacy and food sufficiency programs. Residential services are offered at a number of the HDC community learning centers all within walking distance of the three HOME projects.

Geographic Distribution

Table 4 identifies the areas to which Washington County will direct federal assistance during the 2004 program year. At this time, the County is not able to identify the geographic distribution of the ADDI funds, but the program will be marketed countywide. For each funded project, the table lists the priority level of the need being addressed, in addition to any groups with special needs that will be targeted for assistance.

In particular, the Washington County CDBG and HOME programs will fund:

- Three-infrastructure improvement projects (#6-8) to be carried out in low- to moderate-income neighborhoods in Forest Grove, Tigard and King City.

- Two park development projects serving low-income neighborhoods in Hillsboro (#5) and Forest Grove (#4)
- One acquisition project located in Forest Grove (#3)
- One public facility construction project located in Hillsboro (#1)
- Six public service projects (#9-14) based in Forest Grove, Cornelius, Hillsboro, and Tigard but serving residents countywide (excluding residents of Beaverton)
- Two weatherization projects (#15 and #16) administered from a Hillsboro facility but serving residents countywide (excluding residents of Beaverton)
- Three housing rehabilitation programs (#17-19) based in Hillsboro serving residents countywide (excluding residents of Beaverton)
- Five new HOME-assisted housing projects located in Aloha (#27), Hillsboro (#29 and 30), Tigard (#28) and Forest Grove (#31)
- Three CHDO operating grant projects (#24-26)

**Table 4
Geographic Distribution of Washington County CDBG and HOME Assistance, PY 2004**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
Aloha	316.05	10	HDC Farmworker Families & Lifelong Learning (1 st of 6 sites)	CDBG	79,492	H	Farmworkers, racial/ethnic populations
	318.05/ 317.06	27	Willamette West Habitat for Humanity	HOME	200,000	H	
Beaverton	312	17	Rebuilding Together	CDBG	10,000	H	Elderly, Persons with Disabilities
Cornelius	329	23	ESG – Subaward to Open Door Counseling (1 st of 6 sites)	ESG	13,510	H	Homeless Persons
	329	10	HDC Farmworker Skills & Lifelong Learning (2 nd of 6 sites)	CDBG	(see Aloha site listing)	H	Farmworkers, Racial/Ethnic Populations
Forest Grove	331	3	Forest Grove Recovery Club	CDBG	\$77,500	H	Persons with alcohol and other drug addictions
	332	4	Forest Grove Bard Park Improvements	CDBG	170,000	H	
	331	6	Forest Grove 14 th Avenue Improvements	CDBG	83,000	H	
	331	10	HDC Farmworker Families & Lifelong Learning (3 rd of 6 sites)	CDBG	(see Aloha site listing)	H	Farmworkers, racial/ethnic populations
	332	10	HDC Farmworker Families & Lifelong Learning (4 & 5 of 6 sites)	CDBG	(see Aloha site listing)	H	Farmworkers, racial/ethnic populations
	333	9	PCC ESL, Basic Skills & Careers	CDBG	71,463	H	Farmworkers, racial/ethnic populations
	332	31	HDC Proyecto Adelante Familias Willow Park	HOME	\$279,883	H	Farmworkers, Racial/Ethnic Populations
Hillsboro	325	15	CAO – Comprehensive Weatherization	CDBG	20,000	H	Elderly, Persons with Disabilities
	325	16	CAO – Self Help Weatherization	CDBG	25,000	H	
	325	18	OCD – Housing Rehabilitation Program	CDBG	342,159	H	
	325	19	OCD – HARDE	CDBG	60,000	H	Elderly, Persons with Disabilities

**Table 4 (Cont.)
Geographic Distribution of Washington County CDBG and HOME Assistance, PY 2004**

Jurisdiction	Census Tract	ID	Project Name	Entitlement Source	Funding	Priority Level	Special Need(s) Targeted
	324.03	12	Community Action Housing Locator	CDBG	\$85,000	H	
	325	13	Community Action Information and Referral	CDBG	\$89,805	H	
	325	5	Hillsboro Dairy Creek Park Ph. II	CDBG	308,600	H	
	324.03	10	HDC Farmworker Families & Lifelong Learning (6 th of 6 sites)	CDBG	(see Aloha site listing)	H	Farmworkers, racial/ethnic populations
	326.02	2	A Child's Place – Remodel	CDBG	280,000	M	Racial/ethnic populations
	326.01	23	ESG – subaward to Interfaith Hospitality (2 nd of 6 sites)	ESG	13,510	H	Homeless Persons
	325/ 324.03	23	Community Action – Emergency Shelter Grants (3 rd of 6 sites)	ESG	13,510	H	Homeless Persons
	326.01	32	American Dream Downpayment Initiative	ADDI (HOME)	260,558	H	
	326.01	1	Virginia Garcia – Health Center Expansion	CDBG	330,000	M	Farmworkers, racial/ethnic populations
King City	319.01	23	ESG – subaward to LCSNW HopeSpring (4 th of 6 sites)	ESG	21,704	H	Homeless Persons
	319.01	7	King City King George Street Improvements	CDBG	400,000	H	
Tigard	309	8	Tigard Commercial St. Sidewalk Improvements	CDBG	71,958	H	
	306 & 309	14	CPAH Comprehensive Resident Services	CDBG	58,000	H	
	309	28	Luke-Dorf Pluss Apartments	HOME	300,000	H	Chronically Mentally Ill
	309	23	ESG – subaward to Good Neighbor Center (5 th of 6 sites)	ESG	13,510	H	Homeless Persons

Note: Project #11, Ecumenical Ministries of Oregon - Shared Housing project is not reflected in this table. The project is administered out of the agency's office in Portland, but services are available countywide (excluding the city of Beaverton). The Emergency Shelter Grant subaward to DVRC (\$13,509) will not be shown on this table in that the location of the shelter is suppressed.

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Rationale for Allocation

The allocation of CDBG funds in Washington County is based on community needs and priorities. Please refer to the County's 2003-2005 Community Development Block Grant Plan (Page 9) for an explanation of how non-housing strategies for project selection within program categories were prioritized. The narrative reflects how the County asked nonprofit service providers, local jurisdictions, county departments, and interested individuals to identify and assess community development needs. Of the 270 questionnaires mailed out, 153 were returned identifying needs totaling \$55 million. After the needs assessments were catalogued, project proposals were accepted from local governments and nonprofit organizations. Each project proposal was evaluated by the Policy Advisory Board (PAB) and ranked in order based on their scores within each program category. The projects that received the highest scores, and were within the funding limits in each category, were then selected for funding.

County policies on the allocation of public resources for affordable housing activities—including the county's rationale for allocating investment countywide—are also described in Part One of the Consolidated Plan (see pp. 27–29). The projects to be funded by Washington County in PY 2004 were evaluated and selected during the county's annual funding cycle using established selection criteria that included whether or not the project met priority needs and local objectives. County staff and the newly formed Housing Programs Advisory Subcommittee reviewed and ranked each project to determine eligibility and funding potential.

Areas of Low-income and Minority Concentration

In January 2004, the County contracted with Cogan Owens Cogan to assist in the planning and development of the 2005-2010 Consolidated Plan. As part of that effort, the Consultant was tasked to use 2000 census data to reevaluate the number of census tracts in which there is a low income and/or minority concentration. Cogan Owens Cogan provided the information in time for the preparation of the 2004 Action Plan document.

The following tables provide the updated information for income and minority representation.

Low Income Concentration

The following census tracts have a low-income percentage that is 10 points higher than that of Washington County as a whole. "Low-income" is defined as having a family income that is 50% or less than the County's median family income. The low-income percentage is based on the population for which income level is determined, which is slightly less than the entire census tract population.

Tract	Location	Population ⁶	Low Income Population	Low Income Percentage
332	Forest Grove	5,102	2,286	45%
312	Beaverton	6,283	2,563	41%
313	N. Beaverton/ Unincorporated	6,565	2,354	36%
316.13	NW Beaverton/ Unincorporated	4,796	1,571	33%
324.03	Hillsboro	8,560	2,803	33%
309	Tigard	4,429	1,427	32%
317.05	Unincorporated, w. of Beaverton	3,806	1,199	32%
311	Beaverton	2,490	747	30%
<i>Washington County Total</i>		<i>441,246</i>	<i>75,347</i>	<i>17.1%</i>

Source: HUD Website, Census 2000 Low and Moderate Income Summary Data

As compared with data provided in the 2000-2005 Consolidated Plan, census tracts 314.02, 325 and 331 no longer have low-income concentrations. However, four new census tracts have been identified as having low-income concentrations: 311 (Beaverton), 313 (N. Beaverton/unincorporated), 316.13 (NW Beaverton/unincorporated), and 309 (Tigard).

Minority Concentration

The table below identifies a census tract with a combined ethnic / racial minority percentage that is 20 points higher than that of Washington County as a whole.

Tract	Location	Population	Ethnic/ Racial Minority Pop.	Ethnic/ Racial Minority %
324.03	Hillsboro	8,588	4,919	43%
<i>Washington County Total</i>		<i>445,342</i>	<i>366,007</i>	<i>18%</i>

Source: Census 2000 SF1 100% data

The table below identifies a census tract with an Asian percentage that is 20 points higher than that of Washington County as a whole.

Tract	Location	Population	Ethnic/ Racial Minority Pop.	Ethnic/ Racial Minority %
316.11	Beaverton	6,344	1,761	28%
<i>Washington County Total</i>		<i>445,342</i>	<i>29,752</i>	<i>7%</i>

Source: Census 2000 SF1 100% data

⁶ Represents the population for which income level is determined

The table below identifies a census tract with a "Race = Other" percentage that is 20 points higher than that of Washington County as a whole.

Tract	Location	Population	Ethnic/ Racial Minority Pop.	Ethnic/ Racial Minority %
324.03	Hillsboro	8,588	3,075	36%
<i>Washington County Total</i>		<i>445,342</i>	<i>26,100</i>	<i>6%</i>

Source: Census 2000 SF1 100% data

The table below identifies census tracts with a Hispanic or Latino percentage that is 20 points higher than that of Washington County as a whole.

Tract	Location	Population	Ethnic/ Racial Minority Pop.	Ethnic/ Racial Minority %
324.03	Hillsboro	8,588	5,063	59%
329.02	Cornelius	7,059	2,604	37%
<i>Washington County Total</i>		<i>445,342</i>	<i>49,735</i>	<i>11%</i>

Source: Census 2000 SF1 100% data

As compared with data provided in the 2000-2005 Consolidated Plan, the number of census tracts that have concentrations of minorities has increased by two. In the previous plan, it was reported that census tract 324.03 qualified as an area of minority concentration. However as seen above, two census tracts now meet the criteria for minority concentration: 316.11 in Beaverton and 329.02 in Cornelius.

Washington County will invest CDBG and HOME funds in four of the eight census tracts that the *Consolidated Plan 2000–2005* has identified as areas of low-income concentration. Specifically:

- One CDBG-assisted project (#17) in census tract 312 (Beaverton). This project is administered in Beaverton but serves residents countywide excluding Beaverton.
- Two CDBG-assisted projects (#4 and 10) and one HOME-assisted project (#31) in Census Tract 332 (Forest Grove).
- Two CDBG projects (#12 and 10) and one ESG subaward (#23) in census tract 324.03 in Hillsboro (this last also being designated as a minority concentrated census tract).
- Two CDBG projects (#8 and 14), one HOME project (#28) and one ESG project (#23) in census tract 309 (Tigard).

Five projects proposed for County CDBG funding qualify under the national objective of Low/Moderate Income Area Benefit. Three of the five projects completed a survey. HUD approved the surveys for Forest Grove 14th Avenue, Forest Grove Bard Park, and Tigard Commercial Street on February 24, 2003. King City's project is in census tract 031906, which has a low/mod percentage of 48.6. This percentage is above the exception criteria percentage for Washington County (46.1). The fifth project, Hillsboro

Dairy Creek Park, was deemed eligible as meeting a low/mod area benefit per letter from HUD dated September 30, 2003.

Groups with Disproportionate Needs by Area

The projects to be funded by Washington County in PY 2004 will serve a variety of population groups that tend to have disproportionate housing and community development needs, including:

Elderly/Frail Elderly

- Low and moderate-income persons, especially the elderly and disabled, who are in need of home weatherization and repair (Countywide)

Families with Children

- Low-income families living in unaffordable or substandard rental housing (Forest Grove and Hillsboro)

Farmworkers

- Farmworkers in need of information and referral, ESL and basic education, and job training to enhance skills (Forest Grove, Hillsboro, Aloha and Cornelius)
- Farmworkers living in substandard housing

Homeless Persons

- Homeless persons needing emergency shelter, transitional housing, prevention and essential services (countywide)

Persons with Disabilities

- Low and moderate-income persons, especially the elderly and disabled, who are in need of home weatherization and repair (Countywide)
- Chronically mentally-ill individuals in need of decent, safe and affordable housing with supportive services (Tigard)

Racial/Ethnic Populations

- Low-income Hispanic persons in need of ESL and basic education/literacy skills (Forest Grove)

Other Actions

The *Consolidated Plan 2000–2005* includes a variety of actions that Washington County, the City of Beaverton, and their partners propose to undertake over the next five years to fulfill key elements of the county's overall Housing Affordability Strategy. Tables 5 and 6 identify actions to be undertaken in PY 2004 in the following areas: obstacles to meeting underserved needs; foster and maintain affordable housing; public policy barriers to affordable housing; institutional structure; coordination; public housing strategy; lead-based paint hazards; and anti-poverty strategy.

Table 5
Washington County Consortium
Summary of Other Actions Proposed for PY 2004

Action Code	Other Actions	Proposed
Obstacles to Meeting Underserved Needs		
LAND		
A1.1	<ul style="list-style-type: none"> ▪ Reserve, inventory, acquire, and/or facilitate the use of appropriate publicly owned, residentially zoned surplus properties for affordable housing opportunities, utilizing city, county, state, and federally owned land. 	✓
A1.2	<ul style="list-style-type: none"> ▪ Identify funding resources and develop a land acquisition fund, the proceeds from which would be made available to nonprofits to secure options and acquire sites for affordable housing. 	✓
A1.3	<ul style="list-style-type: none"> ▪ Prepare preliminary site plans and acquire suitable vacant land for affordable housing as sites and financial resources become available, regardless of whether a specific developer or project has been identified. 	✓
A1.4	<ul style="list-style-type: none"> ▪ Explore and encourage innovative methods of reducing land costs to the developer or occupant, and of maintaining housing affordability over time, including community land trusts, deed restrictions, "silent" second mortgages, and other mechanisms. 	✓
COMMUNITY ACCEPTANCE		
A2.1	<ul style="list-style-type: none"> ▪ Develop affordable housing that people want to live in; examine all proposed housing for standards of siting, design, construction, amenities, materials, and ongoing management that will assure excellence and long-term compatibility with community goals and expectations. 	✓
A2.2	<ul style="list-style-type: none"> ▪ Design and conduct community education and outreach on the need for affordable housing. 	✓
A2.3	<ul style="list-style-type: none"> ▪ Maintain mediation services to facilitate solutions to neighborhood issues involving residents of affordable housing. 	✓

Action Code	Other Actions	Proposed
A2.4	<ul style="list-style-type: none"> ▪ Provide complete and timely information to neighborhood residents and all interested parties to fully advise the public regarding proposed affordable housing developments; information and outreach shall, when appropriate, include neighborhood meetings, site area advisory committees, design review workshops and other means of communicating accurate and meaningful information to citizens. 	✓
A2.5	<ul style="list-style-type: none"> ▪ Select locations and properties as sites for affordable housing that provide the greatest economic benefit, in terms of cost effectiveness to develop and finance, and a location convenient to transportation, job markets, shopping, healthcare, and other essential services. 	✓
A2.6	<ul style="list-style-type: none"> ▪ Assure that all sites selected for affordable housing are in full compliance with applicable federal, state, and local regulatory requirements, including environmental standards and comprehensive land use plans. 	✓
A2.7	<ul style="list-style-type: none"> ▪ Develop affordable housing that is compatible with existing development in the immediate area in terms of such physical characteristics as size, density, and type of structure and materials. 	✓
CAPACITY BUILDING		
A3.1	<ul style="list-style-type: none"> ▪ Identify and provide resources for nonprofits in organizational development, capacity building, and technical issues related to housing planning, finance, and development. 	✓
A3.2	<ul style="list-style-type: none"> ▪ Support and facilitate the establishment of community housing development organizations (CHDOs) and community development corporations (CDCs) as appropriate to meet affordable housing needs and goals. 	✓
A3.3	<ul style="list-style-type: none"> ▪ Support and, when necessary, create not-for-profit entities seeking to develop affordable housing for specific target groups as identified in the Consolidated Plan. 	✓
A3.4	<ul style="list-style-type: none"> ▪ Identify and obtain financial resources for predevelopment costs, such as preliminary design, feasibility studies, consulting fees, environmental analysis, and site control, for affordable housing. 	✓
A3.5	<ul style="list-style-type: none"> ▪ Dedicate the maximum allowable portion of HOME program funds for CHDO operating costs, and make required CHDO set-aside amounts available for project-specific technical assistance as well as housing production. 	✓
A3.6	<ul style="list-style-type: none"> ▪ Sponsor a monthly affordable housing roundtable involving housing, human service, and financial organizations to share information, establish partnerships, and coordinate overall efforts. 	✓
A3.7	<ul style="list-style-type: none"> ▪ Seek resources to establish an information center on financial resources, grants, and application preparation within the Department of Housing Services. 	✓

Action Code	Other Actions	Proposed
FAIR HOUSING		
<i>Direct Discrimination</i>		
A4.1	▪ Ensure access to fair housing enforcement remedies and monitor their effectiveness.	✓
A4.2	▪ Maintain strong Fair Housing education and outreach programs targeting renters and property managers.	✓
A4.3	▪ Commit ongoing resources to Fair Housing enforcement and education.	✓
<i>Supply of Housing</i>		
A4.4	▪ Take a more active role in the development of affordable housing targeted to low-income protected class families	✓
A4.5	▪ Consider significant commitments of local resources to make local projects more competitive in the competition for state funding	✓
<i>Impediments in the Rental Process</i>		
A4.6	▪ Consider a mechanism or pilot program for reducing the cumulative costs to applicant families of duplicate screening fees, while protecting the interests of property owners.	✓
A4.7	▪ Provide adequate outreach programs to educate protected class individuals and housing providers in Fair Housing.	✓
A4.8	▪ Study the economics of accessibility modifications in existing housing with respect to the low-income disabled population.	
A4.9	▪ Review factors underlying the reluctance of property owners to rent to Section 8 certificate holders.	
A4.10	▪ Examine the language and application of tenant screening criteria. Consider circumstances in which property owners may be willing to ease selection criteria or accept a limited cosigner. Research the idea of a central guarantee fund; consider a pilot project.	
A4.11	▪ The County should build stronger relationships with social service/case management providers who refer high-risk applicants for housing	✓
<i>Impediments in Ongoing Tenancy</i>		

Action Code	Other Actions	Proposed
A4.12	<ul style="list-style-type: none"> ▪ Educate managers and owners about rules relating to children that may violate the Fair Housing Act or state law. 	✓
A4.13	<ul style="list-style-type: none"> ▪ Encourage proper design in apartments to accommodate normal childhood activity. 	
A4.14	<ul style="list-style-type: none"> ▪ Consider adopting housing codes that provide for improvement and retention of dilapidated affordable housing stock. 	✓
A4.15	<ul style="list-style-type: none"> ▪ Educate property owners about charging premium rent to minorities; it violates the Fair Housing Act and state law. 	✓
<i>Education and Outreach</i>		
A4.16	<ul style="list-style-type: none"> ▪ Emphasize education for property owners, managers, Realtors, lenders, and tenants. 	✓
A4.17	<ul style="list-style-type: none"> ▪ Provide education on Fair Housing issues to social service providers. 	
A4.18	<ul style="list-style-type: none"> ▪ Educate developers, builders, and architects about Fair Housing and accessibility. 	✓
<i>County Programs and Policies</i>		
A4.19	<ul style="list-style-type: none"> ▪ Consider committing County resources (i.e., nonfederal money) to leverage state dollars for critically needed affordable housing. 	✓
A4.20	<ul style="list-style-type: none"> ▪ Consider adopting cost-effective measures to expand the supply of affordable housing (e.g., replacement requirements, using surplus property, and inclusionary zoning, using real estate transfer tax funds for affordable housing). 	✓
A4.21	<ul style="list-style-type: none"> ▪ Review policy recommendations on revising land use practices that may constitute impediments to Fair Housing. 	✓
<i>Independence</i>		
A4.22	<ul style="list-style-type: none"> ▪ Review public transportation as an impediment to Fair Housing choice in the County, with special emphasis on the disabled and families with children. 	✓

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Action Code	Other Actions	Proposed
A4.23	<ul style="list-style-type: none"> ▪ Before granting further tax abatement or other special incentives to industries, jurisdictions in Washington County should: (a) assess the proximity and availability of housing affordable to new employees of the industry; (b) ensure availability of affordable housing (for lower wage workers) near the workplace; and (c) require the industry to address transportation and child care, which have a substantial impact on the practical availability of housing. 	
<p>Foster and Maintain Affordable Housing</p>		
<p>LOW-INCOME RENTERS</p>		
B1.1	<ul style="list-style-type: none"> ▪ Increase the affordability of rental housing through the acquisition and/or rehabilitation of existing lower-cost rental properties by the Housing Authority of Washington County or nonprofit corporations. 	✓
B1.2	<ul style="list-style-type: none"> ▪ Encourage the development of new affordable rental housing through the issuance of tax-exempt bonds, the use of tax credits, and public/private partnerships. 	✓
B1.3	<ul style="list-style-type: none"> ▪ Encourage and facilitate the development of mixed-income rental housing, which contains units with market and below-market rents; initiate legislation to amend state law to permit local housing agencies to develop mixed-income housing. 	
B1.4	<ul style="list-style-type: none"> ▪ Identify and monitor existing HUD-assisted properties with expiring mortgage obligations and, as necessary, facilitate the purchase of projects by nonprofit organizations or the Housing Authority of Washington County in order to preserve existing affordable resources. 	✓
B1.5	<ul style="list-style-type: none"> ▪ Expand rental assistance programs in which low-income families and individuals pay an affordable portion of their monthly income toward rent and utilities. 	✓
B1.6	<ul style="list-style-type: none"> ▪ Develop and acquire additional HUD public housing units while maintaining the county's existing stock of public housing. 	
B1.7	<ul style="list-style-type: none"> ▪ Modernize and rehabilitate public housing units to maintain decent, safe, and sanitary conditions. 	✓
B1.8	<ul style="list-style-type: none"> ▪ Continue to provide weatherization assistance to low-income rental units. 	✓
B1.9	<ul style="list-style-type: none"> ▪ Explore the feasibility and means of establishing a dedicated trust fund for affordable housing in Washington County. 	✓

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Action Code	Other Actions	Proposed
LOW- AND MODERATE INCOME HOMEOWNERS		
B2.1	<ul style="list-style-type: none"> ▪ Continue and increase financial and program resources devoted to home rehabilitation and weatherization for lower-income homeowners. 	✓
B2.2	<ul style="list-style-type: none"> ▪ Continue to expand marketing of low-income housing rehabilitation programs, targeting census tracts and neighborhoods with higher concentrations of substandard and/or older homes. 	✓
B2.3	<ul style="list-style-type: none"> ▪ Provide housing rehabilitation assistance to larger families seeking to make additions to overcrowded housing. 	✓
B2.4	<ul style="list-style-type: none"> ▪ Continue and increase resources available for mortgage default counseling to enable families to remain in their homes 	✓
MODERATE-INCOME RENTERS / FIRST-TIME HOMEBUYERS		
B3.1	<ul style="list-style-type: none"> ▪ Identify and implement appropriate methods of financial assistance for first-time homebuyers, such as down-payment assistance, applicable FHA and FNMA programs, deferred ("silent") second mortgages, lease-purchase programs, and mortgage credit certificates. 	✓
B3.2	<ul style="list-style-type: none"> ▪ Facilitate homeownership education for low- and moderate-income potential first-time buyers in conjunction with local lenders and nonprofit housing agencies. 	✓
B3.3	<ul style="list-style-type: none"> ▪ Coordinate homeownership education through the Department of Housing Services' Public Housing Resident Initiatives and Family Self-sufficiency Programs. 	✓
B3.4	<ul style="list-style-type: none"> ▪ Facilitate efforts to reduce the cost of owned housing through priority processing, streamlined permit and inspection processes, or other appropriate means to encourage the production of "starter" homes. 	✓
B3.5	<ul style="list-style-type: none"> ▪ Develop new, affordable ownership units through the efforts of the Department of Housing Services, other public agencies, nonprofit housing development corporations, and public/private partnerships. 	✓
B3.6	<ul style="list-style-type: none"> ▪ Identify, facilitate, and obtain financial and technical resources to implement appropriate demonstration programs in the design, planning, and construction of affordable homeownership units and subdivisions. 	✓
HOMELESSNESS		
B4.1	<ul style="list-style-type: none"> ▪ Seek to prevent homelessness by targeting long-term rental assistance, providing rent and utility vouchers, and furnishing other services to at-risk families and individuals. 	✓

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Action Code	Other Actions	Proposed
B4.2	<ul style="list-style-type: none"> ▪ Continue to work closely with state treatment facilities when transitioning persons with mental or developmental disabilities from institutional to community living. 	✓
B4.3	<ul style="list-style-type: none"> ▪ Maintain existing shelter accommodations and essential services for the homeless. 	✓
B4.4	<ul style="list-style-type: none"> ▪ To the extent resources allow, continue to make limited general funds available on a countywide basis to emergency shelter and service providers for the benefit of homeless and at-risk persons. 	✓
B4.5	<ul style="list-style-type: none"> ▪ Work in partnership with nonprofit organizations and local churches to increase the supply of transitional housing for homeless families and individuals. 	✓
B4.6	<ul style="list-style-type: none"> ▪ Expand existing rental assistance programs for the homeless. 	✓
B4.7	<ul style="list-style-type: none"> ▪ Explore and secure alternative sources of funds for short-term emergency rental assistance and move-in costs. 	
ELDERLY / FRAIL ELDERLY		
B5.1	<ul style="list-style-type: none"> ▪ Encourage the development of additional supportive housing resources for the elderly that offer an integrated array of services and are conveniently located near public transportation. 	✓
B5.2	<ul style="list-style-type: none"> ▪ Encourage the development of affordably priced housing and assisted living facilities for the elderly and mixed population groups (e.g., the elderly and disabled). 	✓
B5.3	<ul style="list-style-type: none"> ▪ Develop and implement a congregate housing program in conjunction with the Washington County Department of Aging and Veterans Services 	
B5.4	<ul style="list-style-type: none"> ▪ Develop a joint program between the Department of Housing Services, the Department of Aging and Veterans Services, and the Department of Health and Human Services to provide shelter audits and coordinate needed housing rehabilitation services for the elderly and persons with disabilities. 	
B5.5	<ul style="list-style-type: none"> ▪ Plan and implement a program to provide supportive services for elderly and disabled residents of publicly owned or subsidized housing. 	
B5.6	<ul style="list-style-type: none"> ▪ Encourage and facilitate public education regarding programs to address the specific housing needs of the elderly, such as asset conversion, reverse annuity mortgages, housing rehabilitation and weatherization, and shared housing. 	✓
B5.7	<ul style="list-style-type: none"> ▪ Continue to offer real property tax deferral opportunities for elderly homeowners. 	✓
PERSONS WITH DISABILITIES		

Action Code	Other Actions	Proposed
B6.1	<ul style="list-style-type: none"> ▪ Develop housing with built-in supportive service components for special needs populations, including group homes and small- to medium-sized complexes (less than 25 units), in scattered locations with access to public transportation. 	✓
B6.2	<ul style="list-style-type: none"> ▪ Encourage and expand coordination between housing and service providers through planning, project selection, and capacity building. 	✓
B6.3	<ul style="list-style-type: none"> ▪ Expand the scope and marketing outreach of existing housing rehabilitation programs to provide for removal of physical barriers to accessibility. 	✓
B6.4	<ul style="list-style-type: none"> ▪ Evaluate needs and design and implement joint housing and services projects, seeking demonstration grants and other financial resources to develop innovative housing appropriate to individual population groups (e.g., the severely disabled, the moderately disabled, persons with spinal cord injuries). 	✓
AGRICULTURAL WORKERS		
B7.1	<ul style="list-style-type: none"> ▪ Support and facilitate applications by the Housing Authority of Washington County and for-profit and nonprofit housing developers seeking financial resources, including Oregon Farmworker Housing Tax Credits, to build, acquire, and/or rehab affordable rental housing for large families and agricultural workers. 	✓
B7.2	<ul style="list-style-type: none"> ▪ Develop new or rehabilitated housing resources within and outside the Urban Growth Boundary that are appropriate, affordable, and available for farmworker individuals and families. 	✓
B7.3	<ul style="list-style-type: none"> ▪ Identify and utilize appropriate publicly owned surplus property or other resources to develop farmworker housing. 	✓
B7.4	<ul style="list-style-type: none"> ▪ Create and obtain financial resources for a special rehabilitation loan program to improve housing conditions in farm labor camps. 	
B7.5	<ul style="list-style-type: none"> ▪ Design and implement a demonstration project to develop farmworker housing projects serving families and single persons that are design-sensitive, linked to transportation and multiple services, and located within easy access to employment centers; such a demonstration project should seek to utilize regulatory amendments or waivers, development partnerships, and service-housing linkages. 	✓
B7.6	<ul style="list-style-type: none"> ▪ Improve and expand the coordination of services—including education, medical, employment, language skills, transportation, and legal services—and facilitate the direct connection of appropriate services with existing and newly created housing resources. 	✓

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Action Code	Other Actions	Proposed
B7.7	<ul style="list-style-type: none"> ▪ Expand and strengthen an effective communication network involving housing and social services providers, agricultural workers, advocacy organizations, employers, and government agencies to provide both long-range planning and emergency situational response capability to respond to the needs of the agricultural worker population. 	
Public Policy Barriers to Affordable Housing		
REGULATORY BARRIERS		
C1.1	<ul style="list-style-type: none"> ▪ Develop an ordinance in cooperation with the Department of Land Use and Transportation establishing "priority" processing for residential developments, consisting of 10 or more parcels or dwelling units designed for permanent occupancy, which dedicate 10 percent of the total number of units or parcels for affordable housing. 	
C1.2	<ul style="list-style-type: none"> ▪ Seek innovative proposals from service districts, utilities, and public agencies or departments to reduce the impact of fees, service charges, and review processes on the cost of housing targeted to low- and moderate-income groups; proposals or suggestions should utilize HUD Area Median Income standards to measure affordability and should be directly tied, on a dollar-per-dollar basis, to the resulting cost of the housing unit to the consumer or occupant. 	
C1.3	<ul style="list-style-type: none"> ▪ Assign a priority status in the land use and development process to affordable housing development applications that is equal to or greater than that assigned to transportation projects. 	
C1.4	<ul style="list-style-type: none"> ▪ Define affordable housing within the County's land use and development procedures pursuant to area median income statistics issued annually by the U.S. Department of Housing and Urban Development. 	
C1.5	<ul style="list-style-type: none"> ▪ Encourage the appropriate, permitted use of duplex, attached, and/or specialized housing designs and types—particularly as infill in existing neighborhoods—through examination of regulatory requirements, leadership in design innovations, and community information and education. 	✓
REGULATORY INCENTIVES		
C2.1	<ul style="list-style-type: none"> ▪ Enacting zoning policies that encourage appropriate residential development, including mixed use residential/commercial, near public transportation centers. 	✓

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Action Code	Other Actions	Proposed
C2.2	<ul style="list-style-type: none"> ▪ Examining potential amendments to Traffic Impact Fee ordinances to evaluate appropriate and effective incentives for affordable residential development near transportation centers. 	
C2.3	<ul style="list-style-type: none"> ▪ Encouraging in-fill development, rehabilitation, and neighborhood revitalization programs to increase the supply of affordable housing along transit corridors. 	✓
C2.4	<ul style="list-style-type: none"> ▪ Identifying and implementing rewards or incentives for design and/or location of affordable housing in close proximity to public transportation. 	
<p>Institutional Structure</p>		
<p>The Office of Community Development serves as the lead agency for the Washington County HOME Consortium and for the preparation of Consolidated Plan. The Department of Housing Services maintains overall responsibility for administering Housing Authority housing programs and Continuum of Care submissions. Among related core activities are the following:</p>		
D1	<ul style="list-style-type: none"> ▪ Provide loans to nonprofit organizations and for-profit developers to enable them to acquire and rehab, or build new, affordable housing. 	✓
D2	<ul style="list-style-type: none"> ▪ Allocate and develop grant resources for providers of housing and services to the homeless. 	✓
D3	<ul style="list-style-type: none"> ▪ Acquire and maintain housing to help preserve an affordable rental stock for low-income residents. 	✓
D4	<ul style="list-style-type: none"> ▪ Issue housing revenue bonds to finance the construction or purchase of multifamily developments for low-income renters. 	✓
D5	<ul style="list-style-type: none"> ▪ Help assisted tenants make the transition to non-subsidized housing. 	✓
D6	<ul style="list-style-type: none"> ▪ The five-member Board of County Commissioners serves as the governing board of the Housing Authority of Washington County. The Board also appoints a nine-member Housing Advisory Committee representing a broad spectrum of county residents—two of whom receive housing assistance—to advise DHS and the Housing Authority on housing policies. In addition, a new Housing Programs Advisory Subcommittee has been formed to guide the County on HOME Program policies. 	✓

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Action Code	Other Actions	Proposed
D7	<ul style="list-style-type: none"> ▪ The Office of Community Development administers the County's CDBG Program, as described in its current Community Development Plan. The City of Hillsboro attained CDBG entitlement status in PY 2000, but has continued to participate in the urban county CDBG consortium during the current plan period. The City of Beaverton has administered an independent CDBG entitlement program since 1994. 	✓
D8	<ul style="list-style-type: none"> ▪ Both the Office of Community Development and the City of Beaverton assist a variety of affordable housing activities, most notably single-family rehab loan programs for low- and moderate-income homeowners. 	✓
D9	<ul style="list-style-type: none"> ▪ A variety of governmental agencies, nonprofit corporations, and private for-profit developers are actively involved with Washington County and local cities in creating housing opportunities for low-income residents. The county's three nonprofit community housing development organizations (CHDOs)—Community Partners for Affordable Housing, Housing Development Corporation, and Tualatin Valley Housing Partners—are especially active partners in affordable housing development. Even with the participation of many effective and dedicated organizations, however, there is clearly a need to expand the capacity of current or would-be participants, as well as to better inform Washington County's citizens of what is happening in housing. 	✓
<p data-bbox="293 879 491 911">Coordination</p> <p data-bbox="293 954 1804 1177">The best efforts of a wide-ranging network of community partners will be required to achieve the objectives of this Consolidated Plan. Indeed, the urgency and complexity of housing and community development needs mandate continued and continuous improvement in the coordination of financial resources, programs, organizations, and policies—both locally and throughout the region. There are many local examples of ongoing efforts to enhance coordination, both between housing and service providers, and among units of local government:</p> <p data-bbox="165 1214 1804 1358">E1 ▪ Washington County and the cities of Beaverton and Hillsboro work in partnership on housing issues and programs through the Washington County HOME Consortium. The cities are represented on the consortium's Housing Programs Advisory Subcommittee. County and city staffs also work together to coordinate consolidated planning submissions and program activities.</p>		

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Action Code	Other Actions	Proposed
E2	<ul style="list-style-type: none"> Washington County, the cities of Beaverton and Hillsboro, and the nonprofit Community Partners for Affordable Housing actively participate on the Metro regional government's Affordable Housing Technical Advisory Committee (H-TAC). The committee—which includes representatives from a variety of regional housing stakeholders, the State of Oregon, and HUD—has been delegated the responsibility for making recommendations toward the establishment of regional “fair share” requirements to promote the balanced development of affordable housing regionwide. 	✓
E3	<ul style="list-style-type: none"> The county's Continuum of Care planning process—going beyond developing financial resources for critical programs and projects—strives to help coordinate the local delivery of housing and supportive services for the homeless. The network has become a vital source of technical support and has provided numerous opportunities for information and resource sharing, problem-solving, and strategic planning. The network has promoted a focus on needs across populations, allowing participants to consider and address common issues. Local housing and community development projects frequently benefit from joint funding or coordinated investments from multiple sources. 	✓
Public Housing Strategy		
PUBLIC HOUSING AGENCY (PHA) PLANS		
F1	<ul style="list-style-type: none"> The Quality Housing and Work Responsibility Act of 1998 requires that each public housing agency develop its own five-year and annual plans. The five-year plan describes the agency's mission for serving the needs of low-income families in the jurisdiction as well as long-range goals and objectives for achieving this mission. The annual plan contains a housing needs statement in addition to policies, rules, requirements, and other information concerning the agency's operations, programs, and services. The annual plan must be developed in consultation with residents of assisted housing and be consistent with the jurisdiction's consolidated plan. The Housing Authority of Washington County is preparing its fourth PHA plan for the coming year. 	✓
RESIDENT INITIATIVES		

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Action Code	Other Actions	Proposed
	<p>As the public housing agency for all incorporated cities and Washington County, the Department of Housing Services manages a variety of programs and services aimed toward encouraging self-sufficiency and resident empowerment. Efforts to promote and enable economic independence, home ownership, and participatory management will continue to be an integral part of the department's programs and activities over the period of this plan. Specific ongoing actions to promote "resident initiatives" for tenants of public housing and other recipients of housing assistance include the following:</p>	
F2.1	<ul style="list-style-type: none"> ▪ A Resident Initiatives/Family Self-sufficiency Coordinator oversees efforts to involve public housing residents in the management of their units, coordinate the provision of job-training opportunities, and encourage participation in homeownership, among other activities. 	✓
F2.2	<ul style="list-style-type: none"> ▪ The award-winning Gateway program will continue to offer English-as-a-second-language (ESL) training for Spanish-speaking parents. The program involves the entire family in language skills, tutoring for school age children, and employment skills training. 	✓
F2.3	<ul style="list-style-type: none"> ▪ A variety of programs and services, including the Housing Authority of Portland's annual Camp Rosenbaum program and day camps through the Boys and Girls Club, will remain an integral part of the Housing Authority's anti-drug initiatives. 	✓
F2.4	<ul style="list-style-type: none"> ▪ A group of residents has formed and maintains a neighborhood watch program, in cooperation with the Department of Housing Services and the local police department. 	
F2.5	<ul style="list-style-type: none"> ▪ Consistent with its policy on home occupations, the Housing Authority will continue to permit public housing residents to operate businesses out of their homes. 	✓
F2.6	<ul style="list-style-type: none"> ▪ DHS will continue to undertake new homeownership projects in the coming years and offer appropriate (e.g., lease/option) opportunities to assisted housing residents. 	
F2.7	<ul style="list-style-type: none"> ▪ Mediation services are provided to clients, landlords, and neighbors through a partnership with Beaverton Mediation. 	✓
F2.8	<ul style="list-style-type: none"> ▪ DHS will continue to encourage housing residents to participate in its Family Self-sufficiency program. 	✓
F2.9	<ul style="list-style-type: none"> ▪ The Housing Advisory Committee, a nine-member policy board appointed by the Board of County Commissioners, includes two residents of assisted housing. A separate all-resident advisory board is also being formed. 	✓

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Action Code	Other Actions	Proposed
F2.10	<ul style="list-style-type: none"> ▪ The Board of Commissioners for the Housing Authority has been expanded from five to seven members and includes one assisted resident. 	✓
	<p data-bbox="272 387 676 419">Lead-Based Paint Hazards</p> <ul style="list-style-type: none"> <li data-bbox="272 427 1789 571">▪ The Housing Authority of Washington County abates or encapsulates lead-based paint hazards as part of its ongoing public housing modernization efforts. The Housing Authority also continues to remodel these units to remove all lead-based paint that was previously abated or encapsulated, thus eliminating the possibility of future hazards. <li data-bbox="272 579 1789 683">▪ Washington County and the City of Beaverton implemented new federal lead-based paint regulations, which took effect in September 2000. These regulatory changes require practical actions to be taken in housing that receives federal funds to help reduce the risk of lead poisoning. 	✓
	<p data-bbox="272 722 597 754">Anti-poverty Strategy</p> <p data-bbox="272 802 597 834">REGIONAL EFFORTS</p> <ul style="list-style-type: none"> <li data-bbox="272 842 1789 1281">▪ In response to new demands in the local labor market, Multnomah and Washington counties and the City of Portland have created a Workforce Development Board made up of diverse community leaders from the private and public sectors. The board has been charged with transforming the region's fragmented employment and training programs and initiatives into a cohesive workforce development system that meets the needs of employers, job seekers, career advancers, and youth. These services prepare youth and adults for jobs and careers through education, training, and employment services. The services are offered by public sector agencies, schools, community colleges, and community-based organizations. The primary funding source is the federal Job Training Partnership Act. One Stop Centers in different areas of the counties offer core services to all job seekers as well as pre-employment training, one-on-one job counseling, and job placement to eligible persons. Each One Stop has representatives from the Employment Division, Vocational Rehabilitation, Adult and Family Services, and the designated community college(s). 	✓

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Action Code	Other Actions	Proposed
H1.2	<ul style="list-style-type: none"> The Housing Authority of Washington County and the Housing Authority of Portland were recently awarded 1,400 Section 8 Welfare-to-Work vouchers. Targeted to income-eligible families who are either currently receiving Temporary Assistance to Needy Families (TANF) or recently off welfare, the vouchers will enable families to rent housing near available employment, transportation, and childcare throughout the two-county area. The program is being carried out in partnership with Adult Family Services and agencies involved in the One Stop Centers. 	✓
SELF-SUFFICIENCY		
H2.1	<ul style="list-style-type: none"> Self-sufficiency remains an overarching goal for housing and services providers in Washington County. The county's lead antipoverty agency, Community Action (CA), is a private, nonprofit, community-based agency whose mission is to serve the economically disadvantaged in Washington County by providing for basic needs and promoting self-sufficiency. Among the programs operated by CA are homeless services, weatherization and energy assistance, emergency and basic needs case management and information and referral, Head Start and child care, food bank and housing services. 	✓
H2.2	<ul style="list-style-type: none"> Housing and community development programs in Washington County seek to combat poverty through a variety of public/private partnerships. Local housing resources are allocated "as part of an overall strategy to assist those in the community with the greatest need." 	✓
H2.3	<ul style="list-style-type: none"> Washington County and the City of Beaverton devote the maximum possible level of CDBG resources to public services activities, which tend to benefit those residents in the lowest income categories. Both have helped to establish and actively participate in the local Continuum of Care process for combating homelessness. <p>To empower families and individuals "toward greater self-sufficiency and independence," Washington County will actively seek to:</p>	✓
H2.4	<ul style="list-style-type: none"> Coordinate the development of a model network of self-sufficiency programs for families with housing and related needs through partnerships with nonprofit and for-profit service providers. 	✓
H2.5	<ul style="list-style-type: none"> Evaluate programs and projects on the basis of their ability to foster self-sufficiency when allocating resources for housing and related services. 	✓

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Action Code	Other Actions	Proposed
H2.6	<ul style="list-style-type: none"> ▪ Maintain and expand upon the Department of Housing Services' existing partnerships with nonprofit organizations to coordinate services to lower-income families, particularly to promote the stabilization of homeless families and facilitate outreach to the Hispanic community. 	✓
H2.7	<ul style="list-style-type: none"> ▪ Expand education, English as a Second Language, and job-training opportunities for clients of the Department of Housing Services. 	✓
H2.8	<ul style="list-style-type: none"> ▪ Maintain and expand partnerships with nonprofit organizations and other area public housing authorities to promote drug awareness and prevention. 	✓
H2.9	<ul style="list-style-type: none"> ▪ Coordinate and support the activities of public housing resident councils through the County's Resident Initiatives Program. 	
H2.10	<ul style="list-style-type: none"> ▪ Expand efforts to educate older and disabled residents of assisted housing about available supportive services that foster self-sufficiency and prevent or delay institutionalization. 	

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Action Code	Project
A1.1	Real Property Management Guidelines
A1.1, A4.4, A4.5, B1.2, B7.1, B7.2, B7.3	Elm Park Apartments Expansion
A1.4	HOME Restrictive Covenants
A2.1, A2.5, A2.6, A2.7, A3.4 D1, E1, H2.2, H2.5	HOME Program
A2.2, A3.1, A3.6	Housing Advocacy Group
A2.2, A2.4, E1	Consolidated Plan/Annual Action Plan
A2.3, F2.7	Community Dispute Resolution Center
A2.4	Development Review
A2.6, D1, E1, H2.2, H2.5	DHS - HOME Program Administration
A3.1	HOME Funding Workshops
A3.1, A3.2, A4.18	HOME Technical Assistance
A3.1, A3.2, A3.5, D9	CPAH - CHDO Operating Grant
A3.1, A3.2, A3.5, D9	HDC - CHDO Operating Grant
A3.1, A3.2, A3.5, D9	TVHP - CHDO Operating Grant
A3.1, B4.3, B4.5, D2, E3, H2.2, H2.5	Continuum of Care for the Homeless
A3.3, A4.4, A4.5, B6.1, B6.4	Tri-Haven Room & Board
A4.1, A4.21, A4.22	Fair Housing Plan/Analysis of Impediments to Fair Housing
A4.1, A4.2, A4.3, A4.7, A4.12, A4.15, A4.16, H2.3	FHCO - Landlord-Tenant Outreach, Education, and Legal Services
A4.2, A4.6, A4.7, A4.16	Ready-to-Rent Program
A4.4, A4.5, B1.2, B6.1, C2.3, D1	Homestreet II
A4.4, A4.5, B1.2, D1	CPAH - Oleson Woods
A4.11, B1.5	Shelter Plus Care TRA Program
A4.14	Tigard Housing Code
A4.19, B1.9	Vision Action Network/Community Housing Fund
A4.20, A4.21, C1.5, E2	Regional Affordable Housing Strategy
B1.1, B6.1, B6.4, D4	HAWC - New Dawn Clean and Sober Housing
B1.2, B1.4, D3, D4	Housing Authority Bond Program
A1.1, A1.3, A1.4, B3.2, B3.6, D1	Farmington Road Development
B1.2, D4	Private Activity Bond Program
B1.5	Section 8 Vouchers
B1.5, B4.6, B7.1	Tri-Haven Shelter Plus Care Project
B1.5, B5.1, D1	CPAH - Royal Oaks II Senior Housing
B1.7, D3, G1	Public Housing Modernization
B1.8, B2.1, B5.6	CAO - Comprehensive Weatherization
B1.8, B2.1, B5.6	CAO - Self Help Weatherization
B2.1, B2.2, B2.3, B5.6, B6.3, D8, G2	County Housing Rehabilitation Program
B2.1, B2.2, B5.6, B6.3, B6.2, D8, G2	OCD - HARDE Program
B2.1, B5.6	Rebuilding Together Washington County
B2.1, D8	Beaverton Housing Rehabilitation Program
B2.4, B3.2, B4.1, B4.3, H2.1, H2.3, H2.4	Open Door Counseling Center - Comprehensive Social Services
B2.4, B4.1	Mortgage Default Counseling/Foreclosure Prevention
B3.1, B3.2, B3.3, F2.6	Section 8 Homeownership
B3.3, D5, F2.1, F2.8, H2.4	Family Self Sufficiency Program
B3.5	Lindsay Lane
B4.1	Housing Stabilization Program (HSP)
B4.1	LIRHF Rental Assistance
B4.1	SAFAH Family Stabilization & Self-reliance Program
B4.1, B4.3, H2.3	DVRC Shelter Services Expansion/Bilingual Advocates
B4.1, B4.3	FEMA Rental Assistance
B4.1, B4.3, H2.3	Interfaith Hospitality Network Parent and Child Enrichment
B4.1, B4.3, B4.4,d.2	ESG & SSG Homeless Assistance Programs

Action Code	Project
B4.2	Housing Location Services for Mentally Ill Persons
H2.1	Community Action
H2.1, H2.3	CAO - Basic Needs Assessment and Resource Assistance
H2.3	Community Corrections Cntr-Literacy Program/Victims Services
H2.3	Oregon Korean Community Center Project
H2.3	OCDC Family Literacy Collaborative
B4.1, B4.3, H2.1, H2.3	Community Action Homeless Children's Program
D.7, H2.1, H2.5, H2.2, H2.3	Community Action Housing Locator
H2.1, H2.3	Community Action Information and Referral Enhancement
H2.1, H2.3, H2.6, H2.8	CPAH Comprehensive Resident Services
B7.6, H2.1, H.2.3, H2.6, H2.7, H2.8,	HDC Farmworkers Skills and Lifelong Learning
H2.3, H2.7	PCC ESL, Basic Skills and Careers
A1.1, B6.1, D.1,	Luke-Dorf Pluss Apartments
A1.1, A4.4, A4.5, B1.2, B7.1, B7.2, B7.3,	HDC Proyecto Adelante Familias Sierra West
B7.6	
A1.1, A4.4, A4.5, B1.2, B7.1, B7.2, B7.3,	HDC Proyecto Adelante Familias Sunset Gardens
B7.6	
A1.1, A4.4, A4.5, B1.2, B7.1, B7.2, B7.3,	HDC Proyecto Adelante Familias Willow Park
B7.6	
D.1	Willamette West Habitat for Humanity
B3.1, B3.2, B3.5	American Dream Downpayment Initiative
B4.3	Open Door Homeless Drop-in Center
B4.3, B4.1	SHELTER/DVRC Shelter
B4.3	Transitional Housing (County)
B4.3, H2.3, H2.4, H2.6	HopeSpring
B5.6, H2.3	Ecumenical Ministries Shared Housing
B5.7	Property Tax Deferral Program
B6.3, D.8	OCD - Housing Administration
B7.5	HDC Demonstration Project
B7.6, H2.3	HDC Resident Services Coordinator
B7.6, F2.2, H2.7	Gateway ESL Program
D6, F2.10	Housing Authority Board
D7	CDBG Programs
D7	OCD - CDBG Program Administration
E1	CAPER/Annual Performance Reports
F1	PHA Plans
F2.3, H2.8	Camp Rosenbaum
F2.5	Public Housing Home Occupations Policy
F2.9	Housing Advisory Committee
H1.1, H2.4	One Stop
H1.2	HomeWork (Welfare to Work) Vouchers

PROGRAM-SPECIFIC REQUIREMENTS

CDBG Program

County CDBG program income generated from the Housing Rehabilitation Loan Program is estimated at \$459,914 and will be added to the PY 2004 allocation. A total of \$100,000 in general contingency funds will be allocated for eligible CDBG projects in PY 2004 in accordance with CDBG Program Policies.

HOME Program

Resale and Recapture Guidelines

The Washington County HOME Consortium supports efforts by public and nonprofit agencies to assist low-income first-time homebuyers through:

- *Lease/purchase arrangements*, in which HOME funds are used by the agency to acquire, construct, or rehabilitate a property to be leased to a potential homebuyer; and
- *Community land trusts*, formed to own and hold land for lease to low-income homeowners who then purchase the improvements on the land (such as a single-family home). In order to maintain affordability to subsequent low-income homebuyers, the CLT would retain a first option to repurchase the building at a limited appreciation price.

All prospective purchasers of housing assisted by the HOME program must agree to certain resale or recapture restrictions, which will limit the buyer's rights in any subsequent resale of the home and will constitute a deed restriction on the property for the defined period of affordability. The consortium's resale/recapture guidelines are described below.

Resale Provisions

The Washington County Consortium's HOME loan is secured by a restrictive covenant to ensure that the first-time homebuyer retains the property as a principal residence. The covenant provides Washington County with a right of first refusal (or right to purchase) to ensure compliance with HUD resale requirements.

Should a first-time homebuyer assisted under the program decide to sell before the minimum period of affordability expires, he or she is required to give written notice to the Consortium, at which time the owner may also recommend a potential low-income buyer or buyers. This action triggers the County's right of first refusal, which shall be exercised by written notice to the seller within 90 days.

Under a resale arrangement, the County transfers the underlying subsidy to another low-income buyer. The property seller then receives his or her equity in the original first mortgage, and the seller and the Consortium share any appreciated value in the property in proportions equal to their respective initial contributions.

Shared appreciation in the property provides a fair return to the homeowner while protecting program continuity. However, in the event of a significant increase or decrease in real estate values, the Consortium will take additional steps to ensure that any homes transferred remain affordable to new low-income purchasers. This may be done through contributing some or all of the public share of appreciated value toward the underlying subsidy to the new buyer. Alternatively, the Consortium may provide an additional subsidy to enable purchase of the home by a household earning 75 percent of median income.

Recapture Provisions

For select projects, the Consortium may agree to recapture its full HOME investment out of net proceeds from the sale of a HOME-assisted unit and use the funds to assist other first-time homebuyers. Net proceeds means the sales price minus loan repayment and closing costs. If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principal payments, and any capital improvement investment, the Consortium may reduce pro rata the HOME investment amount that must be recaptured based on the time the homeowner has owned and occupied the unit.

Affirmative Marketing

The Washington County HOME Consortium's policy and procedures for affirmatively marketing housing containing five or more HOME-assisted units are contained in Exhibit 1.

Minority/Women's Business Outreach

The Washington County HOME Consortium's policy and procedures for ensuring the inclusion of minority and women businesses in all contracts entered into by the consortium have been included as Exhibit 2.

Exhibit 1
Washington County HOME Consortium
Affirmative Marketing Requirements and Procedures

Statement of Policy

In accordance with the regulations of the HOME Investment Partnerships Program (24 CFR 92.351), and in furtherance of Washington County's commitment to nondiscrimination and equal opportunity in housing, Washington County establishes procedures to affirmatively market units in HOME-assisted projects of five or more units. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

Washington County believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their age, handicap, race, religion, color, sex, marital status, familial status, or national origin.

Washington County is committed to the goals of affirmative marketing, which will be implemented in the HOME Investment Partnerships Program through a specific set of steps that the County and participating owners will follow. These goals will be reached through the following procedures:

Informing the Public, Owners, and Potential Tenants about Federal and State Fair Housing Laws and Washington County's Affirmative Marketing Policy

Through the Washington County Office of Community Development, the County will inform the public, property owners, and potential tenants about this policy and fair housing laws.

The Office of Community Development will inform:

- *the general public* by placing a certified news release in the Times (Forest Grove), Hillsboro Argus, El Hispanic, Portland Observer, and the Skanner
- *owners* by mailing letters to property owners who will participate in the program
- *potential tenants* by providing written information about the HOME Investment Partnerships Program to tenants in buildings scheduled for acquisition, reconstruction, or rehabilitation

The Office of Community Development will provide the above information as soon as possible after it receives notification that the HOME Investment Partnerships Agreement has been executed by HUD.

Requirements and Practices Each Owner Must Adhere to in Order to Carry out Washington County's Affirmative Marketing Procedures and Requirements

It is Washington County's policy to require substantial steps by project owners to carry out affirmative marketing. Owners should provide for costs associated with these requirements in their planned operating costs.

If it is feasible to advertise in advance of selecting a tenant, without holding units off the market, participating property owners will be required to make information on the availability of units known through advertisements in the local newspaper if the owner ordinarily advertises available rentals in news media. To the extent possible, owners will make information available about upcoming vacancies to the general public after special outreach efforts are underway.

Washington County will require that property owners selected for participation in the program comply with affirmative marketing requirements by means of an agreement, which will be applicable for the period of the loan agreement. Failure to carry out the agreement could make an owner ineligible to participate in the program with future projects or result in cancellation of the loan.

Special Outreach

In order to inform as well as solicit applications from persons in the housing market area who are not likely to apply for units without special outreach, Washington County has established methods property owners must use in order to reach this objective.

Washington County has identified three groups in the housing market area who would probably not apply for the units without special outreach: Hispanics, Native Americans, and Asian-Americans.

Having identified these groups, Washington County will require that owners use special outreach methods as follows:

- Owners who ordinarily advertise rental property must place advertisements in the *El Hispanico*, a newspaper whose circulation is primarily among Hispanic residents.
- Owners who do not ordinarily advertise in news media must direct a letter to Centro Cultural, the Virginia Garcia Counseling and Training Center, and the Washington County Community Action Housing Resources Center.
- Owners should contact the Housing Authority of Washington County, which will inform applicants on its waiting list about the available vacancies for the predominantly Native American and Asian-American groups.
- Owners are to contact the Urban Indian Council, Inc., requesting that this organization inform Native Americans in the community about the availability of the rehabilitated units.

Owners will be required to begin their special outreach activities immediately upon learning that a vacancy will occur. Owners should request a 30-day notification from tenants intending to move so that special outreach to Hispanics and Native Americans can begin before notification to the general public. While owners may not always have early notice from tenants, we hope a 30-day period will be the norm.

Recordkeeping

Washington County will require that owners keep records on the following:

- The racial, ethnic, and gender characteristics of tenants and applicants in the 90 days following project completion as required of the County by section 92.508(a)(5)
- Activities they undertake to inform the general renter public, specifically copies of advertisements placed in the local newspaper
- Activities they undertake for special outreach, specifically the date of contacts with the organizations provided or advertisements in minority newspapers.

Owners will be asked to provide, where possible, data on how applicants heard about the housing opportunities.

Assessment and Corrective Action

The affirmative marketing efforts of property owners will be assessed by the Office of Community Development (OCD) as follows:

- To determine if good faith efforts have been made: Records required of owners will be examined and compared with required actions. If the required actions have been carried out as specified, the OCD will assume that owners have made a good faith effort to carry out these procedures.
- To determine results: The OCD will assess whether or not persons targeted by the special outreach efforts have, in fact, applied for and/or become tenants in the HOME-assisted units. If they have, the OCD will assume that the procedures have been effective. If the identified persons are not represented, the OCD will review the affirmative marketing procedures to determine what changes might be made to make the marketing efforts more effective.

The Office of Community Development will take corrective action if it is found that an owner has failed to carry out the required procedures or failed to maintain the records on tenants and applicants.

- If problems are evident, OCD will discuss ways to improve owners' efforts prior to taking corrective action.

- Maintaining of efforts may require the reporting of all vacancies by the owner on a continuing basis to determine whether owners are following the prescribed procedures.
- If an owner fails to make a good faith effort to carry out the affirmative marketing procedures, after fair warning and an opportunity to correct identified deficiencies, owner's participation in the program will be terminated and the repayment of the loan required. The owner will not be eligible for future participation in the program.
- Assessment activities will be carried out in time to report results in the annual performance report submitted to HUD.

Exhibit 2
Washington County HOME Consortium
MBE/WBE Policies and Procedures

A. REQUIRED EFFORTS

1. Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, the Office of Community Development shall make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area businesses, and individuals or firms located in or owned in substantial part by persons residing in the area of a HOME-assisted project are used when possible. Also included in these efforts are emerging small business programs of the State of Oregon. Such efforts shall include, but shall not be limited to:
 - a. Including such firms, when qualified, on solicitation mailing lists;
 - b. Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;
 - c. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;
 - d. Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;
 - e. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce;
 - f. Including in contracts a clause requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for lower income residents of the project area and to award subcontracts for work in connection with the project to business concerns which are located in, or owned in substantial part by persons residing in the area of the project, as described in 24 CFR 135;
 - g. Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed in A1.a through A1.f above.

2. The Office of Community Development may periodically establish goals for participation by small businesses, minority-owned businesses, women's business enterprises, labor surplus area businesses, and business concerns which are located in, or owned in substantial part by persons residing in the area of the HOME-assisted project, in the Department's prime contracts and subcontracting opportunities.

3. The Office of Community Development's outreach effort to minority- and women-owned businesses shall be supported by a statement of public policy and commitment published in the print media of widest circulation.

B. DEFINITIONS

1. A *small business* is defined as a business, which is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. The size standards in 13 CFR 121 shall be used, unless the Office of Community Development determines that their use is inappropriate.
2. A *minority-owned business* is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans, and Hasidic Jewish Americans.
3. A *women's business enterprise* is defined as a business that is at least 51% owned by a woman or women who are U.S. citizens and who also control or operate the business.
4. A *labor surplus area business* is defined as a business which together with its immediate subcontractors, will incur more than 50% of the cost of performing the contract in an area of concentrated unemployment or underemployment, as defined by the U.S. Department of Labor in 20 CFR 654, Subpart A, and in lists of labor surplus areas published by the Employment and Training Administration.
5. A *business concern located in the area of the project* is defined as an individual or firm located within the relevant Section 3 covered project area, as determined pursuant to 24 CFR 135.15, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above. A *business concern owned in substantial part by persons residing in the area of the project* is defined as a business concern which is 51% or more owned by persons residing within the Section 3 covered project, owned by persons considered by the U.S. Small Business Administration to be socially or economically disadvantaged, listed on HUD's registry of eligible business concerns, and meeting the definition of small business above.
6. An *emerging small business* is defined as:
 - a. A business with its principal place of business located in Oregon;
 - b. A business with average annual gross receipts over the last three years not exceeding \$1 million for construction firms and \$300,000 for nonconstruction firms;

- c. A business which has fewer than 20 employees;
- d. An independent business; and
- e. A business properly licensed and legally registered in Oregon.

MONITORING STANDARDS AND PROCEDURES

The Washington County Office of Community Development regularly monitors activities undertaken with HUD funds. The Office of Community Development's CDBG Program Policies requires that: (1) subrecipients obtain audits in accordance with the Single Audit Act of 1984 and federal regulations; and (2) a Consolidated Annual Performance and Evaluation Report (CAPER) is submitted annually to HUD. The CAPER (submitted by both Washington County and the City of Beaverton) describes and assesses local progress in using CDBG, HOME and ESG program resources to carry out the Consolidated Plan. Minority business outreach and comprehensive planning requirements are addressed by individual program policy documents.

In 2002, Washington County approved the 2003-2005 Community Development Plan (CDBG Plan). In preparing the plan, the County mailed questionnaires to nonprofit providers, past project sponsors, cities within Washington County, County departments, and interested persons. The questionnaire asked these agencies and cities to identify needs within the County. The responses were then catalogued in the CDBG Plan. During the application process, only those projects that could demonstrate a significant impact on an identified need were considered for funding. The CD Plan parallels the priorities identified in the Consolidated Plan.

The County uses several indicators to measure the level of accomplishment within the program during the year. First, when a subrecipient requests a disbursement, measurements are reviewed by looking at the amount of funds being expended versus the amount of activity that has taken place in the project. Secondly, the County monitors the rate at which the subrecipient is allocating matching funds to the activity. Finally, the County looks at the number of persons benefiting from the project to ensure they are in proportion to the amount of activity that has taken place.

In addition, the County is working with the City of Beaverton and other regional jurisdictions to develop performance measurements in compliance with HUD CPD Notice 03-09. As these are developed, they will be incorporated into OCD's monitoring standards.

Annually, the County conducts on-site monitoring visits with subrecipients. This monitoring is performed to ensure program funds are addressing the identified need or activity. In addition, during this visit, the County double-checks the number of low- and moderate-income persons benefiting from the activity to ensure the subrecipient is complying with the terms of the agreement.

Washington County takes all necessary steps to ensure that HOME funds are used in compliance with federal regulations and established performance standards. Monitoring of regulatory compliance includes a review of accountability and financial management,

labor standards, civil rights and fair housing, and acquisition and relocation activities. Monitoring of performance compliance includes evaluation of project timeliness and an assessment of the sponsor's continuing capacity to complete and operate the project.

The monitoring of HOME-assisted projects and HOME subrecipients is an ongoing process involving continuous communication and evaluation. The process includes frequent telephone contacts, written correspondence, analysis of progress reports, and periodic on-site visits. In order to ensure ongoing compliance with HOME program requirements, the county will:

- Carry out a thorough review of each project application prior to selection to ascertain its compliance with HOME requirements and consistency with the county's Consolidated Plan.
- Review the eligibility of project costs and assisted activities when processing requests for reimbursement or an advance of HOME funds.
- Conduct site visits to review files and/or observe activities to ensure consistency with the approved project description and/or progress reports to date.
- Verify that records and files contain required documentation and demonstrate compliance with program regulations upon project completion.
- Following project completion, carry out on-site inspections of HOME assisted rental housing every 1–3 years (based on the total number of units in the project) during the period of affordability: to determine compliance with property standards; verify that assisted units continue to qualify as affordable housing; and ensure that HOME-required tenant and participant protections are adhered to.
- Review assisted projects on a regular basis for compliance with the terms of all HOME loan documents.
- Conduct regular monitoring of HOME subrecipients to ensure compliance with all federal uniform administrative and audit requirements, as applicable.

Amendments to 2000-2005 Consolidated Plan

As has been discussed, Washington County will be the recipient of a new allocation of federal funding that is available under the American Dream Downpayment Initiative. The funds are being made available to HOME participating jurisdictions to assist low-income families become first-time homebuyers.

According to the 2000-2005 Consolidated Plan, targeting assistance to first-time homebuyers is presented as a medium priority. As stated in the related objectives, the County will:

- Identify and implement appropriate methods of financial assistance for first-time homebuyers, such as down-payment assistance, applicable FHA and FNMA programs, deferred second mortgages, lease purchase programs and mortgage credit certifications; and
- Facilitate homeownership education for low and moderate-income first time buyers in conjunction with local lenders and nonprofit housing agencies.

In that the use of the ADDI funds are tied to specific requirements related to first-time homebuyers, the Office of Community Development proposes amending the Consolidated Plan to revise the priority level of first-time homebuyers to a high priority. This would be in keeping with the HUD's national priority of homeownership.

LISTING OF PROPOSED PROJECTS

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	Virginia Garcia Hillsboro Health Center Expansion	03P Health Facilities	CDBG	\$ 330,000
			ESG	\$ 0
6230	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The Virginia Garcia Memorial Health Clinic will acquire a site for the expansion of health clinic services in the downtown Hillsboro area to provide primary medical care, dental services and health education programs to 8,000 low-income, migrant and seasonal farmworkers in the City of Hillsboro and eastern and mid-portions of Washington County	1 Public Facilities	TOTAL	\$ 330,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

Acquisition site unknown at this time

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	A Child's Place Remodel	03M Child Care Centers	CDBG	\$ 280,000
			ESG	\$ 0
6231	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	A Child's Place will remodel its existing facility to correct issues related to dysfunctional space layout; plumbing and electrical problems; and upgrade the existing heating system and install a new central air conditioning system. The proposed work will encompass the remodeling of approximately 3000-3500-sq. ft. of the 4,300 sq.ft. building . 150 income-qualified children will be served annually.	1 Public Facilities	TOTAL	\$ 280,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1340 E. Main, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development

**CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Forest Grove Recovery Club Building Acquisition	03 Public Facilities and Improvements (General)	CDBG	\$ 77,500
6214	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Forest Grove Recovery Club will acquire the facility it is currently leasing to continue providing peer-based substance abuse counseling and treatment. The agency has a lease/purchase option on the property. 240 low-income persons will be served annually by this facility.	1 Public Facilities	TOTAL	\$ 77,500
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Addresses

2722 19th Place, Forest Grove, OR 97116

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	Forest Grove – Bard Park Improvements	03F Parks, Recreational Facilities	CDBG	\$ 170,000
			ESG	\$ 0
6225	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Forest Grove will make improvements to Bard Park to reconstruct and upgrade existing pathways, construct a picnic shelter, purchase and install benches and resurface the basketball court. Of the 1356 persons in the service area, 1300, or 95%, are income-qualified.	1 Public Facilities	TOTAL	\$ 170,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) – Low / Mod Area
 Subrecipient: Local Government
 Location(s): Addresses

22nd and Kingwood, Forest Grove, OR 97116

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U.S. Department of Housing & Urban Development

**CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Hillsboro – Dairy Creek Park Phase II	03F Parks, Recreational Facilities	CDBG	\$ 306,800
			ESG	\$ 0
6256	Public Facilities	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Hillsboro will continue work on Dairy Creek Park with a second phase of the project. The City will acquire and install play equipment and picnic shelters. In addition the entire area will be landscaped. 735 persons will be served by the project of which 484 (65%) are income-qualified.	1 Public Facilities	TOTAL	\$ 306,800
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) – Low / Mod Area
 Subrecipient: Local Government
 Location(s): Addresses

515 SW 17th Avenue, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development

CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	Forest Grove 14 th Avenue Public Improvements	03K Street Improvements	CDBG	\$ 83,000
			ESG	\$ 0
6127	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Forest Grove will make improvements to 14 th Avenue between Cedar Street and Douglas Street. The City will upgrade the storm drainage system and pave 400 lineal feet of street as well as install 900 lineal feet of new curbing, sidewalks and wheel chair ramps. Of the 20 people in the project service area, 19 (95%) are income-qualified.	20 People (General)	TOTAL	\$ 83,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) – Low / Mod Area.
 Subrecipient: Local Government
 Location(s): Addresses

14th Avenue between Cedar & Douglas, Forest Grove, OR 97116

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	King City – King George Street Improvements	03K Street Improvements	CDBG	\$ 400,000
			ESG	\$ 0
6151	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of King City will reconstruct a major arterial street, make improvements to the sidewalks and construct curb cuts along the street. The unimproved sidewalks and lack of curb cuts often force pedestrian and wheel chair bound residents into the street thereby posing an additional danger to them. The improvements will take place along King George Avenue between King Charles Avenue and 123 rd Street and will encompass 1,930 lineal feet of roadway improvements. Of the 1,979 persons in the service area, 965 are income-qualified.	1979 People (General)	TOTAL	\$ 400,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) – Low / Mod Area

Subrecipient: Local Government

Location(s): Addresses

King George St. betw. King Charles & 123rd, King City, OR 97224

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U.S. Department of Housing & Urban Development

CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	Tigard – Commercial Street Sidewalk Improvements	03L Sidewalks	CDBG	\$ 91,300
			ESG	\$ 0
6111	Infrastructure	570.201(c)	HOME	\$ 0
			HOPWA	\$ 0
	The City of Tigard will construct 4,870 square feet of five-foot sidewalks and 820 lineal feet of curb on Commercial Street between Lincoln and Main. Improvements will also include widening a portion of the road beneath the Pacific Highway overpass which will necessitate the purchase of right-of-way on the South side of Commercial. CDBG funds will be used to pay for the acquisition of the right-of-way and a portion of the construction costs. Of the 78 residents in the project are, 51 (65%) are income-qualified.	78 People (General)	TOTAL	\$ 91,300
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(1) – Low / Mod Area

Subrecipient: Local Government

Location(s): Addresses

Commercial Street betw. Lincoln and Main, Tigard, OR 97223

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	PCC – ESL, Basic Skills and Careers	05 Public Services (General)	CDBG	\$ 71,463
			ESG	\$ 0
6344	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Portland Community College will implement a program that combines English as a second language, Adult Basic Education and Career Education targeted to low level, ESL students who lack a high school diploma. The cornerstone of this hybrid course will be the development of career and education goals for each student in addition to incorporating workplace-related skills in ESL and ABE curriculum. CDBG funds will support personnel costs as well as materials and supplies related to student recruitment, instruction and support, office equipment and rental space for project staff. 120 low and moderate-income persons will be served over two years.	120 People (General)	TOTAL	\$ 71,463
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Public 570.500 (c)

Location(s): Addresses

1401 Nichols Lane, Forest Grove, OR 97116

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	HDC Farmworker Skills and Lifelong Learning	05 Public Services (General)	CDBG	\$ 79,492
			ESG	\$ 0
6348	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Housing Development Corporation of NW Oregon will expand upon an existing program to assist non-English speaking farmworker families to obtain better access to social services that are offered in the County. HDC will provide comprehensive programs and services via a case management approach, which will enable residents of HDC-owned farmworker housing developments to become more self-sufficient. CDBG funds will be used to pay a portion of personnel costs for a Coordinator of Community and Resident Relations and a VISTA volunteer as well as office supplies. The program will serve 1,000 income-qualified persons.	1000 People (General)	TOTAL	\$ 79,492
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

21141 SW Alexander, Aloha, OR
 220 SE 12th Avenue, Hillsboro, OR

2351 Elm Street, Forest Grove, OR
 2922 19th Avenue, Forest Grove, OR

1526 N. Fremont Avenue, Cornelius, OR

3231 22nd Place, Forest Grove, OR

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Ecumenical Ministries of Oregon – Shared Housing	05 Public Services (General)	CDBG	\$ 21,400
			ESG	\$ 0
6322	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Ecumenical Ministries of Oregon will fund operating costs over three years to provide homesharing matching and referral services to low-income seniors, disabled persons and other low-income persons. CDBG funds will be used to pay personnel costs of the program manager as well as other operating costs to run the program. 180 income-qualified persons will be served. 50 successful matches will be made.	180 People (General)	TOTAL	\$ 21,400
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/07

Eligibility:

570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Addresses

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2906 NE Glisan, Portland, OR 97232

U.S. Department of Housing & Urban Development

**CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Community Action – Housing Locator	05 Public Services (General)	CDBG	\$ 85,000
			ESG	\$ 0
6324	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Community Action Housing Locator will offer a three-pronged approach to assist clients in locating housing. CDBG funds will support a Housing Specialist position to carry out the program elements: coordinate housing subsidy programs; coordinate Ready to Rent classes; work with landlords to increase the availability of units that are made available to low income persons on subsidies or who have flawed rental histories. CDBG funds will help support the Housing Specialist Position as well as related program costs such as training, mileage, phone, printing, and other supplies. 400 income-qualified persons will be served.	400 People (General)	TOTAL	\$ 85,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04

Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Addresses

210 SE 12th, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Community Action – Info & Referral Enhancement	05 Public Services (General)	CDBG	\$ 89,805
			ESG	\$ 0
6323	Public Services	570.201(e)	HOME	\$ 0
			HOPWA	\$ 0
	Community Action will provide information on existing services but also will make assessments as to the applicability to other related services for a particular client's needs. CDBG funds will be used to pay the personnel costs associated with hiring a bi-lingual Information and Referral Specialist and a full-time Information and Referral Program Assistant. 18,000 income-qualified persons in the county will be assisted.	18000 People (General)	TOTAL	\$ 89,805
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) – Low / Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1001 SW Baseline, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	CPAH – Comprehensive Resident Services	05 Public Services (General)	CDBG	\$ 58,000
			ESG	\$ 0
6343	Public Services	570.201(e)	HOME	\$ 0
	Community Partners for Affordable Housing will provide additional on-site services to residents who live in the agency's affordable housing developments. CPAH will be able to increase the level of services provided to youths through such programs as its Summer Youth and After School programs, better foster and coordinate Neighborhood Watch and local community activities, provide instruction and mentoring to both youths and adults interested in using computers located in residential community recreational buildings, and provide further assistance with referrals to Like-Dorf, HopeSpring and Tualatin Valley Centers. CDBG funds will be used in support of personnel costs. The program will assist 350 low to moderate-income persons.	350 People (General)	HOPWA	\$ 0
			TOTAL	\$ 58,000
			Total Other Funding	\$ 0
	Help the Homeless?	No	Start Date: 07/01/04	
	Help those with HIV or AIDS	No	Completion Date: 06/30/06	
	Eligibility:	570.208(a)(2) – Low / Mod Limited Clientele		
	Subrecipient:	Subrecipient Private 570.500(c)		
	Location(s):	Addresses		
	11905 SW 91 st Avenue, Tigard, OR 97223 10025 SW 85 th , Tigard, OR 97223	11163 Hall Blvd., Tigard, OR 97223		

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Community Action – Comprehensive Weatherization	14H Rehabilitation Administration	CDBG	\$ 20,000
			ESG	\$ 0
6501	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		50 Housing Units	TOTAL	\$ 20,000
	Community Action will weatherize homes owned or rented by low-income persons. CDBG funds will be used to pay the personnel costs associated with running the comprehensive weatherization program.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Addresses

1001 SW Baseline, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	Community Action – Self Help Weatherization	14H Rehabilitation Administration	CDBG	\$ 25,000
			ESG	\$ 0
6502	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		120 Housing Units	TOTAL	\$ 25,000
	Community Action will provide conservation and energy training workshops, supplies, and materials to low-income homeowners and renters.		Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

570.208(a)(3) – Low / Mod Housing

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Addresses

1001 SW Baseline, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0017	Rebuilding Together – Washington County	14H Rehabilitation Administration	CDBG	\$ 10,000
			ESG	\$ 0
6578	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
	Rebuilding Together (formerly Christmas in April) will undertake general management and oversight of the Rebuilding Together Home Repair Program.	3 Housing Units	TOTAL	\$ 10,000
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

570.208(a)(3) – Low / Mod Housing

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Addresses

12555 SW 4th Avenue, Beaverton, OR 97005

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	OCD – Housing Rehabilitation Program	14H Rehab; Single-Unit Residential	CDBG	\$ 342,159
			ESG	\$ 0
6504	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		18 Housing Units	TOTAL	\$ 342,159
	The Office of Community Development will provide low interest, deferred payment or interest-bearing loans to income-qualified residents of Washington County in order to make needed repairs to owner-occupied homes. 18 income-qualified homeowners will be assisted through this grant.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	OCD – HARDE	14H Rehab; Single-Unit Residential	CDBG	\$ 60,000
			ESG	\$ 0
6506	Housing	570.202	HOME	\$ 0
			HOPWA	\$ 0
		20 Housing Units	TOTAL	\$ 60,000
	The Home Access and Repair for the Disabled and Elderly Program (HARDE) will provide low interest loans or grants to persons over the age of 62 for repairs of an urgent nature or accessibility improvements for disabled homeowners or renters. 20 income-qualified households will be served through this grant.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low / Mod Housing
 Subrecipient: Local Government
 Location(s): Addresses

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328 West Main, Suite 100, Hillsboro, OR 97123

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	OCD – Housing Administration	14H Rehabilitation Administration	CDBG	\$ 263,138
	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		0 N/A	TOTAL	\$ 263,138
	General administration for the oversight, management monitoring, and coordination of the County's Housing Rehabilitation Program.		Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

570.208(a)(3) – Low / Mod Housing

Subrecipient:

Local Government

Location(s):

Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	OCD – CDBG Program Administration	21A General Program Administration	CDBG	\$ 677,857
	Planning & Administration	570.206	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	General management and oversight of the Washington County CDBG Program.	0 N/A	TOTAL	\$ 677,857
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	OCD – Contingency Other General contingency funds for eligible CDBG Projects.	22 Unprogrammed Funds 0 N/A	CDBG ESG HOME HOPWA TOTAL Total Other Funding	\$ 100,000 \$ 0 \$ 0 \$ 0 \$ 100,000 \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient:
 Location(s): Addresses

328 West Main, Suite 100, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0024	Community Partners for Affordable Housing- CHDO Operating	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
6801	Housing		ESG	\$ 0
	Community Partners for affordable Housing will use the CHDO operating grant to provide funding to cover a portion of the salary and benefit expenses of the agency's director and deputy directors.	1 Organizations	HOME	\$ 30,885
			HOPWA	\$ 0
			TOTAL	\$ 30,885
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s): Addresses

13137 SW Pacific Highway, Tigard, OR 97223

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U.S. Department of Housing & Urban Development

CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0025	Housing Development Corporation of NW Oregon	21I HOME CHDO Operating Expenses	CDBG	\$ 0
	CHDO Operating Grant	(subject to 5% cap)	ESG	\$ 0
6804	Housing		HOME	\$ 30,885
	HDC will use Operating funds to support 25% of combined salary and benefits of HDC's Co-Executive Directors to insure the successful completion of HDC's project development, management and supportive services.	1 Organizations	HOPWA	\$ 0
			TOTAL	\$ 30,885
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s): Addresses

220 SE 12th, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0026	Tualatin Valley Housing Partners - CHDO Operating Grant	211 HOME CHDO Operating Expenses (subject to 5% cap)	CDBG	\$ 0
6802	Housing	1 Organizations	ESG	\$ 0
	Tualatin Valley Housing Partners will use CHDO Operating funds to pay a portion of staff expenses and core operating expenses related to managing a current project through to closing and lease-up and working on at least one new housing development opportunity.		HOME	\$ 30,885
			HOPWA	\$ 0
			TOTAL	\$ 30,885
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

Subrecipient:

CHDO - 92.2

Location(s):

Addresses

6160 SW Main Avenue, Beaverton, OR 97008

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0027	Willamette West Habitat for Humanity Farmington Road Dev.	12 Construction of Housing	CDBG	\$ 0
6607	Housing	570.204	ESG	\$ 0
	Willamette West Habitat for Humanity (WWHfH) will use HOME funds to develop a single-family housing subdivision development located in Aloha. This is the second request of HOME dollars for this project, the first being in 2003 for land acquisition. WWHfH plans to use the 2004 HOME funds to construct the onsite infrastructure improvements. The two project site will yield up to 19 parcels all zoned for single-family housing.	19 Housing Units	HOME	\$ 200,000
			HOPWA	\$ 0
			TOTAL	\$ 200,000
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Other ...
 Location(s): Addresses

160th & Farmington, Aloha, OR 97007
 170th & Farmington, Aloha, OR 97007

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0028	Luke Dorf Pluss Apartments	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
6506	Housing	570.204	HOME	\$ 300,000
			HOPWA	\$ 0
	Luke Dorf Inc. will use HOME funds to provide twenty single-room occupancy (SRO) rental units. The project will provide housing and supportive services for chronically mentally ill adults to enable them to live independently. Ten units will be HOME assisted.	20 Housing Units	TOTAL	\$ 300,000
			Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

Subrecipient:

Other ...

Location(s):

Addresses

10855 SW Hall Blvd., Tigard, OR 97223

10843 SW Hall Blvd., Tigard, OR 97223

10829 SW Hall Blvd., Tigard, OR 97223

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0029	HDC Proyecto Adelante Familias – Sierra West	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
6505	Housing	570.204	HOME	\$ 570,262
			HOPWA	\$ 0
	The Housing Development Corporation of NW Oregon will use HOME funds to preserve and extend the affordability of 57 housing units located in Hillsboro. Funds will be used to rehabilitate the units, 10 of which are HOME-assisted. The project will serve farmworker households.	57 Housing Units	TOTAL	\$ 570,262
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

356 SE 12th Avenue, Hillsboro, OR 97123

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**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0030	HDC Proyecto Adelante Familias – Sunset Gardens	12 Construction of Housing	CDBG	\$ 0
			ESG	\$ 0
6508	Housing	570.204	HOME	\$ 349,854
			HOPWA	\$ 0
	The HDC will use HOME funds to preserve and extend the affordability of 107 housing units located in Hillsboro. Of the 107 units to be rehabilitated, seven will be HOME-assisted. The project will serve farmworker households.	107 Housing Units	TOTAL	\$ 349,854
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

951 SE 13th Avenue, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0031	HDC Proyecto Adelante Familias – Willow Park	12 Construction of Housing	CDBG \$ 0 ESG \$ 0
6509	Housing	570.204	HOME \$ 279,883 HOPWA \$ 0 TOTAL \$ 279,883
	HDC will use HOME funds to preserve and extend the affordability of 46 housing units located in Forest Grove. Of the 46 units to be rehabilitated, ten are HOME-assisted. The project will serve farmworker households.	46 Housing Units	Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: CHDO – 92.2
 Location(s): Addresses

2823 Pacific, Forest Grove, OR 97116
 2814 22nd Avenue, Forest Grove, OR 97116

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0032	American Dream Downpayment Initiative - First-Time Homebuyer Housing	13 Direst Homeownership Assistance 570.201(n) 32 Housing Units	CDBG	\$ 0
			ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
		TOTAL	\$ 0	
		American Dream Downpayment	\$ 260,558	
Total Other Funding	\$ 260,558			

American Dream Downpayment Initiative funds will be used to promote first-time homeownership opportunities in Washington County.

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

328 West Main Street, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0033	HOME Program Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG \$ 0 ESG \$ 0 HOME \$ 206,554 HOPWA \$ 0
	Housing	0 N/A	TOTAL \$ 206,554
	To allow the Office of Community Development to Administer the Washington County HOME Investment Partnerships Program on behalf of the County's HOME Consortium.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 07/01/04
 Help those with HIV or AIDS No Completion Date: 06/30/05

Eligibility:
 Subrecipient:
 Location(s): Addresses
 328 West Main Street, Hillsboro, OR 97123

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0034	Unprogrammed Funds	22 Unprogrammed Funds	CDBG	\$ 0
	Housing		ESG	\$ 0
			HOME	\$ 14,294
			HOPWA	\$ 0
		0 Housing Units	TOTAL	\$ 14,294
	Funds remained following the allocation of HOME funds towards Administration, CHDO Operating Grants and project applications. These funds will be held for a future project.		Total Other Funding	\$ 0

Help the Homeless?

No

Start Date: 07/01/04

Help those with HIV or AIDS

No

Completion Date: 06/30/05

Eligibility:

Subrecipient:

Location(s):

Community Wide

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Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	3,182,000.00	
ESG	89,253.00	
HOME	1,853,141.00	
HOPWA	0.00	
ADDI*	260,558.00	
Total		5,384,952.00
Prior Years' Program Income NOT previously Programmed or Reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$274,016	
HOPWA	\$0	
Total		\$274,016
Total Estimated Program Income		
CDBG	\$459,914.00	
HOME	\$212,405.00	
Total		\$672,319.00
Section 108 Loan Guarantee Fund		
Total		\$0
TOTAL FUNDING SOURCES		6,331,287.00
Other Funds		
Country SSG	\$0	
Revolving Property Acquisition Fund	\$0	
Total		\$0
Submitted Proposed Projects Totals		
Total		6,331,287.00
Unsubmitted Proposed Projects Totals		
Totals		\$0

* ADDI – American Dream Downpayment Initiative

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PART 2

CONSOLIDATED PLAN
Housing and Community Development

PROGRAM YEAR 2004
ACTION PLAN

City of Beaverton, Oregon

July 1, 2004–June 30, 2005

CITY OF BEAVERTON, MAYOR'S OFFICE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
4755 SW Griffith Drive, PO Box 4755, Beaverton, OR 97076-4755
Telephone (503) 526-2488 • Fax (503) 526-2479
http://www.ci.beaverton.or.us/departments/economicdev/econdev_cdbg.html

Draft - March 2004

COMMUNITY DEVELOPMENT ACTIVITIES

The City of Beaverton Community Development Block Grant (CDBG) program was established in 1994 when the city's population reached the federal threshold (50,000) for entitlement communities. As a CDBG grantee under the U.S. Department of Housing and Urban Development (HUD), the City ensures that all CDBG funded projects comply with the national objectives and other regulations governing the program (see 24 CFR 570). The City of Beaverton's *PY 2004/2005 Action Plan* will address the priority needs of the community established in the *2000-2005 Consolidated Plan*. This five-year plan addresses housing and community development needs within Washington County and the City of Beaverton as well as citizen comments given during public testimony.

RESOURCES

Below is a summary table of federal resources and non-federal resources expected to be available to address priority needs and specific objectives for the PY 2004/2005 CDBG/HOME program in the City of Beaverton.

Proposed Activities	Priority	Est. Federal	Est. Non-Federal	Est. Total
Affordable Housing Project – Land Acquisition	High	\$459,950 (CDBG)*	\$0	\$459,950
Housing Rehabilitation Program	High	\$162,150 (CDBG) \$153,263 (HOME)	\$0	\$315,413
Accessibility Rehab Pilot Project	High	\$100,000 (CDBG)	\$0	\$100,000
Pre-Development Loan to TVHP	High	\$ 27,797 (HOME)	\$0	\$ 27,797
Fircrest Manor Rehabilitation	High	\$ 145,000 (HOME)	\$127,500	\$272,500
Public Services	High	\$106,650 (CDBG)	\$149,665 state revenue sharing	\$256,315
Planning / Administration	N/A	\$142,200 (CDBG)	\$0	\$142,200
Total		\$1,297,010	\$ 277,165	\$ 1,574,175

* Includes \$259,950 from PY 2003/2004 and \$200,000 from 2004/2005.

The City of Beaverton designates the projects for a portion of HOME funding from the Washington County Consortium; Beaverton's share of the Consortium's HOME allocation is estimated to total \$326,060 for the coming year.

PY 2004/2005 CDBG and HOME funds will allow the City to leverage needed additional resources to successfully carry out eligible projects and activities throughout the City. For example, the City allocates the full 15% of funds in the CDBG public service cap to assist non-profit organizations to provide public services for Beaverton's low- and moderate-income citizens. The City will leverage that amount in 2004-2005 with 140% match of state revenue sharing dollars. The HOME program matching requirements are met through an intergovernmental agreement between Washington County and the City.

PROPOSED PROJECTS

Affordable Housing Project – Land Acquisition

The City will add \$200,000 from the 2004/2005 CDBG allocation to the \$259,950 set aside last year for the purchase of land for a low-income housing project to be developed in Central Beaverton. Both the 2000-2005 Consolidated Plan and more recent studies have emphasized the serious shortage of affordable housing throughout Washington County. Metro's Regional Affordable Housing forecast predicts that nearly 6,000 affordable units would need to be built in Beaverton over the next fourteen years to accommodate the expected demand by 2017. This project will allow the City to acquire a suitable site for a new multifamily housing development that will serve approximately 40 low-to-moderate income families. We will identify a developer and funding for construction (possibly including future HOME funds) once we have acquired the site. CDBG funds dedicated to this project amount to 28% of the 2004/2005 allocation.

Housing Rehabilitation Program

The City's Housing Rehabilitation program will continue to assist low-to-moderate income homeowners in Beaverton with necessary repairs to address health and safety issues. Helping residents maintain their homes is an important strategy for maintaining affordable housing and neighborhood livability.

Mobile home owners receive grants under the program, while those in single-family houses and condos receive low-interest or deferred payment loans. In 2004-2005, the City plans to allocate \$162,150 in CDBG (23% of the total CDBG allocation) and \$153,263 in HOME funds to the Housing Rehabilitation program.

The City will continue to work with the Portland Development Commission (PDC) to administer the day-to-day operations of the City's Housing Rehabilitation program. In addition to financing the costs of necessary repairs, funds will be used for the interim control and/or abatement of lead-based paint hazards. PDC evaluates all homes assisted under this program for lead-based paint hazards. The goal is to increase the

inventory of lead-safe housing available to low- and moderate-income families and to protect children under the age of six residing in that housing. The City of Beaverton also participates in a coordinated regional effort to address lead-based paint hazards in both single- and multi-family units under the Portland Lead Hazard Control Program (PLHCP).

Public Services

The City will continue to dedicate 15% of the CDBG entitlement allocation for public service projects. In the past, the City of Beaverton has funded a wide range of public service activities including: recreation services, youth counseling services, fair housing and housing related services, senior services, homeless services, domestic violence assistance, and assistance for persons with disabilities. It is the intent of the City to fund a variety of services that benefit residents of the City of Beaverton; nearly all of the beneficiaries will be low- to moderate-income residents.

The City has a total of \$256,315 in available funding for public service programs that benefit residents of the City of Beaverton (\$106,650 in CDBG funding and \$149,665 in State Revenue Sharing funds). Applications are currently being reviewed, and a funding decision is anticipated by the end of March. The following is a complete list of public service applications received by the City of Beaverton in PY 2004. CDBG funds will likely fund several of these proposed programs:

Agency	Program	Program Description	Service Location
Beaverton Literacy Council	Beaverton Literacy	Teach English, citizenship and family literacy	12350 SW 5th (one of many sites)
Beaverton Rotary Club	Dental Check	Dental screenings, sealants, and needed dental work at OHSU	Beaverton Public Schools
Beaverton Together	Youth Enhancement Program	After school program at Beaverton middle schools	Beaverton middle schools
CAO	Transitional Housing	Provides transitional housing services	1001 SW Baseline Road, Hillsboro
CAO	Childcare Resource and Referral	Provide a data base of childcare sites in the greater metropolitan area	1001 SW Baseline Road, Hillsboro
CAO	Information and Referral	Provide increased access to services for low income persons	1001 SW Baseline Road, Hillsboro
Care to Share	Care to Share	Provide emergency food boxes, utility, and rental assistance	10200 SW Eastridge, Beaverton
CASA	CASA	Advocacy for children under the custody of the state due to parental abuse	City-wide
Rebuilding Together, formerly Christmas in April	Rebuilding Together, Washington County	Provide small, urgent repairs year-round, and major home rehabilitation in April	12555 SW 4th Street, Beaverton
Community Alliance of Tenants	Renter Stability Education Program	Renters' education	Citywide

Domestic Violence Resource Center	Monika's House	Provide safe shelter and a crisis line to women and children	Admin office at 233 E. Main St, Hillsboro
Ecumenical Ministries of OR	Shared Housing	Provide homeshare matches to low-income individuals	2906 NE Glisan, Portland
Fair Housing Council of Oregon	Fair Housing Education & Outreach	fair housing education & outreach, legal referral and technical assistance	Citywide
Good Neighbor Center	Good Neighbor Center	Homeless shelter	11130 SW Greenburg Rd, Tigard
Loaves and Fishes	Minority Community Initiative	Provide home delivered meals to homebound seniors, group meals to seniors, and nutritional assessments and counseling to seniors	5550 SW Hall, Beaverton
Luke-Dorf	Matthews House	Residential treatment home and case management for chronically mentally ill	10120 SW Cynthia, Beaverton
Open Door	Comprehensive Housing Counseling	Provide education and counseling regarding buying and keeping a home	34420 SW TV Highway, Hillsboro
Oregon Korean Community Center	Community Center	Provide interpretation/translations of social programs to Koreans who speak limited English and provide information and referral services.	12555 SW 4 th Street, Beaverton
PCC Foundation	Beaverton Community Education	Scholarship funds for low income students in Survival English classes	18624 NW Walker Rd, Beaverton
PCC Foundation	Pathways to High Tech Training and Jobs	Job training, placement & other employment services to limited English speakers and low-skilled workers	18624 NW Walker Rd., Beaverton
Recovery Club of Beaverton	Westside Service Center	Provide AA, NA, CODA recovery meetings, sober activities, and employment, recovery and living referrals	4550 SW Stott Street, Beaverton
Sexual Assault Resource Center	Drop-in Center/Advocacy Program	Advocacy to victims of sexual assault through a crisis line, counseling, and a drop-in center	9450 SW Barnes, Portland
South Asian Women's Empowerment & Resource Alliance (SAWERA)	Direct Services & Outreach	Support groups, services and outreach to battered women and children	Citywide
St. Andrew Legal Clinic (SALC)	SALC Washington County	Legal representation and referrals to other attorneys and social service agencies	232 NE Lincoln, Hillsboro
Store to Door	Store to Door	Deliver groceries, prescriptions, and household goods to elderly and disabled persons.	City-wide

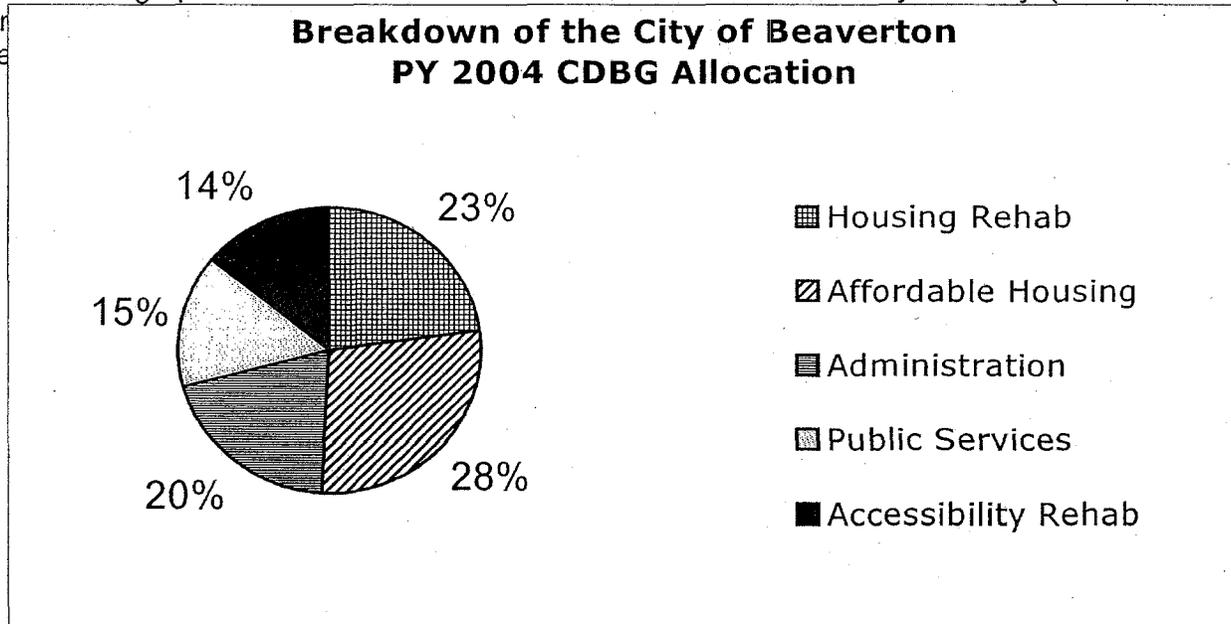
Tualatin Hills Park Foundation	Family Assistance Program	Provide tuition assistance to low-income children to pay for sports and recreation programs and camps.	THRPD sites city-wide
Tualatin Valley Centers	Young Parents Program	Provide skills training and education to pregnant teens/young parents under 21	12350 SW 5th Street, Beaverton
Tualatin Valley Centers	Open Gate	Provide service coordination, vocational assistance, and medication management to people with severe and persistent mental illness	971 SW Walnut, Hillsboro
Tualatin Valley Housing Partners	Resident Services Program	On-site services to low income, elderly and disabled tenants	13765 SW Allen Blvd and 5920 SW 141 st Ave., Beaverton
Youth Contact	Youth Contact	Provide alcohol and drug prevention service, divorce transition services, and youth and family counseling	Beaverton high schools

Planning/Administration

General planning and administration of CDBG-assisted activities is on-going. Strategic planning, public hearings, fair housing, budgeting, preparing HUD-required documentation and reporting, program compliance and monitoring, and fiscal activities will continue to be the center of focus. In addition, the City will begin preparing the 2005-2010 Consolidated Housing and Community Development plan this year. The estimated costs of these activities will not exceed the maximum statutory allocation of 20%.

NOTE: the graph above does not include HOME funds allocated by the City (\$145,000 for

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GEOGRAPHIC DISTRIBUTION

The Affordable Housing Project will be located in Central Beaverton, in or near the downtown business district. The Housing Rehabilitation and Accessibility Rehabilitation Programs are open to qualified residents citywide. Public service projects are also available to qualified applicants citywide. For more detail, please see maps located in the Appendix.

MEETING UNDERSERVED NEEDS

Address Obstacles to Meeting Underserved Needs

Public Services:

The City of Beaverton allocates the maximum of 15% of its total allocation to public services in an attempt to meet under-served needs in the community in areas such as homelessness, abused women, and at-risk, neglected children. The City also provides additional resources for public service agencies through the City's use of State Revenue Sharing funds. The CDBG program has made the Beaverton Community Center Addition available as office space to non-profits that deliver public services to very low-income Beaverton residents. This arrangement allows for the maximum leverage of public service resources that would normally be located out of area.

Accessibility Rehabilitation Program:

Affordable Housing accessible to people with physical disabilities is in short supply in Beaverton, according to many of the City's community partners. The Accessibility Rehab Program will enable people with impaired mobility to remain in their current living space, and will increase the permanent stock of accessible housing in the City.

Foster and Maintain Affordable Housing

Affordable Housing Project:

The Affordable Housing Project will add much-needed units to the pool of affordable housing in the City.

Housing Rehabilitation Program and Accessibility Program:

Both the Housing Rehabilitation and Accessibility Programs help maintain low to moderate income residents in their current housing situations, and help to maintain and improve the existing stock of affordable housing City-wide.

Remove Barriers to Affordable Housing

The \$459,950 dedicated to land acquisition for the Affordable Housing Project addresses one of the key barriers to creating more affordable housing – a shortage of available land suitable for development.

We are also earmarking \$4,000 of funds (under "Planning/Administration") to support Housing Connections, the website developed by the City of Portland to help renters find affordable apartments that meet their needs. A significant number of housing units

advertised in Housing Connections (www.housingconnections.org) are located in Beaverton, and many people use the site to look for housing here. We are also planning to continue our sponsorship of Home Buyers Fairs coordinated by the Portland Housing Center, to promote homebuyer education and awareness.

Evaluate and Reduce Lead-Based Paint Hazards

The City of Beaverton works closely with the Portland Development Commission (PDC) to enhance coordination of risk assessments, paint testing, and unit clearances for owner-occupied housing rehab projects, and participates in the Portland Regional Lead Based Paint Task Force to address lead hazards in homes throughout the Portland metropolitan region.

Reduce Number of Poverty Level Families

Through the City's CDBG and long range planning process, under the State of Oregon periodic review statute, the City attempts to address low-income housing needs and reduce poverty.

Develop Institutional Structure

During the Consolidated and Annual Plan process for CDBG fund allocation, the City conducts public hearings in cooperation with Washington County. City staff also interview interested Community Development Corporations (CDC's) regarding housing needs, and meet with the Community Development Department and Engineering Department staff to discuss infrastructure needs in the low-income areas of Beaverton.

In addition to the above measures (that develop the institutional structure for the City of Beaverton's CDBG Program), the City has a public services application process for non-profit agencies to request grant funding from the City. Such funding consists of both CDBG funds and State Revenue Sharing funds. There is a Public Services selection committee that reviews applications, interviews applicants, and makes funding recommendations to the City Council. The City Council reviews and approves both the funding of the public service agencies and all other CDBG proposed activities.

City staff also participate actively in local planning and coordination efforts such as the Housing Advocacy Group and the Housing and Supportive Services Network.

Enhance Coordination Between Public and Private Housing and Social Services

The City works with interested Community Development Corporations (CDC's) throughout the year on housing issues such as housing trends and availability of properties in Beaverton. The City's Economic Development program works with private developers and CDC's to explore housing and economic development strategies for the City's downtown.

Throughout the year, the City meets with public service programs that operate from the Beaverton Community Center Addition.

Foster Public Housing Improvements and Resident Initiatives

The City of Beaverton does not administer or finance any public housing programs or initiatives. The Washington County Public Housing Authority is responsible for all public housing improvements and resident initiatives within the City. Public housing improvements and resident initiatives fall within their planning authority.

MONITORING STANDARDS AND PROCEDURES

The City of Beaverton regularly monitors activities undertaken with HUD funds in accordance with all applicable statutory and regulatory requirements including, but not limited to, OMB Circulars A-133 (Audits of State, Local, and Other Nonprofit Institutions), A-122 (Cost Principles for Non-Profit Organizations) and A-110 (Grants and Agreements with Institutions, Hospitals and Other Nonprofit Organizations).

City staff promote a cooperative and pro-active relationship with subrecipient partners for early identification of problems or potential problems. The technical assistance and monitoring that we provide – including orientation training, on-going technical assistance, routine site visits, and quarterly reporting – ensures that HUD-funded projects benefit intended populations, and helps prevent fraud, waste, and mismanagement.

AMENDMENTS

The City of Beaverton does not propose any amendments at this time to the 2000-2005 Consolidated Plan.

LISTING OF PROPOSED PROJECTS

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U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0401 \$142,200	CDBG Program Administration	21A/General Program Administration	CDBG	
04-01	Planning/Administration	570.206	ESG	\$ 0
		1 Organization	HOME	\$ 0
	Provide general planning, administration, and monitoring of the City's CDBG programs		HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
\$142,200			TOTAL	
	and projects.			
			Total Prior Funding	\$ 0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 570.206
 Subrecipient: Local Government
 Location(s): N/A

121

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
100,000	0402 Accessibility Rehab Program	14A/Rehab; Single Unit Residential	CDBG	\$
100,000	04-02 L/M Owner Occupied Housing/High Grants to assist accessibility improvements to dwellings of elderly & disabled low-to-moderate income residents	570.202 40 housing units	ESG HOME HOPWA ASSISTED HOUSING PHA County SSG TOTAL	\$ \$0 \$0 \$0 \$0 \$0 \$
			Total Prior Funding	\$0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low/Mod Housing
 Subrecipient: Local Government & Subrecipient Private 570.500(c)
 Location(s): Citywide

122

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0403 200,000	Affordable Housing Project - Land Acquisition	01/Acquisition of Real Property	CDBG	\$
04-03	Housing	570.201(a) 40 Housing Units	ESG HOME HOPWA ASSISTED HOUSING PHA County SSG TOTAL	\$0 \$0 \$0 \$0 \$0 \$0 \$
	Acquire land in Central Beaverton for 200,000 affordable multifamily housing development to be developed in 259,950 2004/2005		TOTAL Total Prior Funding	\$ \$

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low/Mod Housing
 Subrecipient: Local Government
 Location(s): Central Beaverton (site to be determined)

123

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0035 * 162,150	Citywide Housing Rehabilitation Program	14A/Rehab; Single Unit Residential	CDBG	\$
6512 153,263	L/M Owner Occupied Housing/High	570.202	ESG HOME	\$ 0 \$
	Grants and loans to assist necessary home repairs to owner-occupied homes of low-to-moderate income residents	30 housing units	HOPWA ASSISTED HOUSING PHA County SSG TOTAL	\$ 0 \$ 0 \$ 0 \$ 0 \$
315,413				
			Total Prior Funding	\$ 0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 570.208(a)(3) – Low/Mod Housing
 Subrecipient: Local Government & Subrecipient Private 570.500(c)
 Location(s): Citywide

* Because of the addition of County HOME dollars in this project, project ID/Local ID numbers have been changed coincide with County tracking needs.

124

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
106,650	0405 Public Services (TBD)	TBD	CDBG \$
	04-05 Public Services/High Priority	TBD	ESG \$0
		TBD	HOME \$0
			HOPWA \$0
	TBD		ASSISTED HOUSING \$0
			PHA \$0
			County SSG \$0
	106,650		TOTAL \$
			Total Prior Funding \$0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 570.208(a)(2) – Low/Mod Limited Clientele
 Subrecipient: Subrecipient Private 570.500(c)
 Location(s): Citywide

Administrative Office address: TBD

125

U.S. Department of Housing & Urban Development
 CPD Consolidated Plan
 Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0406	Fircrest Manor Rehabilitation	14B/Rehab; Multi-Unit Residential	CDBG	\$ 0
04-06	L/M Housing/High	92.205(a)	ESG	\$ 0
145,000			HOME	\$
	Necessary repairs to low income housing owned by Tualatin Valley Housing Partners	59 housing units	HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
145,000			TOTAL	\$
			Total Prior Funding	\$ 0

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/04
 Completion Date: 06/30/05

Eligibility: 92.216 – Low/Mod Housing
 Subrecipient: N/A
 Location(s): 13765 SW Allen Blvd, Beaverton

126

* Because of the addition of County HOME dollars in this project, project ID/Local ID numbers have been changed coincide with County tracking needs.
 U.S. Department of Housing & Urban Development

CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0407	Pre-development Loan	01/Acquisition of Real Property	CDBG	\$ 0
04-07	L/M Housing/High	92.301(a)	ESG	\$ 0
27,797			HOME	\$
	Technical assistance and site control loan to Tualatin Valley Housing Partners to explore new low-to-moderate income housing project adjacent to light rail	50 housing units	HOPWA	\$ 0
			ASSISTED HOUSING	\$ 0
			PHA	\$ 0
			County SSG	\$ 0
27,797			TOTAL	\$
			Total Prior Funding	\$ 0
	Help the Homeless? No	Start Date: 07/01/04		
	Help those with HIV or AIDS? No	Completion Date: 06/30/05		
	Eligibility: 92.216 – Low/Mod Housing			
	Subrecipient: Local Government & Subrecipient Private 570.500(c)			
	Location(s): adjacent to Merlo Station light rail station, Beaverton			

* Because of the addition of County HOME dollars in this project, project ID/Local ID numbers have been changed coincide with County tracking needs.

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Funding Sources

Entitlement Grant (includes reallocated funds)	
CDBG	\$ 711,000
ESG	\$ 0
HOME	\$ 326,060
HOPWA	\$ 0
Total	\$ 1,037,060
Prior Years' Program Income NOT previously programmed or reported	
CDBG	\$ 0
ESG	\$ 0
HOME	\$ 0
HOPWA	\$ 0
Total	\$ 0
Reprogrammed Prior Years' Funds	
CDBG	\$ 0
ESG	\$ 0
HOME	\$ 0
HOPWA	\$ 0
Total	\$ 0
Total Estimated Program Income	\$ 0
Section 108 Loan Guarantee Fund	\$ 0
TOTAL FUNDING SOURCES	\$ 1,037,060
Other Funds	\$ 0
Submitted Proposed Projects Totals	\$ 1,037,060
Un-Submitted Proposed Projects Totals	\$ 0

APPENDIX

Citizen Comments

The public comment period for review of the draft 2004 Action Plan will run from Friday, March 12, 2004 through Monday, April 12, 2004. Notice of the 30-day public comment period was published in the:

<i>Oregonian</i>	Published on March 11, 2004
<i>Hillsboro Argus</i>	Published on March 9, 2004
<i>Beaverton Valley Times</i>	Published on March 11, 2004
<i>El Hispanic News</i>	Published on March 11, 2004
<i>The Asian Reporter</i>	Published on March 9, 2004

Public hearings will be held:

Tuesday, March 30, 2004 6:00-7:30 p.m.

**Beaverton Resource Center
12500 SW Allen Blvd.
Beaverton, OR 97005**

Thursday, April 1, 2004 2:00-3:30 p.m.

**Washington County Public Services Building
155 N. First Street, Room B-30
Hillsboro, OR 97123**

Public notice for these hearings is included below.

NOTICE OF PUBLIC HEARING
Washington County and the City of Beaverton
Consolidated Plan (Annual Action Plan)

Forthcoming annual action plans for Washington County and the cities of Beaverton and Hillsboro will describe how CDBG, HOME and other housing and community development resources will be used in the coming year to address the priority needs and objectives established in their approved long-range strategies. Before issuing proposed FY 2004 action plans, the jurisdictions wish to give local residents the opportunity to present information and views on housing and community development needs and priorities at two upcoming public hearings:

December 10, 2003

Washington County Public Services Building
155 N. First Avenue, Room B-30
Hillsboro
1:00 p.m. – 3:00 p.m.

December 16, 2003

Beaverton City Library
Conference Room
12375 SW 5th Street
Beaverton
6:00 p.m. – 7:30 p.m.

All comments received at the hearing will be considered in preparing the jurisdictions' FY 2004 Action Plans. Summaries of public comments will also be included in the final plan document.

The hearing is accessible to people with mobility impairments. Please notify Washington County Office of Community Development at least 72 hours in advance of the hearing if you desire special accommodations or interpretive services. For more information, please contact the Office of Community Development at 503-846-8814 or cdbg@co.washington.or.us.

FY 2004 Consolidated & Public Housing Agency Plans

Public Hearing on Housing and Community Development Needs and Priorities
Washington County and the City of Beaverton

December 10, 2003
Public Services Building
155 N. First Avenue, Room B-30
Hillsboro, OR 97123
1:05 PM

Community Members present: Larry Bowen and Julie Bowen, Clean and Sober Living; Barbara Stone, Shared Housing; Jennifer Choban, Community Action; CB Wright, Edwards Center.

County and City staff present: Peggy Scheer, Jennie Proctor, Bill Haack and Anita Ramachandran, Washington County Office of Community Development; Michael Parkhurst, City of Beaverton.

Peggy Scheer welcomed those present, said that we were gathered to talk about the Action Plan for the 2004 program year for the Community Development Block Grant and HOME program funds. She then introduced the staff members and passed the floor over to Jennie Proctor. Ms. Proctor then reviewed the purpose of the Action Plan hearing according to the Consolidated Plan regulations found at 24 CFR Part 91. The regulations state that at least two public hearings must be conducted each year and together they would: 1) address program performance during the past year; 2) address proposed use of program funds, and 3) obtain citizens' views and respond to questions. At least one hearing will be held before each year's proposed Consolidated Plan is published for comment so that the consortium may obtain citizens' views on needs and priorities in the areas of housing and community development.

Jennie used overheads to present the timelines for the Action Planning process pointing out that the plan document will be developed through February and the 30-day public comment period will be publicized sometime in March.

Community Development Block Grant (CDBG) Program Update

Jennie presented an overview of past performance based on the annual performance report that was submitted to the Department of Housing and Urban Development in September for the July 1, 2002 through June 30, 2003 program year. Following that, she presented the estimated budget for FY 2004 (in light of the Senate's delay on approving the Appropriations Bill) and the allocation method for allocating the available resources.

HOME Investment Partnerships (HOME) Program Update

Bill Haack presented an overview of past performance based on the annual performance report that was submitted to the Department of Housing and Urban Development in September for the July 1, 2002 through June 30, 2003 program year. He briefly talked about some of the projects that have been completed and those that are underway. As with the CDBG program (described above), the amount of funds available was described as an informed estimate.

City of Beaverton CDBG and HOME Update

Peggy Scheer introduced Michael Parkhurst of the City of Beaverton who gave a brief update on the City of Beaverton's CDBG and HOME Programs. Michael indicated that the City receives a pool of HOME funds from Washington County as part of its relationship in the Consortium and that the CDBG and HOME programs run parallel to and are much like those run by the County.

Michael indicated that CDBG public service applications would be available by the first part of January for projects serving Beaverton residents. He then stated that he was present to hear and take note of the needs of the residents of the City of Hillsboro.

Following Michael's update, Ms. Scheer opened the floor for members of the audience.

Public Comment

Jennifer Choban of Community Action stated that there was a need to address the housing needs of those in the very low-income bracket.

CB Wright of Edwards Center stated that there is a need for housing for seniors who are developmentally disabled.

Barbara Stone of Shared Housing stated that there is a disconnect in the population they are serving. On the one hand she has observed that there are elderly homeowners who have space to rent out and on the other hand there is a lack of affordable housing for senior women in Washington County. Another area where this disconnect exists is in the area of housing for single homeless men. She said she would like to see ways to utilize existing housing and is looking for creative ways to address these needs.

Larry Bowen of Clean and Sober Living stated that it is often very hard for single men and women coming from incarceration to find housing, especially housing where they can build their rental history.

In closing, Peggy Scheer reiterated that the purpose of this meeting was to provide an opportunity for the public to comment on what they would like to see happen with the Block Grant funds and to be informed about the way in which funds were used in the past. She clarified that 2004-2005 funding year is the last year of this current cycle. The Office of Community Development is in the process of putting together a Consolidated Plan, which will include a Needs summary. Hence, she encouraged everybody to think five years ahead when they are filling the Needs Assessment questionnaire. She also mentioned that from now on applications for CDBG and HOME would be due every year although HOME and CDBG funds have different funding criteria. Ms. Proctor gave a brief summary of the timelines involved in the planning process prior to closing.

The meeting came to an end at 1:30pm

FY 2004 Consolidated & Public Housing Agency Plans

Public Hearing on Housing and Community Development Needs and Priorities
Washington County and the City of Beaverton

December 16, 2003
City of Beaverton Library
12375 SW 5th Street
Beaverton, OR
6:05 p.m.

Community Members present: Kris Moore, Interfaith Hospitality Network; Melanie St. John, Willamette West Habitat for Humanity.

County and City staff present: Jennie Proctor and Bill Haack, Washington County Office of Community Development; Michael Parkhurst, City of Beaverton.

Jennie Proctor welcomed those present. Before presenting staff reports, Jennie reviewed the purpose of the Action Plan hearing according to the Consolidated Plan regulations found at 24 CFR Part 91. The regulations state that at least two public hearings must be conducted each year and together they would: 1). address program performance during the past year; 2). address proposed use of program funds, and 3) obtain citizen's views and to respond to questions. At least one hearing will be held before each year's proposed Consolidated Plan is published for comment so that the consortium may obtain citizen's views on needs and priorities in the areas of housing and community development.

Jennie reviewed the timelines for the Action Planning process pointing out that the plan document will be developed through February and the 30-day public comment period will be publicized sometime in March.

Washington County Community Development Block Grant (CDBG) Program Update

Jennie presented an overview of past performance based on the annual performance report that was submitted to the Department of Housing and Urban Development in September for the July 1, 2002 through June 30, 2003 program year. Following that, she presented the estimated budget for FY 2004 (in light of the Senate's delay on approving the Appropriations Bill) and the allocation method for allocating the available resources.

Washington County HOME Investment Partnerships (HOME) Program Update

Bill Haack presented an overview of past performance based on the annual performance report that was submitted the Department of Housing and Urban Development in September for the July 1, 2002 through June 30, 2003 program year. Following this discussion, Bill provided information related to the current year's HOME program application process. As with the CDBG program (described above), the amount of funds available was described as an informed estimate.

City of Beaverton CDBG and HOME Update

Michael Parkhurst gave the update on the City of Beaverton's CDBG and HOME Programs. Michael indicated that the City receives a pool of HOME funds from Washington County as part of its relationship in the Consortium. Currently, Beaverton has funded The Bridge project which is a small project serving developmentally disabled adults. A second small project is targeted to seniors somewhere in the downtown area but that is still in the design stages.

The City completed a small sidewalk project in the Vose Neighborhood and completed several public service and housing rehabilitation projects. They are hoping to finalize the purchase of a childcare center with Section 108 funds that will help to keep the Community Action Organization Head Start program in the Beaverton area.

Michael indicated that CDBG public service applications would be available by the first part of January for projects serving Beaverton residents.

Following Michael's update, Jennie gave a brief update on the various planning activities underway. The Office of Community Development has selected a consultant to develop the County's 2005-2010 Consolidated Plan, which will be a 16-month process involving citizen participation at many levels.

The first part of the planning effort will focus on an assessment of both housing and non-housing needs. For non-housing needs, a survey will be sent out as was done in previous cycles to approximately 300 individuals in the county representing non-profits, county departments, local governments, etc. One or two workshops will be offered to explain the process and the survey tool.

For housing needs, a stakeholder group will be formed made up of representatives of various interest groups related to housing. This group will meet approximately four

times over the course of three to four months. In addition, a survey will be mailed out to identify housing needs.

2004 Action Plan Public Hearing

December 10, 2003

Page 3

From these processes, a needs summary document will be developed that will incorporate the needs and priorities and lay out specific objectives to meet those needs. This document will then be made available during the application workshops to be held in August 2004.

Jennie briefly touched on the Fair Housing Plan, which will be underway from February through July. A request for proposals was sent out on December 12th and proposals are due on January 7, 2004.

Public Comment

Melanie St. John with West Willamette Habitat for Humanity. She stated that her agency had received great support from the County's HOME Program. Habitat for Humanity did not typically pursue HOME funds for the types of projects it did. She had a few questions about how an agency could become a certified Community Housing Development Organization (CHDO) and how many were there currently in Washington County. Mr. Haack responded that currently there are three in Washington County. He indicated that the Housing Programs Advisory Subcommittee had made a decision for this program year to delay any substantive policy making on the HOME Program until we had navigated through this first year of transition. As part of that decision, it was also decided that we would not actively recruit new CHDOs. For the next application cycle though, the door would be open for new CHDOs. Mr. Haack indicated that there were specific requirements a non-profit would have to follow in order to become a CHDO. While the list was quite extensive, a few of the requirements had to do with Board structure, there had to be a mechanism for input from the target population, the agency can't be related to a for-profit, etc.

Kris Moore, Executive Director from Interfaith Hospitality Network, spoke briefly about his organization. He stated that IHN had benefited from two recent grants from the Community Development Block Grant program; one for a public facility improvement project and one for a public services project. The public services grant allows the agency to expand care ensuring clients develop as human beings and feel a sense of stability. The facilities grant is critical to the building's capacity related to accessibility improvements as well as internet access. The agency is working to ensure that all services are accessible and at this point, the churches are exempt from ADA. The agency will be exploring the idea of a homeless shelter in the county during the next planning process.

Mr. Moore indicated that one of the positive benefits he has seen over the last year has been a closer working relationship with the Community Action Organization. Through

2004 Action Plan Public Hearing
December 10, 2003
Page 4

those partnerships there have been improvements in the delivery systems between all of the homeless service providers in the County.

As there were no further comments, the public hearing closed at 6:50 p.m.

NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON DRAFT PROGRAM YEAR 2004
ACTION PLANS

Washington County and City of Beaverton

The Consolidated Plan is a combined plan and application to the U.S. Department of Housing and Urban Development (HUD) for federal funds available to counties and cities under the Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) formula programs. Washington County and the City of Beaverton each receive an annual CDBG entitlement grant. In addition, Washington County annually receives HOME, ESG, and ADDI program funds on behalf of the entire county. Action Plans are annual components of the Consolidated Plan that specifically describe how Washington County and the City of Beaverton will spend scarce federal resources over a one-year period for activities serving low- and moderate -income persons, the homeless, and persons with special needs.

Draft Action plans for program year 2004 are available for public review and comment from **Friday, March 12** through **Monday, April 12, 2004, 5:00 p.m.**, at all County library branches, and Beaverton City Hall (Mayor's Office) during regular business hours. Copies of the draft plan document can be obtained from the Washington County Office of Community Development by calling **503-846-8814**. In addition, you may download a version of the plan via the County's website: www.co.washington.or.us/CDBG Click on Planning, 2004 Action Plan.

Two public hearings will be held on the draft PY 2004 Action Plans:

Tuesday, March 30, 2004 6:00-7:30 p.m.

**Beaverton Resource Center
12500 SW Allen Blvd.
Beaverton, OR 97005**

Thursday, April 1, 2004 2:00-3:30 p.m.

**Washington County Public Services Building
155 N. First Street, Room B-30
Hillsboro, OR 97123**

Both meeting rooms are accessible to persons with mobility impairments. Please notify the Office of Community Development at least 7 days before a hearing if special equipment or interpreting service is needed. If you are experiencing a disability or are hearing impaired and need assistance, please make arrangements in advance by calling **503-846-4598**.

You may comment on the draft Action Plans at either of the public hearings, or by writing to

**Peggy A. Scheer, Program Manager
Washington County Office of Community Development
328 W. Main Street, Suite 100
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882
E-mail: jennie_proctor@co.washington.or.us**

Maps

The following maps were provided by the City of Beaverton. They depict the geographic distribution of entitlement funds throughout Washington County for program year 2004-2005. A few clarifications are necessary:

- The Domestic Violence Resource Center project is not depicted on the Homeless Activities map due to confidentiality issues.
- Virginia Garcia Health Clinic Expansion project is not depicted on the Public Facilities map. The location of the project is not yet known.
- Ecumenical Ministries of Oregon's Shared Housing Project benefits Washington County residents. However, the site shown on the Public Services map is the administrative office located in Portland.
- The reader may note that a project may be shown on a map more than once. Some projects have multiple sites where services are offered. For example, HDC's Famworker Skills and Life Long Learning project is offered at six affordable housing developments throughout the county.

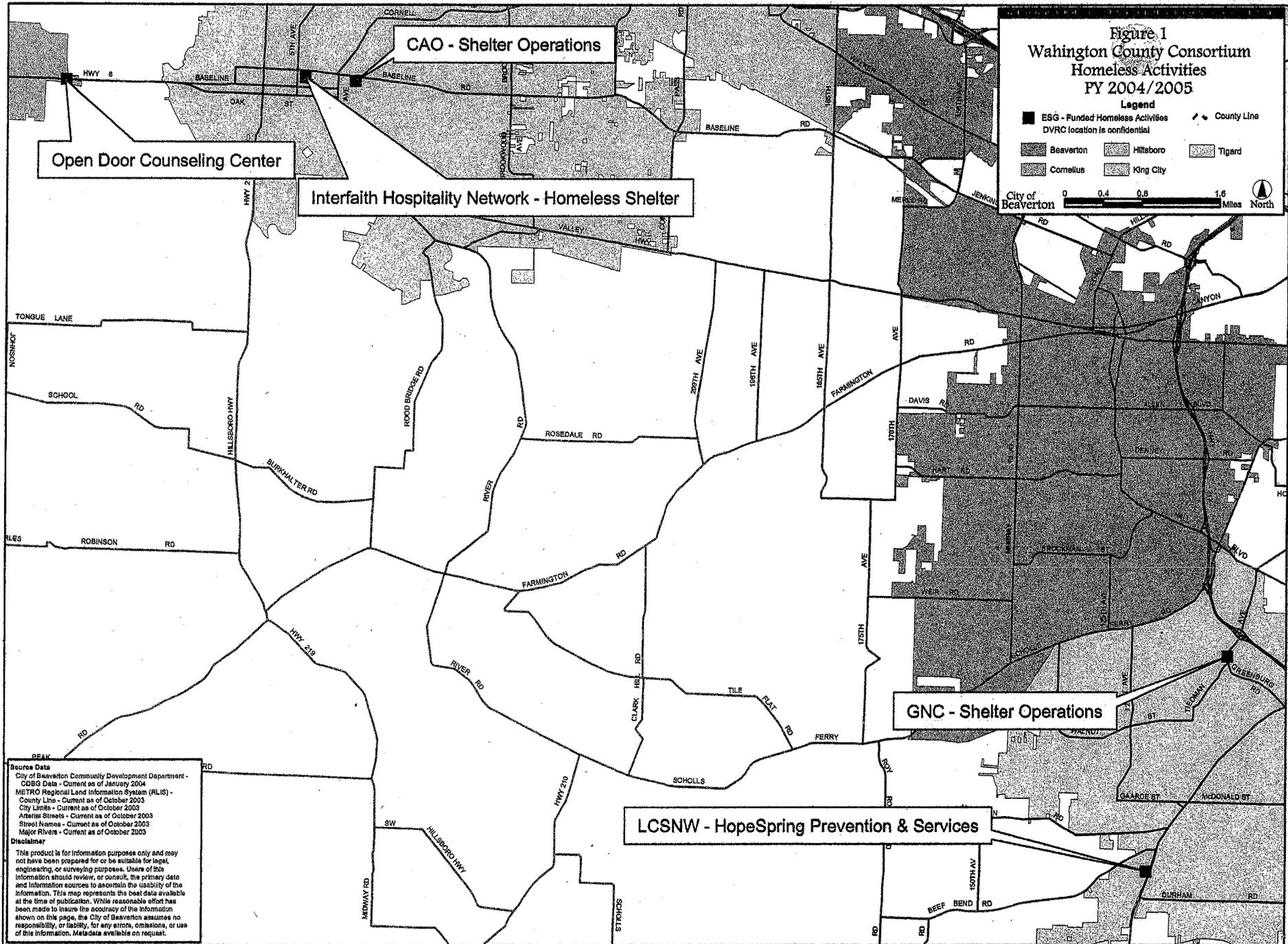


Figure 1
 Wahington County Consortium
 Homeless Activities
 PY 2004/2005

Legend

- ESG - Funded Homeless Activities
- ◆ DVRC location is confidential
- ▨ Beaverton
- ▨ Hillsboro
- ▨ Tigard
- ▨ Cornelius
- ▨ King City
- County Line

City of Beaverton 0 0.4 0.8 1.6 Miles North

Source Data
 City of Beaverton Community Development Department -
 CDBG Data - Current as of January 2004
 METRO Regional Land Information System (RLIS) -
 County Lines - Current as of October 2003
 City Limits - Current as of October 2003
 Arterial Streets - Current as of October 2003
 Street Names - Current as of October 2003
 Major Rivers - Current as of October 2003

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

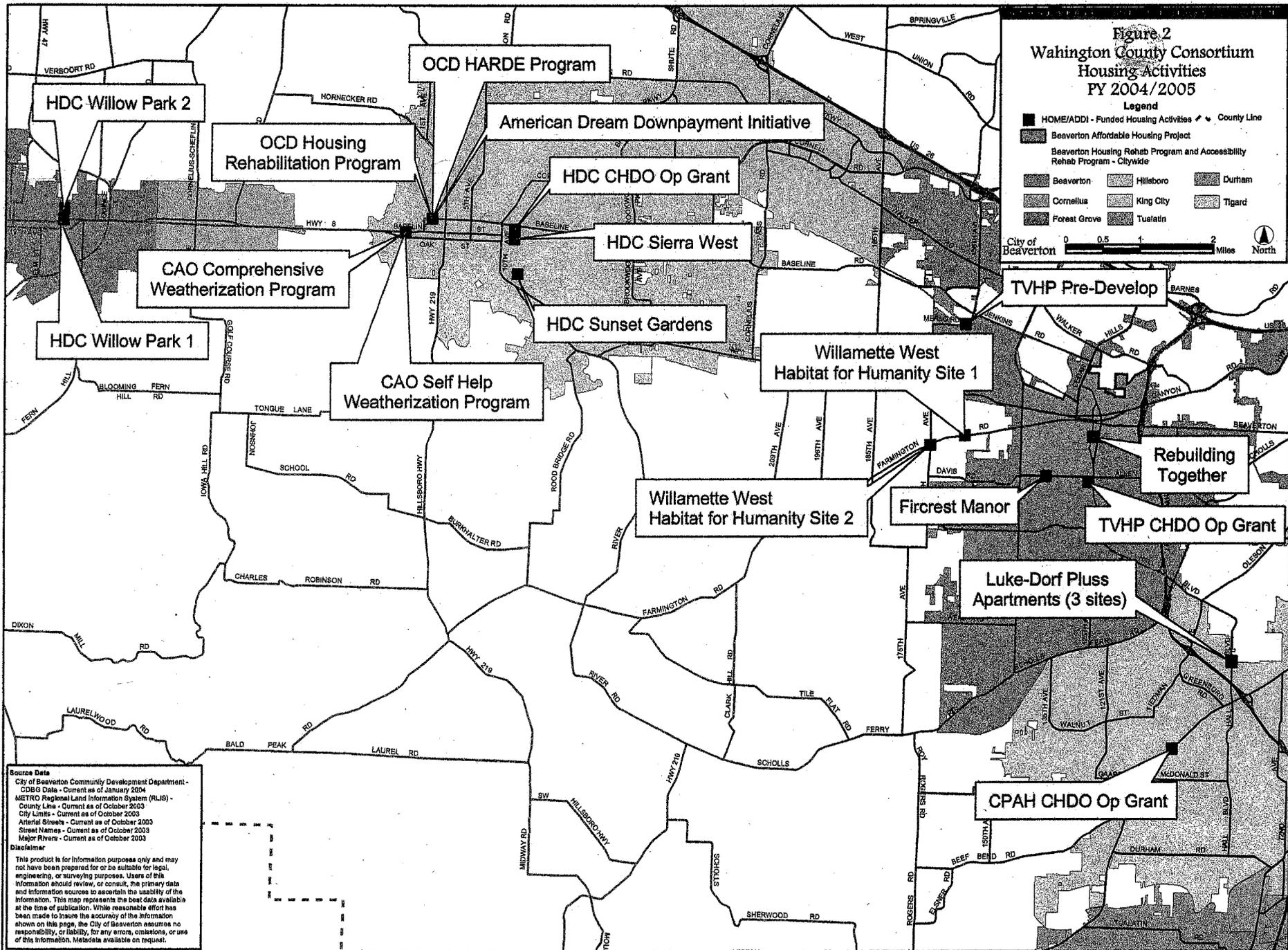
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Figure 2
Wahington County Consortium
Housing Activities
PY 2004/2005

Legend

- HOME/ADDI - Funded Housing Activities
- ▬ County Line
- ▨ Beaverton Affordable Housing Project
- ▨ Beaverton Housing Rehab Program and Accessibility Rehab Program - Citywide
- ▨ Beaverton
- ▨ Hillsboro
- ▨ Durham
- ▨ Cornelius
- ▨ King City
- ▨ Tigard
- ▨ Forest Grove
- ▨ Tualatin

City of Beaverton 0 0.5 1 2 Miles North



Source Data
 City of Beaverton Community Development Department -
 CDBG Data - Current as of January 2004
 METRO Regional Land Information System (RLIS) -
 County Line - Current as of October 2003
 City Limits - Current as of October 2003
 Aerial Streets - Current as of October 2003
 Street Names - Current as of October 2003
 Major Rivers - Current as of October 2003

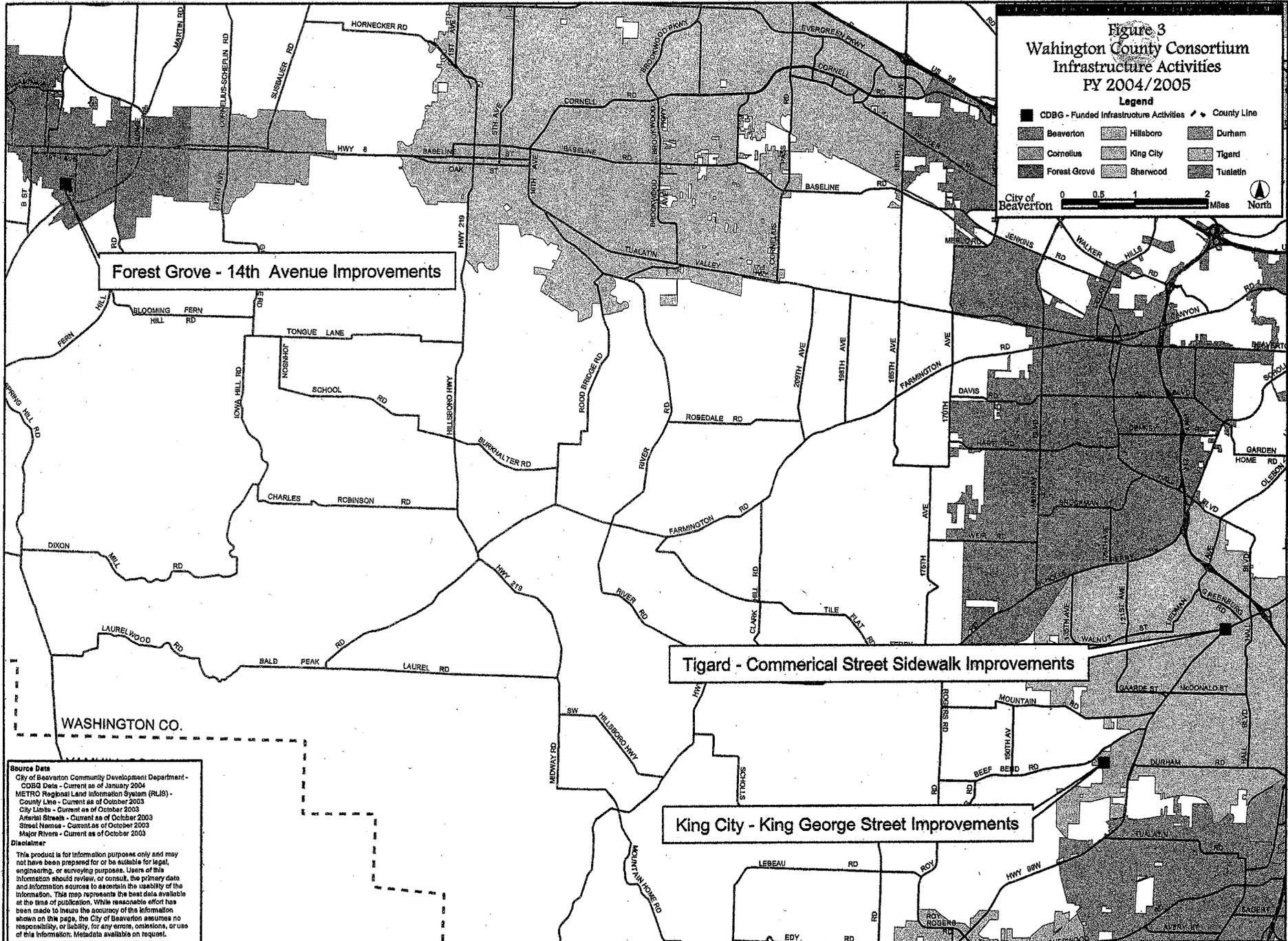
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Figure 3
Wahington County Consortium
Infrastructure Activities
PY 2004/2005

Legend

- CDBG - Funded Infrastructure Activities
- ◆ County Line
- Beaverton
- Hillsboro
- Durham
- Cornelius
- King City
- Tigard
- Forest Grove
- Bhanwood
- Tualatin

City of Beaverton 0 0.5 1 2 Miles North



Forest Grove - 14th Avenue Improvements

Tigard - Commerical Street Sidewalk Improvements

King City - King George Street Improvements

Source Data
 City of Beaverton Community Development Department - CDBG Data - Current as of January 2004
 METRO Regional Land Information System (RLIS) - County Line - Current as of October 2003
 City Limits - Current as of October 2003
 Aerial Streets - Current as of October 2003
 Street Names - Current as of October 2003
 Major Rivers - Current as of October 2003

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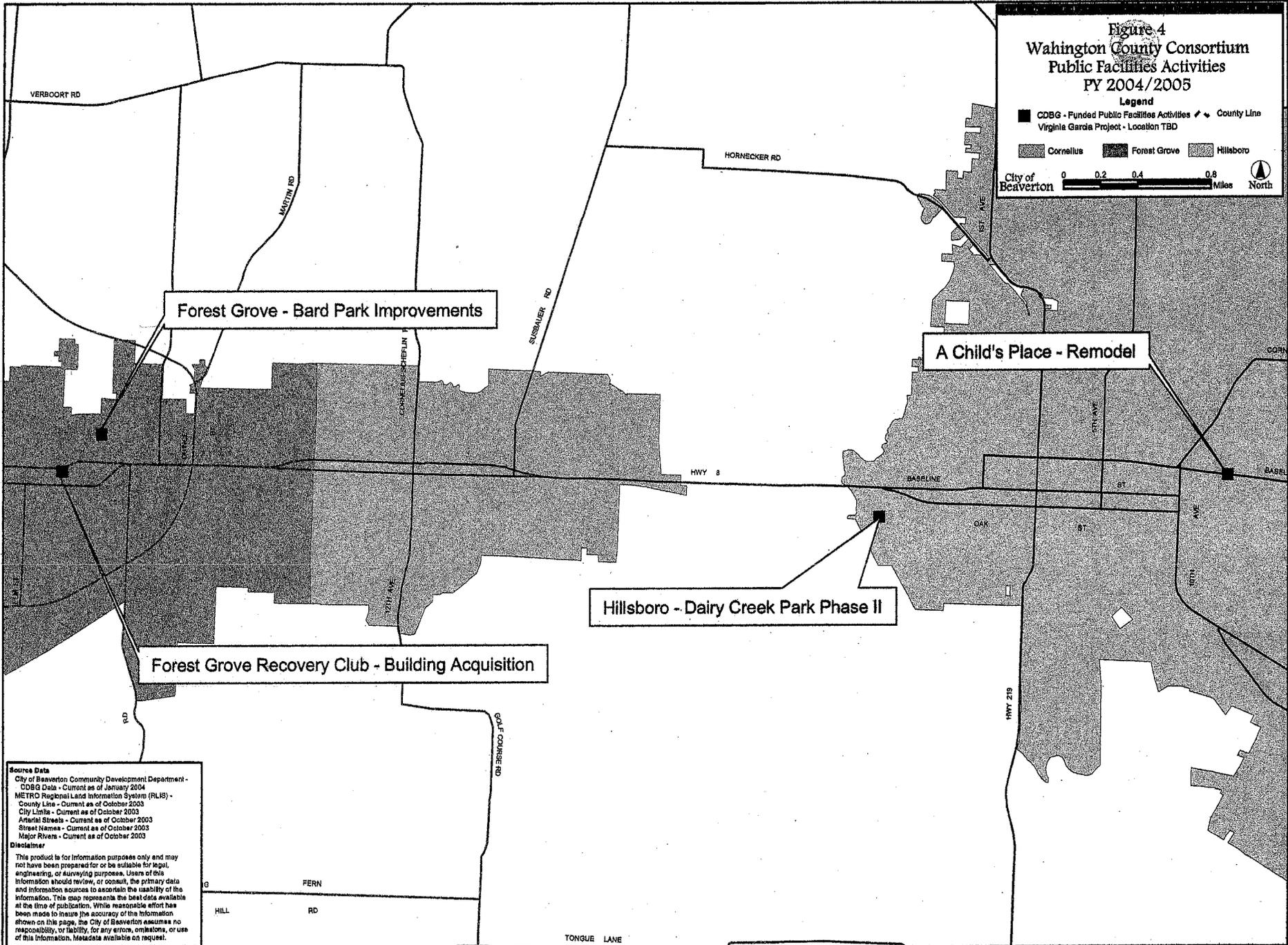
Figure 4
 Wahington County Consortium
 Public Facilities Activities
 FY 2004/2005

Legend

- COBG - Funded Public Facilities Activities
- ◆ County Line
- Virginia Garcia Project - Location TBD

Cornelius
 Forest Grove
 Hillsboro

City of Beaverton 0 0.2 0.4 0.8 Miles North



Forest Grove - Bard Park Improvements

A Child's Place - Remodel

Hillsboro - Dairy Creek Park Phase II

Forest Grove Recovery Club - Building Acquisition

Source Data
 City of Beaverton Community Development Department -
 COBG Data - Current as of January 2004
 METRO Regional Land Information System (RLIS) -
 County Line - Current as of October 2003
 City Limits - Current as of October 2003
 Arterial Streets - Current as of October 2003
 Street Names - Current as of October 2003
 Major Rivers - Current as of October 2003

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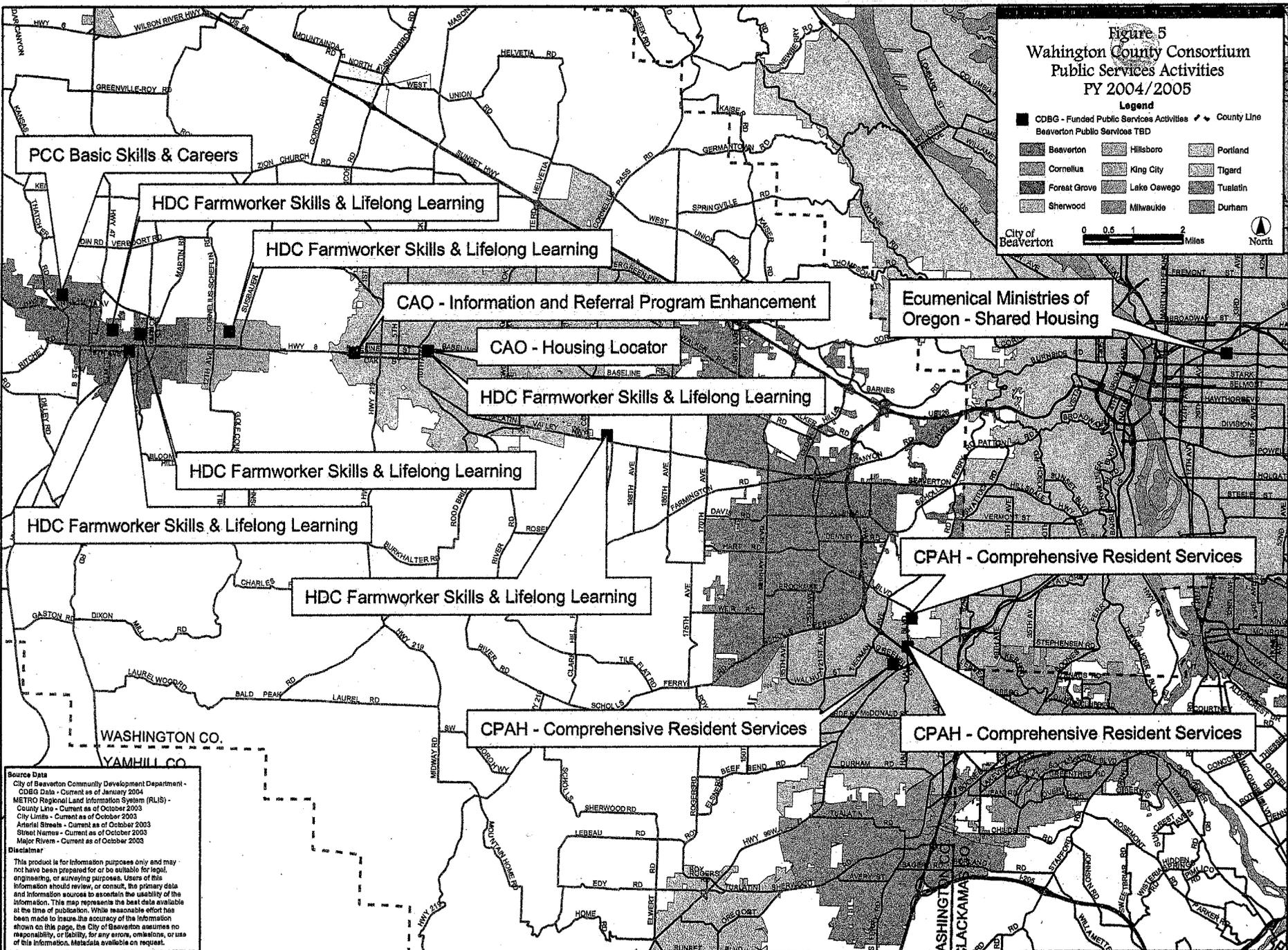
Figure 5
 Wahington County Consortium
 Public Services Activities
 PY 2004/2005

Legend

■ CDBG - Funded Public Services Activities ↗ County Line
 ■ Beavertron Public Services TBD

Beaverton	Hillsboro	Portland
Cornelius	King City	Tigard
Forest Grove	Lake Oswego	Tualatin
Sherwood	Milwaukie	Durham

City of Beaverton 0 0.5 1 2 Miles North



Source Data
 City of Beaverton Community Development Department -
 CDBG Data - Current as of January 2004
 METRO Regional Land Information System (RLIS) -
 County Line - Current as of October 2003
 City Limits - Current as of October 2003
 Arterial Streets - Current as of October 2003
 Street Names - Current as of October 2003
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Disclaimer
 This product is for information purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review, or consult, the primary data and information sources to ascertain the usability of the information. This map represents the best data available at the time of publication. While reasonable effort has been made to insure the accuracy of the information shown on this page, the City of Beaverton assumes no responsibility, or liability, for any errors, omissions, or use of this information. Metadata available on request.

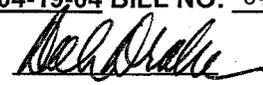
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AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Social Service Funding Committee
Recommendations

FOR AGENDA OF: 04-19-04 BILL NO: 04067

Mayor's Approval: 

DEPARTMENT OF ORIGIN: Mayor's Office

DATE SUBMITTED: 04-12-04

CLEARANCES: None

PROCEEDING: CONSENT AGENDA

EXHIBITS: None

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$256,315*	BUDGETED \$256,315*	REQUIRED \$

*From 2004-05 Budget. Funding will come from two sources: \$149,665 State Revenue Sharing, \$106,650 Community Development Block Grant (CDBG) funds. Agencies receiving CDBG funds will enter into a HUD contract administered by the City of Beaverton. Agencies will need to comply with CDBG requirements. City funds are contingent on the adoption of the City of Beaverton 2004-2005 budget.

HISTORICAL PERSPECTIVE:

The Social Services Funding Program was established to assist social service providers in meeting needs of Beaverton residents. Non-profit organizations desiring funds submit an application to the City for consideration. A committee is formed each year that consists of one Council member to serve as the Chair, appointed by consensus of the Council, and five citizen members, appointed individually by the Mayor and each of the City Councilors. This year's committee was chaired by City Councilor Betty Bode. This committee is responsible for reviewing applications, conducting interviews, and submitting their recommendations to City Council for approval.

INFORMATION FOR CONSIDERATION:

The Social Service Funding Committee recommends the following allocations:

Beaverton Literacy Council	5,000	Oregon Korean Community Center	4,000
Beaverton Loaves and Fishes	15,000*	Portland Community College Foundation - Survival English Program	5,000
Beaverton Rotary Foundation	5,000	Rebuilding Together	5,000
Beaverton Together	11,000	St. Andrew Legal Clinic	7,000**
Care to Share	12,000	Sexual Assault Resource Center	7,000
Community Action Org. -Child Care Resource & Referral	5,000	South Asian Women's Empowerment And Resource Alliance	10,000*
Community Action Org. - Information & Referral	3,000	Store to Door	3,000
Community Action Org - Transitional Housing	10,000	Tualatin Hills Park Foundation	5,000
Community Alliance of Tenants	6,000	Tualatin Valley Center - Open Gate	10,000*
Court Appointed Special Advocates	20,000*	Tualatin Valley Center - Young Parents	15,000*
Domestic Violence Resource Center	20,000	Tualatin Valley Housing Partners	2,000
Ecumenical Ministries	2,000	Westside Service Center	24,315
Good Neighbor Center	10,000*	Youth Contact	28,000
Open Door Counseling	7,000	TOTAL	\$256,315

*Agencies receiving CDBG funds.

**Agency receiving split funding: \$6,650 CDBG and \$350 City Revenue Sharing Funds

RECOMMENDED ACTION:

Approve Social Service Funding Committee recommendations.

Agenda Bill No: 04067

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Annexing Property Generally Located on the West Side of SW Murray Boulevard North of SW Walker Road to the City of Beaverton: Expedited Annexation 2004-0001

FOR AGENDA OF: 04/19/04 **BILL NO:** 04068

Mayor's Approval: *[Signature]*

DEPARTMENT OF ORIGIN: CDD *[Signature]*

DATE SUBMITTED: 03/29/04

CLEARANCES: City Attorney *[Signature]*

Planning Services *[Signature]*

PROCEEDING: First Reading

EXHIBITS: Ordinance
Exhibit A - Map
Exhibit B - Legal Description
Exhibit C - Staff Report Dated 03/23/04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

This annexation consists of one undeveloped parcel with no assigned address located on the west side of SW Murray Road north of SW Walker Road identified as Tax Lot 1S104CA 03600. The owner of this parcel has signed an annexation petition for an Expedited Annexation.

INFORMATION FOR CONSIDERATION:

This ordinance and the attached staff report address the criteria for annexation in Metro Code Section 3.09.

Beaverton Code Section 9.06.035A provides the City Council the option of adding this parcel to an appropriate Neighborhood Association Committee (NAC) at the time of annexation. This property is not currently in a NAC, and the Neighborhood Office is not recommending that it be added to a NAC at this time.

The annexation will become effective 30 days after Council approval and the Mayor's signature on this ordinance.

RECOMMENDED ACTION:

First Reading

ORDINANCE NO. 4297

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SW MURRAY BOULEVARD NORTH OF SW WALKER ROAD TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0001

WHEREAS, This expedited annexation was initiated under authority of ORS 222.125, whereby the owners of the property and a majority of the electors have consented to annexation; and

WHEREAS, This property is in Beaverton's adopted Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and

WHEREAS, City policy as adopted in Resolution No. 2660, Sections 2 and 4, is to extend City services to properties through annexation; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

Section 2. The Council accepts the staff report, dated March 23, 2004, attached hereto as Exhibit C, and finds that:

- a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
- b. This annexation is consistent with the City-Agency agreements between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

Section 3. The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:

- a. The part of the property that lies within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
- b. The part of the property that lies within Washington County Street Lighting District #1 will be withdrawn from the district; and
- c. The part of the property that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the property to be annexed by this Ordinance shall be annexed to or remain within that district; and
- e. The territory will remain within the boundaries of the Tualatin Valley Water District.

Section 4. The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

Section 5. The City Recorder shall place a certified copy of this Ordinance in the City's permanent records and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the effective date.

Section 6. The Community Development Department shall transmit copies of this ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this ___ day of _____, 2004.

Passed by the Council this ___ day of _____, 2004.

Approved by the Mayor this ___ day of _____, 2004.

ATTEST:

APPROVED:

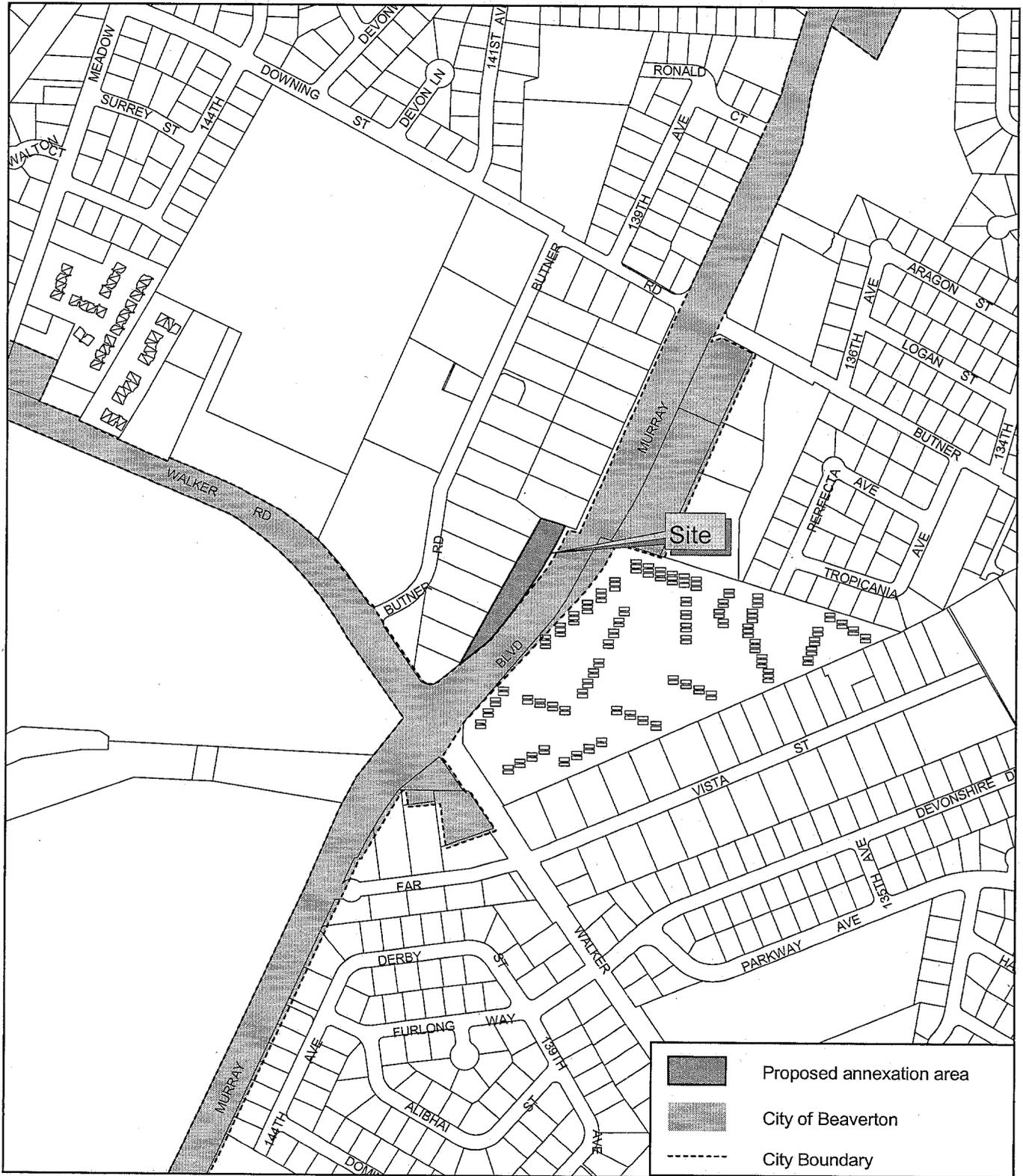
SUE NELSON, City Recorder

ROB DRAKE, Mayor

ANNEXATION MAP

ORDINANCE NO. 4297

Exhibit "A"



	Proposed annexation area
	City of Beaverton
	City Boundary



City of Beaverton

Murray Boulevard/Walker Road Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

01/21/04

Map #

1s104ca03600

Application #

ANX 2004-0001



LEGAL DESCRIPTION

ANX 2004-0001

MURRAY / WALKER EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 04CA 3600) situated in the West 1/2 of Section 04, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

All that land bounded by a portion of the South line of Lot 11, SUNRIDGE ACRES, a plat of record, Washington County, Oregon; the East lines of Lots 30, 31, 32, 33, 34, 35 and a portion of Lot 36, said plat; and the northwesterly line of SW Murray Blvd. (aka County Road No. 2624).

**CITY of BEAVERTON**

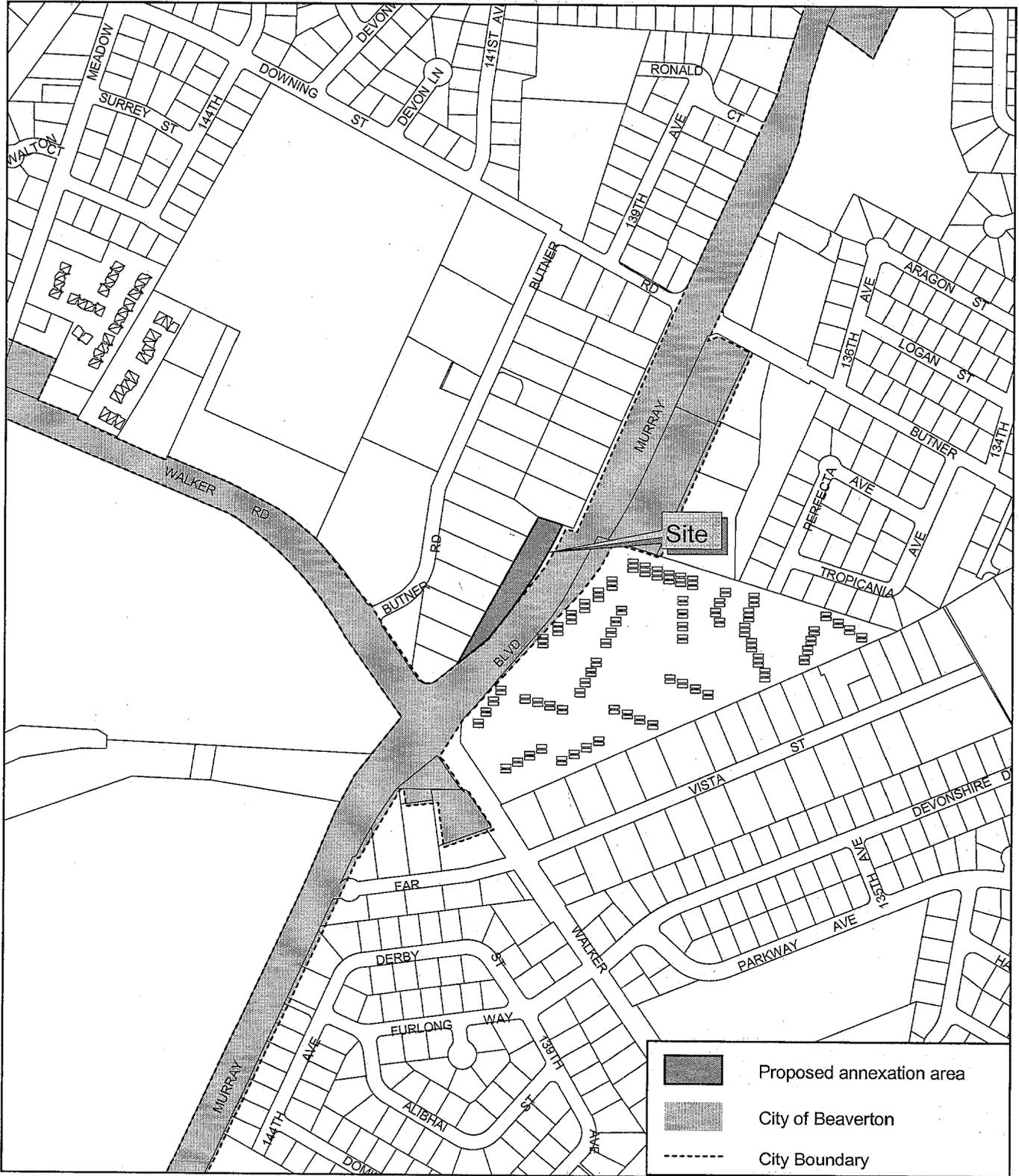
4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT**TO:** City Council **REPORT DATE:** March 23, 2004**AGENDA****DATE:** April 19, 2004**FROM:** Community Development Department
Alan Whitworth, Senior Planner**SUBJECT:** Murray Boulevard/Walker Road Expedited Annexation (ANX 2004-0001)**ACTIONS:** Annexation to the City of Beaverton of one parcel located on the west side of Murray Boulevard a little north of Walker Road, that is shown on the attached map and more particularly described by the attached legal description. The annexation of the parcel is owner initiated (petitions attached) and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.**NAC:** This property is not in a Neighborhood Association Committee (NAC) area and the Neighborhood Office is not proposing to add it to one at this time.**AREA:** Approximately 0.9 acres**TAXABLE BM 50 ASSESSED VALUE:** \$ 11,370**ASSESSOR'S REAL MARKET VALUE:** \$ 25,760**NUMBER OF LOTS:** 1 **POPULATION:** 0**SUMMARY AND RECOMMENDATION**

This is a request to annex one parcel to the City of Beaverton. The property is shown on the attached map, identified as tax lot 1S104CA 03600 and more particularly described in the attached legal description.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) after the Mayor's signature.

ANNEXATION MAP



City of Beaverton

Murray Boulevard/Walker Road Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

01/21/04

Map #

1s104ca03600

Application #

ANX 2004-0001



BACKGROUND

The request is to annex one parcel located on the west side of SW Murray Boulevard a little north of Walker Road with no assigned address. The parcel is approximately 0.9 acres and is vacant. The property owner has consented to the annexation. This allows this to be processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045 and no public hearing is required.

The property is not in a Neighborhood Association Committee (NAC) area and after consultation with the Neighborhood Office staff does not recommend adding this parcel to a NAC at this time.

EXISTING CONDITIONS

SERVICE PROVISION:

The following analysis details the various services available to the property to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject property are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services.
- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services (the Unified Sewerage Agency at the time of the agreement).

This action is consistent with those agreements.

POLICE: The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so.

FIRE: Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the properties. The City annexed to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER: Sanitary sewer is available to this parcel via an 8-inch City

maintained pipe in Murray Boulevard. Upon annexation the City will be responsible for billing.

WATER:

Tualatin Valley Water District (TVWD) provides water service to the area. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. However, the City entered into an intergovernmental agreement with TVWD in 2002 that we would not withdraw property from the District when we annex it. TVWD will continue to provide service, maintenance and perform billing

STORM WATER DRAINAGE:

Storm drainage is available via a 27-inch pipe in Murray Boulevard. Upon annexation billing responsibility will transfer to the City.

STREETS and ROADS:

Access to this parcel is available from an access road in the Murray Boulevard right-of-way. Access may be available from the commercial property to the southwest via Butner Road and possibly from a right-in/right-out from Murray if approved by the County. Murray Boulevard is a County maintained Arterial and Butner, at this location, is a County maintained Neighborhood Route.

PARKS and SCHOOLS:

The proposed annexation is within both the Beaverton School District and the Tualatin Hills Parks and Recreation District. This proposed annexation will not affect either district boundary. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.

PLANNING, ZONING and BUILDING:

Washington County currently provides long-range planning, development review and building inspection for the properties. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to these parcels in a separate action within six months of annexation.

PUBLIC INVOLVEMENT

Consistent with Metro Code Section 3.09.045, the City will send notice of the proposed annexation on or before March 30, 2004 (20 days prior to the agenda date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, the City will send notice to the following parties:

- Asa Way, (the property owner),
- Mark Dane Blue Sky Planning, Inc. (the contact person listed on the annexation petition), and
- The Five Oaks Neighborhood Association Committee and the Cedar Hills-Cedar Mill Citizen Participation Organization (interested parties as set forth in City Code Section 9.06.035).

Notices of the proposed annexation will also be posted in the Beaverton Post Office, City Library and City Hall. Notice and a copy of this staff report will be posted on the City's web page.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro code Section 3.09.050 includes the following minimum criteria for annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

- (1) Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

Findings: This staff report addresses the provision of services in detail and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers.

- (2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

Findings: This proposed annexation is consistent with an intergovernmental agreement between the City of Beaverton and Clean Water Services. The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address

actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process.

- (3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Findings: City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's assumed Urban Services Area and annexing it furthers this policy. This annexation furthers Policy 5.3.1.d of the Comprehensive Plan. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan or Public Facilities Plan and, therefore, this criterion is met.

- (4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Findings: The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.

- (5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

Findings: The Existing Conditions section of this staff report contains information addressing this criterion in detail. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.

- (6) The territory lies within the Urban Growth Boundary; and

Findings: The property lies within the Urban Growth Boundary.

- (7) Consistency with other applicable criteria for the boundary change in question under state and local law.

Findings: OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals...". Compliance with the

Comprehensive Plan was addressed in number 3 above. The applicable Comprehensive Plan policy cited under number 3 above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003. There are no other criteria applicable to this boundary change in State Law or local ordinances. Staff finds this voluntary annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.

3.09.050 (f) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Findings: This criterion is not applicable to this application because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.

Exhibits: Annexation Petition
 Legal Description

Annexation Petition



CITY OF BEAVERTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING SERVICES
 4755 S.W. GRIFFITH DRIVE
 P.O. BOX 4755
 BEAVERTON, OR 97076-4755
 PHONE: (503) 350-4039

PETITION FOR A CONSENT ANNEXATION

PURSUANT TO ORS 222.125

PLEASE USE ONE PETITION PER TAX LOT

FOR OFFICE USE	FILE NAME: <u>Murray Boulevard/Walker Road Expedited Annexation</u>
	FILE NUMBERS: <u>ANX 2004-0001, CPA 2004-0001, ZMA 2004-0001</u>

MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.

PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
15104CA 03600	NOT ASSIGNED			

CONTACT PERSON USE MAILING ADDRESS FOR NOTIFICATION

MARK DANF-BLUE SKY PLANNING INC.	503 292 5339
PRINT OR TYPE NAME	PHONE #
0835 SW CANYON LANE # 302 PORTLAND OR 97225	
ADDRESS	

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

Asa L. Way	Asah. Way	01-20-04	<input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
14090 SW BUTLER ROAD BEAVERTON OR 97005			
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			
38501 SE URBAN ROAD SANDY, OR 97055			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	

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PRINT OR TYPE NAME	SIGNATURE	DATE	

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

LEGAL DESCRIPTION
ANX 2004-0001
MURRAY / WALKER EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 04CA 3600) situated in the West 1/2 of Section 04, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

All that land bounded by a portion of the South line of Lot 11, SUNRIDGE ACRES, a plat of record, Washington County, Oregon; the East lines of Lots 30, 31, 32, 33, 34, 35 and a portion of Lot 36, said plat; and the northwesterly line of SW Murray Blvd. (aka County Road No. 2624).

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Annexing Property Generally
Located at 1020 SW Cedar Hills Boulevard
to the City of Beaverton: Expedited
Annexation 2004-0002

FOR AGENDA OF: 04/19/04 **BILL NO:** 04069

Mayor's Approval: 

DEPARTMENT OF ORIGIN: CDD 

DATE SUBMITTED: 03/29/04

CLEARANCES: City Attorney 
Planning Services 

PROCEEDING: First Reading

EXHIBITS: Ordinance
Exhibit A - Map
Exhibit B - Legal Description
Exhibit C - Staff Report Dated 03/23/04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

This annexation consists of one parcel located at 1020 SW Cedar Hills Boulevard developed with a single family house. The owner of this parcel has signed an annexation petition for an Expedited Annexation.

INFORMATION FOR CONSIDERATION:

This ordinance and the attached staff report address the criteria for annexation in Metro Code Section 3.09.

Beaverton Code Section 9.06.035A provides the City Council the option of adding this parcel to an appropriate Neighborhood Association Committee (NAC) at the time of annexation. This property is not currently in a NAC, and the Neighborhood Office is not recommending that it be added to a NAC at this time.

The annexation will become effective 30 days after Council approval and the Mayor's signature on this ordinance.

RECOMMENDED ACTION:

First Reading

ORDINANCE NO. 4298

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED AT 1020 SW CEDAR HILLS BOULEVARD TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0002

WHEREAS, This expedited annexation was initiated under authority of ORS 222.125, whereby the owners of the property and a majority of the electors have consented to annexation; and

WHEREAS, This property is in Beaverton's adopted Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and

WHEREAS, City policy as adopted in Resolution No. 2660, Sections 2 and 4, is to extend City services to properties through annexation; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

Section 2. The Council accepts the staff report, dated March 23, 2004, attached hereto as Exhibit C, and finds that:

- a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
- b. This annexation is consistent with the City-Agency agreements between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

Section 3. The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:

- a. The part of the property that lies within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
- b. The part of the property that lies within the Washington County Street Lighting District #1 will be withdrawn from the district; and
- c. The part of the property that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the property to be annexed by this Ordinance shall be annexed to or remain within that district; and
- e. The territory will remain within the boundaries of the Tualatin Valley Water District.

Section 4. The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

Section 5. The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the effective date.

Section 6. The Community Development Department shall transmit copies of this ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this ___ day of _____, 2004.

Passed by the Council this ___ day of _____, 2004.

Approved by the Mayor this ___ day of _____, 2004.

ATTEST:

APPROVED:

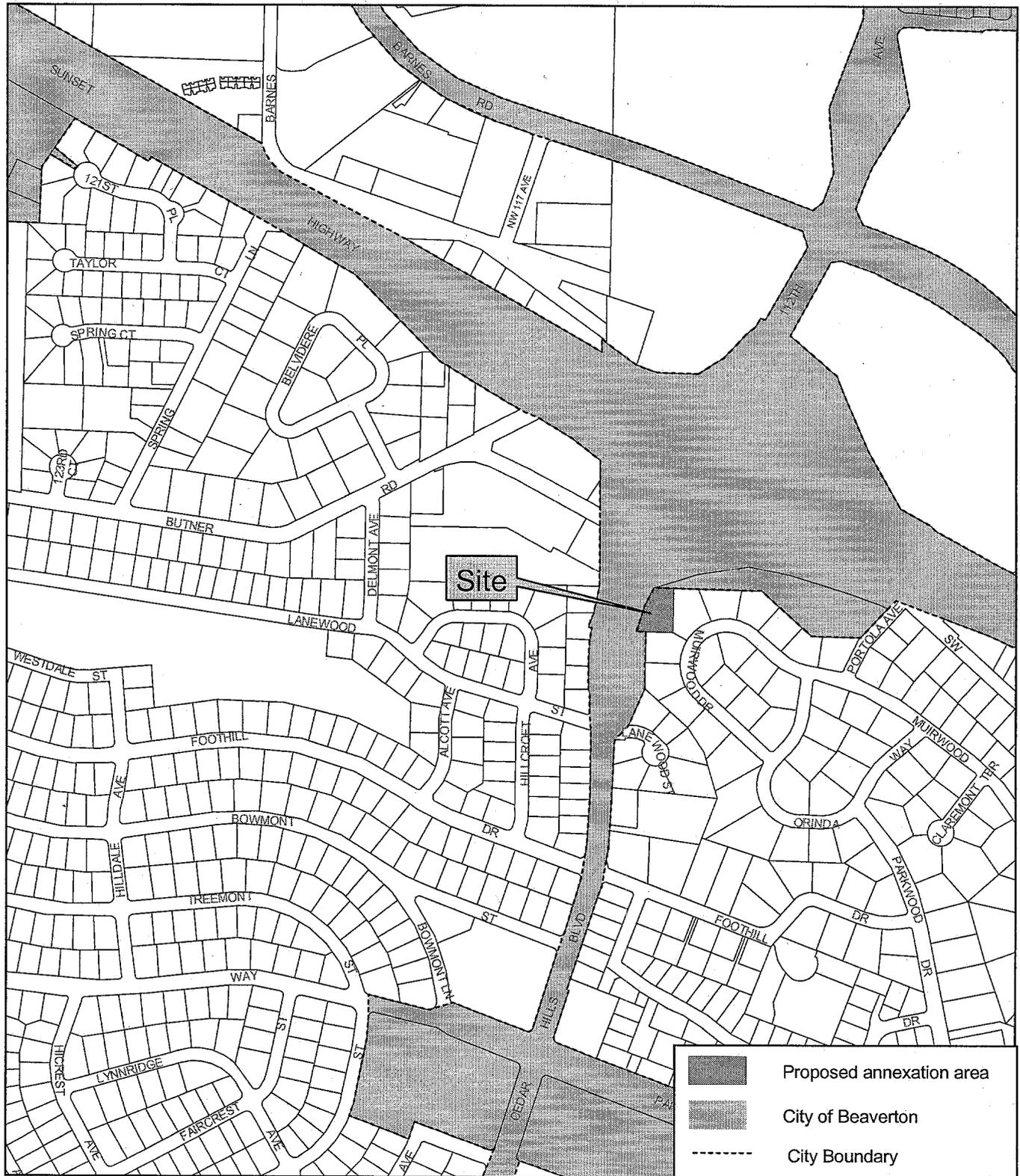
SUE NELSON, City Recorder

ROB DRAKE, Mayor

ANNEXATION MAP

ORDINANCE NO. 4298

Exhibit "A"



City of Beaverton

1020 SW Cedar Hills Boulevard Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

2/2/04

Map #

1S103DB03400

Application #

ANX 2004-0002

N



**LEGAL DESCRIPTION
ANX 2004-0002**

1020 SW CEDAR HILLS BLVD. EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 03DB 3400) situated in the Northwest 1/4 of the Southeast 1/4 of Section 03, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

All that land bounded by the North line, and its westerly extension, of Lot 7, FOREST HILLS NO. 2, a plat of record, Washington County, Oregon; by the West line of Lot 6, said plat; by the westerly extension of the North line of said Lot 6; and the East line of SW Cedar Hills Blvd. (aka County Road No. 2085).

**CITY of BEAVERTON****Exhibit "C"**

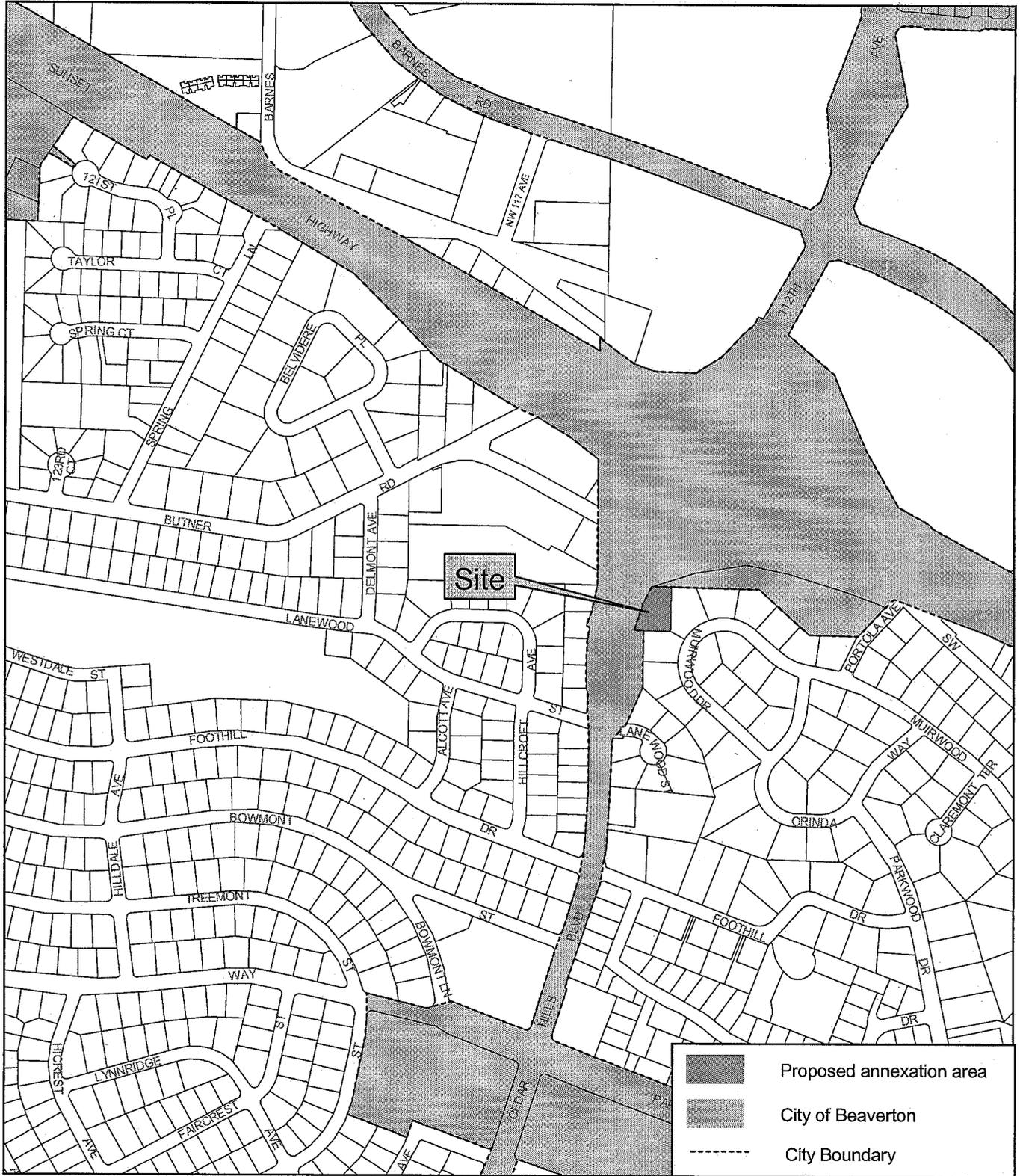
4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT**TO:** City Council **REPORT DATE:** March 23, 2004**AGENDA****DATE:** April 19, 2004**FROM:** Community Development Department
Alan Whitworth, Senior Planner *Alan***SUBJECT:** 1020 SW Cedar Hills Boulevard Expedited Annexation (ANX 2004-0002)**ACTIONS:** Annexation to the City of Beaverton of one parcel located on 1020 SW Cedar Hills Boulevard that is shown on the attached map and more particularly described by the attached legal description. The annexation of the parcel owner initiated (petition attached) and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.**NAC:** This property is not in a Neighborhood Association Committee (NAC) area and the Neighborhood Office is not proposing to add it to one at this time.**AREA:** Approximately 0.4 acres**TAXABLE BM 50 ASSESSED VALUE:** \$ 134,870**ASSESSOR'S REAL MARKET VALUE:** \$ 213,770**NUMBER OF LOTS:** 1**SUMMARY AND RECOMMENDATION**

This is a request to annex one parcel to the City of Beaverton. The property is shown on the attached map, identified as tax lot 1S103DB 03400 and more particularly described in the attached legal description.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) after the Mayor's signature.

ANNEXATION MAP



-  Proposed annexation area
-  City of Beaverton
-  City Boundary



City of Beaverton

1020 SW Cedar Hills Boulevard Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

2/2/04

Map #

1S103DB03400

N



Application #

ANX 2004-0002

BACKGROUND

The request is to annex one parcel located at 1020 SW Cedar Hills Boulevard which is on the north side of Cedar Hills just south of the Sunset Highway. The parcel is approximately 0.4 acres and contains a single family house. The property owner has consented to the annexation. This allows this to be processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045 and no public hearing is required.

The property is not in a Neighborhood Association Committee (NAC) area and after consultation with the Neighborhood Office staff does not recommend adding this parcel to a NAC at this time.

EXISTING CONDITIONS

SERVICE PROVISION:

The following analysis details the various services available to the property to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject property are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services.
- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services (the Unified Sewerage Agency at the time of the agreement).

This action is consistent with those agreements.

POLICE:

The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so.

FIRE:

Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the properties. The City annexed to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

- SEWER:** Sanitary sewer is available to this parcel via an 8-inch City maintained pipe in SW Cedar Hills Boulevard. Upon annexation the City will be responsible for billing.
- WATER:** Tualatin Valley Water District (TVWD) provides water service to the area. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. However, the City entered into an intergovernmental agreement with TVWD in 2002 that we would not withdraw property from the District when we annex it. TVWD will continue to provide service, maintenance and perform billing.
- STORM WATER DRAINAGE:** Storm water drains to Cedar Hills Blvd. and storm water improvements have been constructed in this area. Upon annexation billing responsibility will transfer to the City.
- STREETS and ROADS:** Access to this parcel is via a private drive that comes off of SW Lanewood Street.
- PARKS and SCHOOLS:** The proposed annexation is within both the Beaverton School District and the Tualatin Hills Parks and Recreation District. This proposed annexation will not affect either district boundary. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.
- PLANNING, ZONING and BUILDING:** Washington County currently provides long-range planning, development review and building inspection for the properties. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to these parcels in a separate action within six months of annexation.

PUBLIC INVOLVEMENT

Consistent with Metro Code Section 3.09.045, the City will send notice of the proposed annexation on or before March 30, 2004 (20 days prior to the agenda date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, the City will send notice to the following parties:

- Rodger and JoAnne Mussler, (the property owners), and
- The Central Beaverton Neighborhood Association Committee and the Cedar Hills-Cedar Mill Citizen Participation Organization (interested parties as set forth in City Code Section 9.06.035).

Notices of the proposed annexation will also be posted in the Beaverton Post Office, City Library and City Hall. Notice and a copy of this staff report will be posted on the City's web page.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro code Section 3.09.050 includes the following minimum criteria for annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

- (1) Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

Findings: This staff report addresses the provision of services in detail and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers.

- (2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

Findings: This proposed annexation is consistent with agreements between the City of Beaverton and Clean Water Services. The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process.

- (3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Findings: City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's assumed Urban Services Area and annexing it furthers this policy. This annexation furthers Policy 5.3.1.d of the Comprehensive Plan. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan or Public Facilities Plan and, therefore, this criterion is met.

- (4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Findings: *The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.*

- (5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

Findings: *The Existing Conditions section of this staff report contains information addressing this criterion in detail. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.*

- (6) The territory lies within the Urban Growth Boundary; and

Findings: *The property lies within the Urban Growth Boundary.*

- (7) Consistency with other applicable criteria for the boundary change in question under state and local law.

Findings: *OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals...". Compliance with the Comprehensive Plan was addressed in number 3 above. The applicable Comprehensive Plan policy cited under number 3 above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003. There are no other criteria applicable to this boundary change in State Law or local ordinances. Staff finds this voluntary annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.*

3.09.050 (f) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Findings: *This criterion is not applicable to this application because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.*

Exhibits: Annexation Petition
 Legal Description

Annexation Petition



CITY OF BEAVERTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING SERVICES
 4755 S.W. GRIFFITH DRIVE
 P.O. BOX 4755
 BEAVERTON, OR 97076-4755
 PHONE: (503) 350-4039

PETITION FOR A CONSENT ANNEXATION

PURSUANT TO ORS 222.125

PLEASE USE ONE PETITION PER TAX LOT

FOR OFFICE	FILE NAME: <u>1020 SW Cedar Hills Boulevard Expedited Annexation</u>
USE	FILE NUMBERS: <u>ANX 2004-0002, CPA 2004-0002, ZMA 2004-0002</u>

MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.

PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
1813DB-03400	1020 SW CEDAR HILLS BLVD., PORTLAND 97225	2	2	2

CONTACT PERSON USE MAILING ADDRESS FOR NOTIFICATION

<u>Roger R. Mussler</u>	<u>Retired</u>	<u>503-646-7078</u>
PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
<u>1020 SW CEDAR HILLS BLVD., PORTLAND 97225</u>		
ADDRESS		

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

<u>Roger R. Mussler</u>	<u>Roger R. Mussler</u>	<u>01-24-04</u>	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

JO ANNE MUSSLER	<i>Joanne Mussler</i>	1/24/04	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

			<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE	
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

LEGAL DESCRIPTION

ANX 2004-0002

1020 SW CEDAR HILLS BLVD. EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 03DB 3400) situated in the Northwest 1/4 of the Southeast 1/4 of Section 03, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

All that land bounded by the North line, and its westerly extension, of Lot 7, FOREST HILLS NO. 2, a plat of record, Washington County, Oregon; by the West line of Lot 6, said plat; by the westerly extension of the North line of said Lot 6; and the East line of SW Cedar Hills Blvd. (aka County Road No. 2085).

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Annexing Property Generally
Located at 11115 SW Center Street to the
City of Beaverton: Expedited Annexation
2004-0003

FOR AGENDA OF: 04/19/04 **BILL NO:** 04070

Mayor's Approval: [Signature]

DEPARTMENT OF ORIGIN: CDD [Signature]

DATE SUBMITTED: 04/06/04

CLEARANCES: City Attorney [Signature]
Planning Services [Signature]

PROCEEDING: First Reading

EXHIBITS: Ordinance
Exhibit A - Map
Exhibit B - Legal Description
Exhibit C - Staff Report Dated 04/06/04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

This annexation consists of one parcel located at 11115 SW Center Street developed with a single family house. The owner of this parcel has signed an annexation petition for an Expedited Annexation.

INFORMATION FOR CONSIDERATION:

This ordinance and the attached staff report address the criteria for annexation in Metro Code Section 3.09.

Beaverton Code Section 9.06.035A provides the City Council the option of adding this parcel to an appropriate Neighborhood Association Committee (NAC) at the time of annexation. This property is not currently in a NAC, and the Neighborhood Office is not recommending that it be added to a NAC at this time.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) days after the Mayor's signature.

RECOMMENDED ACTION:

First Reading

ORDINANCE NO. 4299

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED AT 11115 SW CENTER STREET TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0003

WHEREAS, This expedited annexation was initiated under authority of ORS 222.125, whereby the owners of the property and a majority of the electors have consented to annexation; and

WHEREAS, This property is in Beaverton's adopted Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and

WHEREAS, City policy as adopted in Resolution No. 2660, Sections 2 and 4, is to extend City services to properties through annexation; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

Section 2. The Council accepts the staff report, dated April 6, 2004, attached hereto as Exhibit C, and finds that:

- a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
- b. This annexation is consistent with the City-Agency agreements between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

Section 3. The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:

- a. The part of the property that lies within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
- b. The part of the property that lies within the Washington County Street Lighting District #1 will be withdrawn from the district; and
- c. The part of the property that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the property to be annexed by this Ordinance shall be annexed to or remain within that district; and
- e. The territory will remain within the boundaries of the West Slope Water District.

Section 4. The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

Section 5. The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the effective date.

Section 6. The Community Development Department shall transmit copies of this ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this ___ day of _____, 2004.

Passed by the Council this ___ day of _____, 2004.

Approved by the Mayor this ___ day of _____, 2004.

ATTEST:

APPROVED:

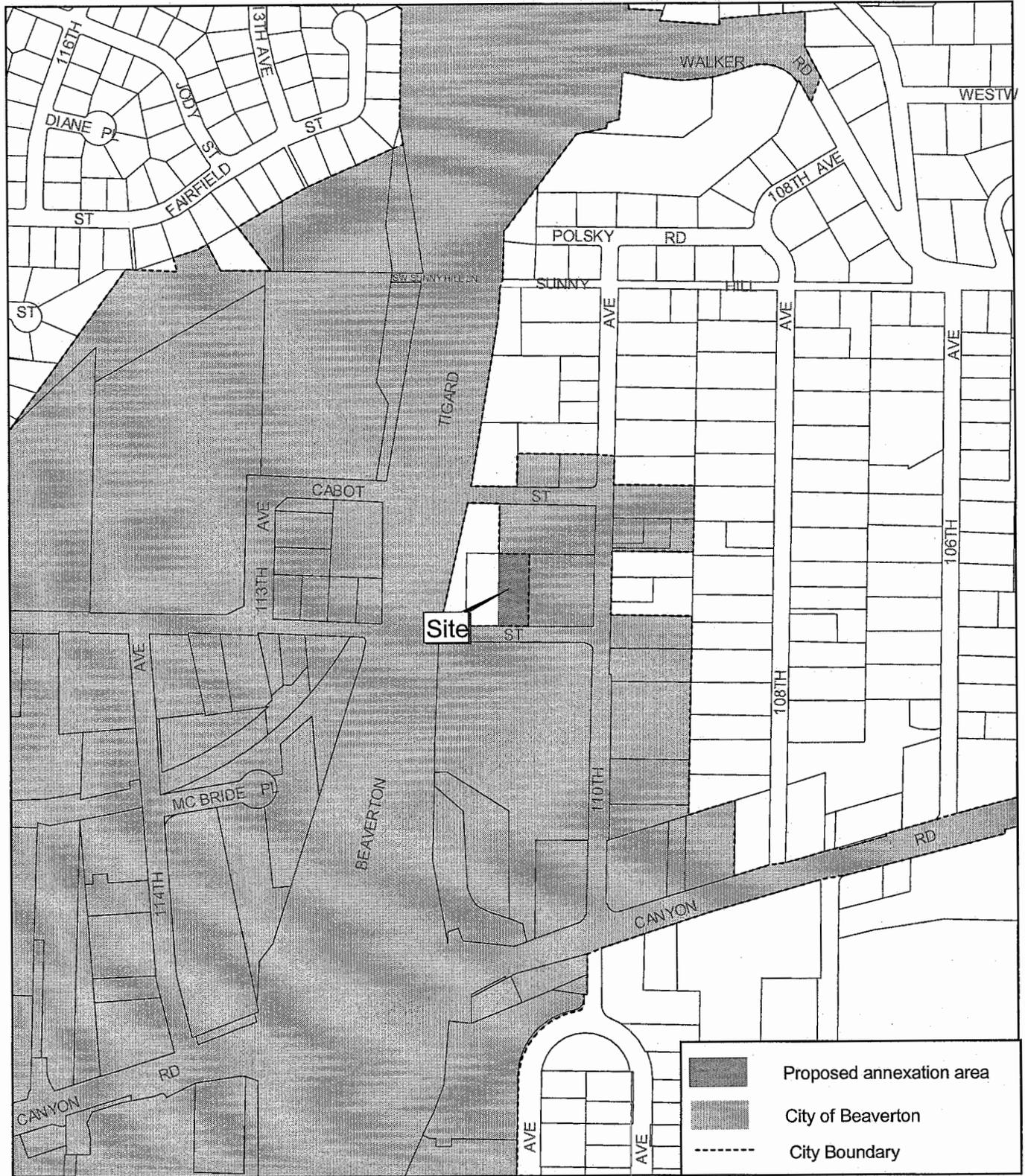
SUE NELSON, City Recorder

ROB DRAKE, Mayor

ANNEXATION MAP

ORDINANCE NO. 4299

Exhibit "A"



	Proposed annexation area
	City of Beaverton
	City Boundary



City of Beaverton

11115 SW Center Street Expedited Annexation
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

2/2/04

Map #

1S110DC02300

Application #

ANX 2004-0003



LEGAL DESCRIPTION

ORDINANCE NO. 4299

ANX 2004-0003

11115 SW CENTER STREET ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 10DC 2300) situated in the Southeast 1/4 of Section 10, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

The South 200.00 feet of Lot 27, SUNNY HILL, a plat of record, Washington County, Oregon.



CITY of BEAVERTON

Exhibit "C"

ORDINANCE NO. 4299

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT

TO: City Council **REPORT DATE:** April 6, 2004

AGENDA DATE: April 19, 2004

FROM: Community Development Department
Alan Whitworth, Senior Planner *Alan*

SUBJECT: 11115 SW Center Street Expedited Annexation (ANX 2004-0003)

ACTIONS: Annexation to the City of Beaverton of one parcel located on 11115 SW Center Street that is shown on the attached map and more particularly described by the attached legal description. The annexation of the parcel is owner initiated (petitions attached) and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.

NAC: This property is not in a Neighborhood Association Committee (NAC) area and the Neighborhood Office is not proposing to add it to one at this time.

AREA: Approximately 0.4 acres

TAXABLE BM 50 ASSESSED VALUE: \$ 117,170

ASSESSOR'S REAL MARKET VALUE: \$ 157,320

NUMBER OF LOTS: 1

SUMMARY AND RECOMMENDATION

This is a request to annex one parcel to the City of Beaverton. The property is shown on the attached map, identified as tax lot 1S110DC 02300 and more particularly described in the attached legal description.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) after the Mayor's signature.

BACKGROUND

The request is to annex one parcel located at 11115 SW Center Street which is on the north side of Center Street between HWY 217 and 110th Avenue. The parcel is approximately 0.4 acres and contains a single family house. The property owner has consented to the annexation. This allows this to be processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045 and no public hearing is required.

The property is not in a Neighborhood Association Committee (NAC) area and after consultation with the Neighborhood Office staff does not recommend adding this parcel to a NAC at this time.

EXISTING CONDITIONS

SERVICE PROVISION:

The following analysis details the various services available to the property to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject property are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services.
- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services (the Unified Sewerage Agency at the time of the agreement).

This action is consistent with those agreements.

POLICE:

The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so.

FIRE:

Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the properties. The City annexed to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER: Sanitary sewer is available to this parcel via an 8-inch City maintained pipe in SW Center Street. Upon annexation the City will be responsible for billing.

WATER: West Slope Water District provides water service to the area. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. However, the City does not anticipate withdrawing the property from the District at this time. West Slope will continue to provide service, maintenance and perform billing.

STORM WATER DRAINAGE: Storm water drains to Center Street and storm water improvements have been constructed in this area. Upon annexation billing responsibility will transfer to the City.

STREETS and ROADS: Access to this parcel is available from SW Center Street. Center is a City maintained local street, at this location.

PARKS and SCHOOLS: The proposed annexation is within both the Beaverton School District and the Tualatin Hills Parks and Recreation District. This proposed annexation will not affect either district boundary. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.

PLANNING, ZONING and BUILDING: Washington County currently provides long-range planning, development review and building inspection for the properties. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to these parcels in a separate action within six months of annexation.

PUBLIC INVOLVEMENT

Consistent with Metro Code Section 3.09.045, the City will send notice of the proposed annexation on or before April 2, 2004 (20 days prior to the agenda date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, the City will send notice to the following parties:

- Jang Hwui Lee (the property owner of record),
- Jacob Lee (the purchaser)
- Lynne Park, Oregon Realty Co.(the contact person), and
- The Central Beaverton Neighborhood Association Committee and the West Slope/Raleigh Hills/Garden Homes Citizen Participation Organization (interested parties as set forth in City Code Section 9.06.035).

Notices of the proposed annexation will also be posted in the Beaverton Post Office, City Library and City Hall. Notice and a copy of this staff report will be posted on the City's web page.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro code Section 3.09.050 includes the following minimum criteria for annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

- (1) Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

Findings: This staff report addresses the provision of services in detail and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers.

- (2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

Findings: This proposed annexation is consistent with agreements between the City of Beaverton and Clean Water Services. The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address actions to be taken by the City after annexation, including annexation related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process.

- (3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Findings: City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's assumed Urban Services Area and annexing it furthers this policy. This annexation furthers Policy 5.3.1.d of the Comprehensive Plan. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan or Public Facilities Plan and, therefore, this criterion is met.

(4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Findings: *The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.*

(5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

Findings: *The Existing Conditions section of this staff report contains information addressing this criterion in detail. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.*

(6) The territory lies within the Urban Growth Boundary; and

Findings: *The property lies within the Urban Growth Boundary.*

(7) Consistency with other applicable criteria for the boundary change in question under state and local law.

Findings: *OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals...". Compliance with the Comprehensive Plan was addressed in number 3 above. The applicable Comprehensive Plan policy cited under number 3 above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003. There are no other criteria applicable to this boundary change in State Law or local ordinances. Staff finds this voluntary annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.*

3.09.050 (f) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Findings: *This criterion is not applicable to this application because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.*

Exhibits: Annexation Petition
 Legal Description

Annexation Petition



CITY OF BEAVERTON
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING SERVICES
 4755 S.W. GRIFFITH DRIVE
 P.O. BOX 4755
 BEAVERTON, OR 97076-4755
 PHONE: (503) 350-4039

PETITION FOR A CONSENT ANNEXATION PURSUANT TO ORS 222.125

PLEASE USE ONE PETITION PER TAX LOT

FOR OFFICE USE	FILE NAME: <u>1115 SW Center Street Expedited Annexation</u>
	FILE NUMBERS: <u>ANX 2004-0003, CPA 2004-0003, ZMA 2004-0003</u>

MUST BE SIGNED BY ALL OWNERS. IF THE OWNER IS A CORPORATION OR AN ESTATE THE PERSON SIGNING MUST BE AUTHORIZED TO DO SO. MUST ALSO BE SIGNED NOT LESS THAN 50 PERCENT OF ELECTORS (REGISTERED VOTERS), IF ANY, RESIDING ON THE PROPERTY.

PROPERTY INFORMATION

MAP & TAX LOT	STREET ADDRESS (IF ASSIGNED)	# OF OWNERS	# OF RESIDENT VOTERS	# OF RESIDENTS
15110 DC-02300	1115 SW Center Street	1	-	-

CONTACT PERSON USE MAILING ADDRESS FOR NOTIFICATION

<u>Jacob Lee</u>		<u>503-577-7963</u>
PRINT OR TYPE NAME	BUSINESS NAME	PHONE #
<u>13570 SW Electric St. Beaverton OR, 97005</u>		
ADDRESS		

SIGNATURES OF OWNERS AND ELECTORS CONSENTING TO ANNEXATION (CONTINUED ON BACK)

<u>Jang Lee</u>	<u>Jang Lee</u>	<u>04-02-2004</u>	<input checked="" type="checkbox"/> OWNER
PRINT OR TYPE NAME	SIGNATURE	DATE	<input type="checkbox"/> ELECTOR
<u>344 NE 156th Ave Portland OR, 97230</u>			
MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS			

		<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

		<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE

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MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

		<input type="checkbox"/> OWNER <input type="checkbox"/> ELECTOR
PRINT OR TYPE NAME	SIGNATURE	DATE

MAILING ADDRESS IF DIFFERENT FROM PROPERTY ADDRESS

LEGAL DESCRIPTION
ANX 2004-0003
11115 SW CENTER STREET ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 10DC 2300) situated in the Southeast 1/4 of Section 10, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

The South 200.00 feet of Lot 27, SUNNY HILL, a plat of record, Washington County, Oregon.

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Annexing Property Generally
Located at 16300 SW Nora Road to the City
of Beaverton: Expedited Annexation 2004-
0004

FOR AGENDA OF: 04/19/04 **BILL NO:** 04071

Mayor's Approval: *Bob Drake*

DEPARTMENT OF ORIGIN: CDD *JMG*

DATE SUBMITTED: 03/31/04

CLEARANCES: City Attorney *AR*
Planning Services *HB*

PROCEEDING: First Reading

EXHIBITS: Ordinance
Exhibit A - Map
Exhibit B - Legal Description
Exhibit C - Staff Report Dated 03/26/04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

This annexation consists of one parcel located at 16300 SW Nora Road developed with a single family house. The owner of this parcel has signed an annexation agreement for an Expedited Annexation.

INFORMATION FOR CONSIDERATION:

This ordinance and the attached staff report address the criteria for annexation in Metro Code Section 3.09.

Beaverton Code Section 9.06.035A provides the City Council the option of adding this parcel to an appropriate Neighborhood Association Committee (NAC) at the time of annexation. This property is already within the boundaries of the Sexton Mountain NAC.

The City entered into an intergovernmental agreement with Tualatin Valley Water District (TVWD) in 2002 that established which properties would eventually be served by Beaverton and which properties would be served by TVWD. This property is identified as one that is to be withdrawn from the TVWD. City staff has met with TVWD staff and they have concurred with this withdrawal.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) days after the Mayor's signature, and withdrawing it from TVWD effective July 1, 2005 consistent with ORS 222.465.

RECOMMENDED ACTION:

First Reading

ORDINANCE NO. 4300

AN ORDINANCE ANNEXING PROPERTY GENERALLY LOCATED AT 16300 SW NORA ROAD TO THE CITY OF BEAVERTON: EXPEDITED ANNEXATION 2004-0004

WHEREAS, This expedited annexation was initiated under authority of ORS 222.125, whereby the owners of the property and a majority of the electors have consented to annexation; and

WHEREAS, This property is in Beaverton's adopted Urban Services Area and Policy 5.3.1.d of the City's acknowledged Comprehensive Plan states: "The City shall seek to eventually incorporate its entire Urban Services Area."; and

WHEREAS, City policy as adopted in Resolution No. 2660, Sections 2 and 4, is to extend City services to properties through annexation; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. The property shown on Exhibit A and more particularly described in Exhibit B is hereby annexed to the City of Beaverton, effective 30 days after Council approval and signature by the Mayor.

Section 2. The Council accepts the staff report, dated March 26, 2004, attached hereto as Exhibit C, and finds that:

- a. There are no provisions in urban service provider agreements adopted pursuant to ORS 195.065 that are directly applicable to this annexation; and
- b. This annexation is consistent with the City-Agency agreement between the City and Clean Water Services in that partial responsibility for sanitary and storm sewer facilities within the area annexed will transfer to the City upon this annexation.

Section 3. The Council finds this annexation will promote and not interfere with the timely, orderly, and economic provision of public facilities and services, in that:

- a. The part of the property that lies within the Washington County Urban Road Maintenance District will be withdrawn from the district; and
- b. The part of the property that lies within the Washington County Street Lighting District #1 will be withdrawn from the district; and
- c. The part of the property that lies within the Washington County Enhanced Sheriff Patrol District will be withdrawn from the district; and
- d. The City having annexed into the Tualatin Valley Fire and Rescue District in 1995, the property to be annexed by this Ordinance shall be annexed to or remain within that district; and
- e. The territory will be withdrawn from the Tualatin Valley Water District effective July 1, 2005 consistent with ORS 222.465.

Section 4. The Council finds that this annexation complies with all other applicable criteria set out in Metro Code Chapter 3.09.

Section 5. The City Recorder shall place a certified copy of this Ordinance in the City's permanent records, and the Community Development Department shall forward a certified copy of this Ordinance to Metro and all necessary parties within five days of the effective date.

Section 6. The Community Development Department shall transmit copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities affected by this Ordinance in accordance with ORS 222.005.

First reading this ___ day of _____, 2004.

Passed by the Council this ___ day of _____, 2004.

Approved by the Mayor this ___ day of _____, 2004.

ATTEST:

APPROVED:

SUE NELSON, City Recorder

ROB DRAKE, Mayor

**LEGAL DESCRIPTION
ANX 2004-0004
16300 SW NORA ROAD EXPEDITED ANNEXATION**

A parcel of land (consisting of the entirety of tax lot 1S 1 29CB 800) situated in the Southwest 1/4 of Section 29, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

Beginning at the intersection of the South line of SW Nora Road and the West line of Lot 2, SHIELDS LITTLE FARMS, a plat of record, Washington County, Oregon, said intersection bears South 0° 11' 48" East, a distance of 20.00 feet from the Northwest corner of said Lot 2; thence South 0° 11' 48" East, along said West line, a distance of 469.05 feet; thence South 89° 39' 33" East, a distance of 391.64 feet; thence North 0° 11' 10" West, along a line that is parallel to and 50.00 feet distant, when measured at right angles, to the East line of said Lot 2, a distance of 468.84 feet, to a point on said South line; thence North 89° 37' 43" West, along said South line, a distance of 391.73 feet, to the point of beginning. The basis of bearings for this description is Washington County Survey of Record Number 28,799 and by reference is hereby incorporated into this description.



Exhibit "C"

CITY of BEAVERTON

ORDINANCE NO. 4300

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

STAFF REPORT

TO: City Council **REPORT DATE:** March 26, 2004

AGENDA

DATE: April 19, 2004

FROM: Community Development Department
Alan Whitworth, Senior Planner *Alan*

SUBJECT: 16300 SW Nora Road Expedited Annexation (ANX 2004-0004)

ACTIONS: Annexation to the City of Beaverton of property located at 16300 SW Nora Road that is shown on the attached map and more particularly described by the attached legal description. The annexation of the property is owner initiated (annexation agreement attached) and is being processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045.

NAC: This property is already in the Sexton Mountain Neighborhood Association Committee (NAC) area.

AREA: Approximately 4.2 acres

TAXABLE BM 50 ASSESSED VALUE: \$ 307,240

ASSESSOR'S REAL MARKET VALUE: \$ 821,260

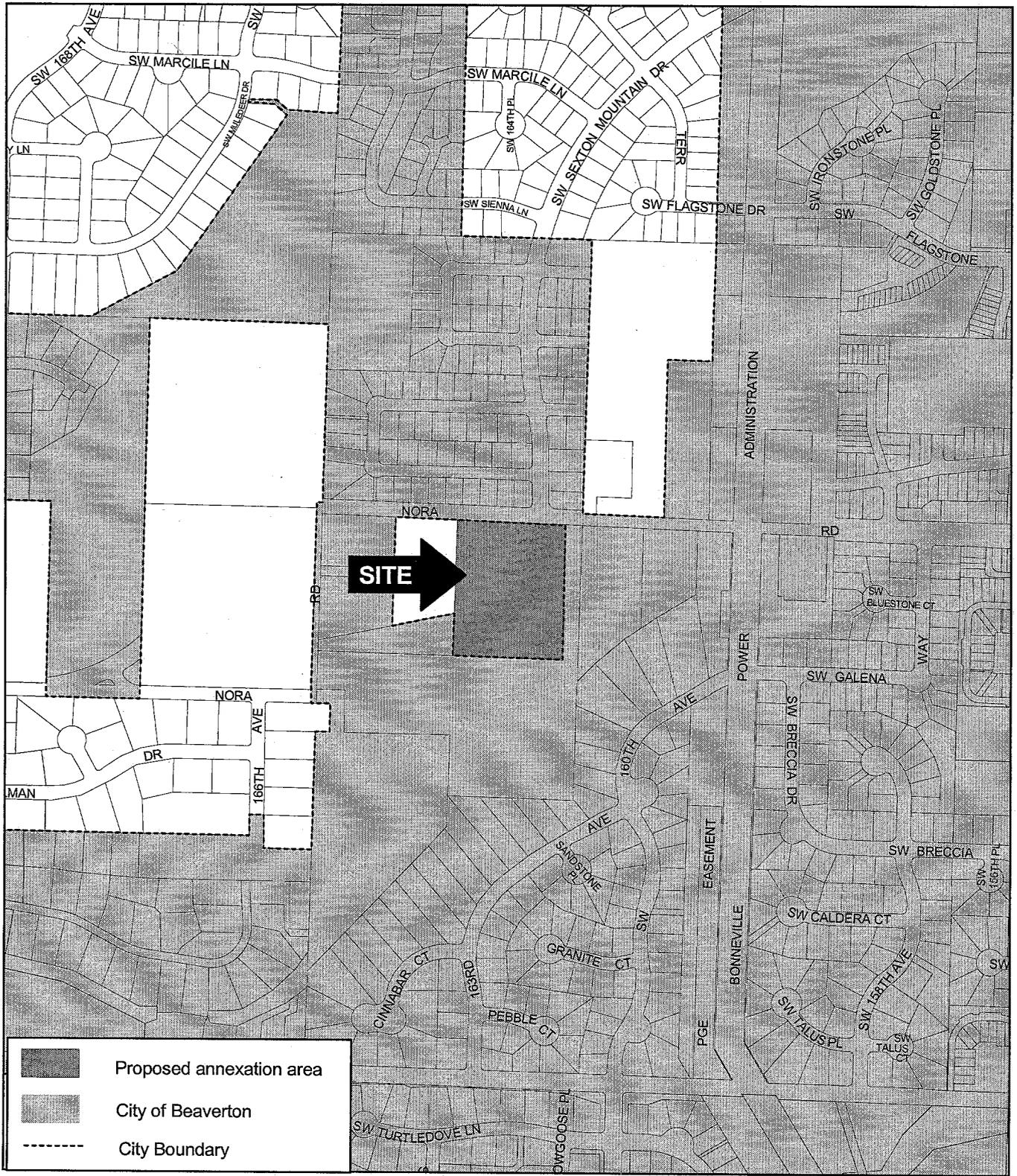
NUMBER OF LOTS: 1

SUMMARY AND RECOMMENDATION

This is a request to annex property to the City of Beaverton and withdraw it from the Tualatin Valley Water District (TVWD). The property is shown on the attached map and more particularly described in the attached legal description.

Staff recommends the City Council adopt an ordinance annexing the referenced property, effective thirty (30) days after the Mayor's signature, and withdrawing it from TVWD effective July 1, 2005 consistent with ORS 222.465.

ANNEXATION MAP



City of Beaverton

16300 SW Nora Road Expedited Annexation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

02/10/04

Map #

1s129cb00800

N



Application #

ANX 2004-0004

BACKGROUND

The request is to annex property located at 16300 SW Nora Road that is developed with a single family house. The property is approximately 4.2 acres. The property owner has consented to the annexation through an annexation agreement. This allows this to be processed as an expedited annexation under ORS 222.125 and Metro Code 3.09.045 and no public hearing is required.

The property is already in the Sexton Mountain Neighborhood Association Committee (NAC) area.

EXISTING CONDITIONS

SERVICE PROVISION:

The following analysis details the various services available to the property to be annexed. Cooperative, urban service and intergovernmental agreements affecting provision of service to the subject property are:

- The City has entered into ORS Chapter 195 cooperative agreements with Washington County, Tualatin Valley Fire and Rescue District, Tualatin Hills Parks and Recreation District, Tualatin Valley Water District and Clean Water Services.
- The City has entered into an agreement with Tualatin Valley Water District that has been designated an ORS 195.065 Urban Service Agreement by the parties. (No other ORS Chapter 195 Urban Service Agreements have been executed that would affect this decision.)
- The City has entered into an ORS Chapter 190 intergovernmental agreement with Clean Water Services (the Unified Sewerage Agency at the time of the agreement).

This action is consistent with those agreements.

POLICE:

The property to be annexed currently receives police protection from the Washington County Enhanced Sheriff's Patrol District. Sheriff's protection will be withdrawn and the City will provide police service upon annexation. In practice whichever agency is able to respond first, to an emergency, does so.

FIRE:

Tualatin Valley Fire & Rescue (TVF&R) provides fire and ambulance service to the properties. The City annexed to TVF&R in 1995. TVF&R is designated as the long-term service provider to this area.

SEWER:

Sanitary sewer is provided via a septic system. The adjacent property has been approved for development (Sunrise at Cooper Mountain) and in order for them to develop they are required

to extend an 8-inch sanitary sewer pipe in Nora Road. Upon completion this sewer line will be City maintained. Upon annexation the City will be responsible for billing.

WATER:

Tualatin Valley Water District (TVWD) currently provides water service to this property. ORS 222.520 allows cities to assume water service responsibilities when annexing less than an entire district. The City entered into an urban service provider agreement with TVWD in 2002 that established which properties would eventually be served by Beaverton and which properties would be served TVWD. This property is identified as one that is to be withdrawn from TVWD upon annexation. City staff has met with TVWD staff and they have concurred in this withdrawal. The attached Ordinance will withdraw this property from TVWD effective July 1, 2005, consistent with the provisions of ORS 222.120(5) and 222.465 and the City will thereafter have legal responsibility to provide potable water service, maintenance and perform billing.

STORM WATER DRAINAGE:

Storm drainage is available via a 12-inch pipe in Nora Road. Upon annexation billing responsibility will transfer to the City.

STREETS and ROADS:

Access to this property is available from an SW Nora Road. Nora is a City maintained Arterial.

PARKS and SCHOOLS:

The proposed annexation is within the Beaverton School District but is not in the Tualatin Hills Parks and Recreation District. This proposed annexation will not affect either district boundary. Neither services nor district boundaries associated with these districts will be affected by the proposed annexation.

PLANNING, ZONING and BUILDING:

Washington County currently provides long-range planning, development review and building inspection for the properties. Pursuant to the Urban Planning Area Agreement (UPAA) between the City and County, City Comprehensive Plan and Zoning Designations will be applied to this property in a separate action within six months of annexation.

PUBLIC INVOLVEMENT

Consistent with Metro Code Section 3.09.045, the City will send notice of the proposed annexation on or before March 30, 2004 (20 days prior to the agenda date) to all necessary parties including Washington County, Metro, affected special districts and County service districts. Additionally, the City will send notice to the following parties:

- Susan Pantages, (the property owner),
- Alan DeHarpport, Four D Development Inc. (a signatory to the annexation agreement), and
- The Sexton Mountain Neighborhood Association Committee and the Reedville-Cooper Mountain-Aloha Citizen Participation Organization (interested parties as set forth in City Code Section 9.06.035).

Notices of the proposed annexation will also be posted in the Beaverton Post Office, City Library and City Hall. Notice and a copy of this staff report will be posted on the City's web page.

CRITERIA FOR APPROVAL

REGIONAL ANNEXATION CRITERIA:

In December 1998 the Metro Council adopted Metro Code Section 3.09 (Local Government Boundary Changes). Metro code Section 3.09.050 includes the following minimum criteria for annexation decisions:

3.09.050 (d) An approving entity's final decision on a boundary change shall include findings and conclusions addressing the following criteria:

- (1) Consistency with directly applicable provisions in an urban services provider agreement or annexation plan adopted pursuant to ORS 195.065;

Findings: This staff report addresses the provision of services in detail and the provision of these services is consistent with cooperative agreements between Beaverton and the service providers.

- (2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;

Findings: This proposed annexation is consistent with an intergovernmental agreement between the City of Beaverton and Clean Water Services. The acknowledged Washington County - Beaverton Urban Planning Area Agreement (UPAA) does not contain provisions directly applicable to City decisions regarding annexation. The UPAA does address actions to be taken by the City after annexation, including annexation

related Comprehensive Plan Land Use Map amendments and rezones. These actions will occur through a separate process.

- (3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans;

Findings: City of Beaverton Comprehensive Plan Policy 5.3.1.d states: "The City shall seek to eventually incorporate its entire Urban Services Area." The subject property is within Beaverton's assumed Urban Services Area and annexing it furthers this policy. This annexation furthers Policy 5.3.1.d of the Comprehensive Plan. There are no other specific directly applicable standards or criteria for boundary changes in Beaverton's Comprehensive Plan or Public Facilities Plan and, therefore, this criterion is met.

- (4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;

Findings: The Regional Framework Plan (which includes the RUGGOs and the Urban Growth Management Functional Plan) does not contain policies or criteria directly applicable to annexation decisions of this type.

- (5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;

Findings: The Existing Conditions section of this staff report contains information addressing this criterion in detail. The proposed annexation will not interfere with the provision of public facilities and services. The provision of public facilities and services is prescribed by urban services provider agreements and the City's capital budget.

- (6) The territory lies within the Urban Growth Boundary; and

Findings: The property lies within the Urban Growth Boundary.

- (7) Consistency with other applicable criteria for the boundary change in question under state and local law.

Findings: OAR 660-001-0310 states "A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) shall be considered by Land Conservation and Development Commission to have been made in accordance with the goals...". Compliance with the Comprehensive Plan was addressed in number 3 above. The applicable Comprehensive Plan policy cited under number 3 above was acknowledged pursuant to Department of Land Conservation and Development Order 001581 on December 31, 2003. There are no other criteria applicable to this

boundary change in State Law or local ordinances. Staff finds this voluntary annexation with no associated development or land use approvals is consistent with State and local laws for the reasons stated above.

3.09.050 (f) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.

Findings: This criterion is not applicable to this application because the territory in question has been inside of the Portland Metro Urban Growth Boundary since the boundary was created.

Exhibits: Annexation Agreement
 Legal Description

ANNEXATION AGREEMENT

This Agreement is between and among the City of Beaverton, an Oregon municipal corporation ("City"), and Susan S. Mosher, 16300 SW Nora Road, Beaverton, Oregon 97007, and Four D Development Company, PO Box 1577, Beaverton, Oregon 97075, an Oregon corporation (collectively "Owners") for the annexation to City of real property ("the Property") commonly known as Assessor's Map and Tax Lot # 1S1-29CB-00800 in Washington County, Oregon. Owners represent that they are authorized to bind all persons having a fee interest in the Property to this Agreement. City represents that it is ready, willing, and able to provide domestic water, sanitary and storm sewer and other urban services to the Property sufficient to serve the improvements to the Property described in this Agreement. This Agreement is brought under ORS 222.115 and is authorized by City's charter and Oregon law.

In consideration of those premises as generally required, it is agreed:

1. Owners, at their initiative and expense, may apply to Washington County for approval of a preliminary plat for a residential subdivision on the Property and may represent to the County that City's utility and other urban services are available to the Property under the terms of this Agreement. The method and type of utility connection shall be according to plans to be submitted by Owners for approval by City. Owners understand and agree that City shall not extend other urban services to the Property prior to the effective date of annexation of the Property to City.
2. Within one year of Washington County's final decision approving a preliminary plat for a residential subdivision on the Property, City staff shall recommend that its governing body declare by Ordinance the annexation of the Property to City, with the annexation to be effective 30 days after the ordinance is enacted. Owners understand and expressly agree that this Agreement, including Owner's consent to annexation to City, shall be effective for at least one year following County's approval of a preliminary plat for the Property notwithstanding the date that County issues its final decision on such approval. Owners may maintain any connections that are allowed between the Property and City's utilities regardless of whether City's governing body annexes the Property to City. The form and manner of the utility connections shall be and remain subject to federal, state, and local laws relating to sanitary and storm sewerage as those laws are amended from time to time. Owners agree that applications for building permits and utility connections to the Property shall be submitted to City only after annexation to City is effective and that any Washington County Traffic Impact Fee due from Owners concerning the Property and any portion of the Property shall be due and payable to City.
3. City shall give full force and effect to a final decision by Washington County as to Owner's application to County for preliminary plat approval for a residential subdivision and shall enforce any conditions that County places on such approval.

Owners shall submit an application for final plat approval and for any and all subsequent land use and site development permits for the Property to City. Prior to enactment of amendments to City's comprehensive land use plan map and zoning map to add the Property to those maps, City shall enforce the requirements of Washington County's land use regulations as to the Property.

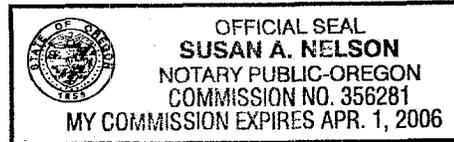
- 4. The parties agree that this Agreement shall be recorded in the deed records of Washington County, Oregon and that it is intended to be binding on any successors to any of Owners' interests in the Property.

Each party, by the signatures of its authorized representative, signifies that it has read this Agreement, understands its terms and agrees to be bound by it.

Accepted By:

City of Beaverton

Rob Drake
Rob Drake
Mayor
Date: 2/4/04



Approved as to form:

Susan Nelson
Attorney

STATE OF OREGON)
) ss
County of Washington)

This instrument was acknowledged before me on this 4th day of February, 2004, by Rob Drake, Mayor.

Susan A. Nelson
NOTARY PUBLIC for Oregon
My commission expires: April 1, 2006

LEGAL DESCRIPTION
ANX 2004-0004
16300 SW NORA ROAD EXPEDITED ANNEXATION

A parcel of land (consisting of the entirety of tax lot 1S 1 29CB 800) situated in the Southwest 1/4 of Section 29, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon; more particularly described as follows:

Beginning at the intersection of the South line of SW Nora Road and the West line of Lot 2, SHIELDS LITTLE FARMS, a plat of record, Washington County, Oregon, said intersection bears South 0° 11' 48" East, a distance of 20.00 feet from the Northwest corner of said Lot 2; thence South 0° 11' 48" East, along said West line, a distance of 469.05 feet; thence South 89° 39' 33" East, a distance of 391.64 feet; thence North 0° 11' 10" West, along a line that is parallel to and 50.00 feet distant, when measured at right angles, to the East line of said Lot 2, a distance of 468.84 feet, to a point on said South line; thence North 89° 37' 43" West, along said South line, a distance of 391.73 feet, to the point of beginning. The basis of bearings for this description is Washington County Survey of Record Number 28,799 and by reference is hereby incorporated into this description.

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Amending Ordinance No. 2050, The Development Code, Chapter 20 (Land Use) and 90 (Definitions); TA 2004-0002 (Regional Center Commuter Rail Text Amendments)

FOR AGENDA OF: ~~04-12-04~~⁰⁴⁻¹⁹⁻⁰⁴ **BILL NO:** 04064

Mayor's Approval: *[Signature]*

DEPARTMENT OF ORIGIN: CDD *[Signature]*

DATE SUBMITTED: 04/01/04

CLEARANCES: City Attorney *[Signature]*
Dev. Serv. *[Signature]*

PROCEEDING: ~~First Reading~~
Second Reading and Passage

- EXHIBITS:**
1. Ordinance
 2. Land Use Order No.1687
 3. Letter from Jill S. Gelineau, March 22, 2004
 4. Draft PC Minutes
 5. Staff Report Dated 03-17-04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

On March 24, 2004, the Planning Commission held a public hearing to consider TA 2004-0002 (Regional Center Commuter Rail Text Amendments) to amend Development Code Sections 20.20.43.1, 20.20.43.2.A, 20.20.45.2.A, 20.20.47.1, 20.20.47.2.A, and Chapter 90 to add new passenger rail tracks and related facilities to the list of permitted uses in the Regional Center - Transit Oriented, Regional Center - Old Town, and Regional Center - East zones and add definitions related to passenger rail uses in Chapter 90 of the Development Code.

Following the close of the public hearing on March 24, 2004, the Planning Commission voted 4-2 (Johansen absent) to recommend approval of the proposed text amendment to Sections 20.20.43.1, 20.20.43.2.A, 20.20.45.2.A, 20.20.47.1, 20.20.47.2.A, and Chapter 90, as memorialized in Land Use Order No. 1687.

INFORMATION FOR CONSIDERATION:

Attached to this Agenda Bill are Land Use Order No. 1687, a letter from Jill S. Gelineau which was given to the Planning Commission at the time of the March 24, 2004 public hearing, the draft Planning Commission meeting minutes, and the Planning Commission staff report.

RECOMMENDED ACTION:

Staff recommend the City Council adopt the recommendation of the Planning Commission for TA 2004-0002 (Regional Center Commuter Rail Text Amendments) as set forth in Land Use Order No. 1687. Staff further recommend the Council conduct a First Reading of the attached ordinance.

ORDINANCE NO. 4295

AN ORDINANCE AMENDING ORDINANCE NO. 2050,
THE DEVELOPMENT CODE, CHAPTER 20 (LAND USE)
AND CHAPTER 90 (DEFINITIONS); TA 2004-0002
(Regional Center Commuter Rail Text Amendments)

WHEREAS, the Beaverton Community Development Department has proposed a text amendment to: Development Code Sections 20.20.43.1, 20.20.43.2.A, 20.20.45.2.A, 20.20.47.1, 20.20.47.2.A, and Chapter 90 to add new passenger rail tracks and related facilities to the list of permitted uses in the Regional Center - Transit Oriented, Regional Center - Old Town, and Regional Center - East zones, and add definitions related to passenger rail uses to Chapter 90 of the Development Code; and,

WHEREAS, pursuant to Section 50.50.2-4 of the Development Code, the Beaverton Community Development Department conducted required public noticing for the Text Amendment application; and,

WHEREAS, pursuant to Section 50.50.5 of the Development Code, the Beaverton Community Development Department, on March 17, 2004, published a written staff report and recommendation a minimum of seven (7) calendar days in advance of the scheduled public hearing before the Planning Commission on March 24, 2004; and,

WHEREAS, on March 24, 2004, the Planning Commission conducted a public hearing for TA 2004-0002 (Regional Center Commuter Rail Text Amendments) at the conclusion of which the Planning Commission voted to recommend the Beaverton City Council adopt the proposed amendments to the Development Code as summarized in Planning Commission Land Use Order No. 1687; and,

WHEREAS, no written appeal pursuant to Section 50.75 of the Development Code was filed by persons of record for TA 2004-0002 (Regional Center Commuter Rail Text Amendments) following the issuance of the Planning Commission Land Use Order No. 1687; and,

WHEREAS, in accordance with City Council Rules of Procedure, the Council conducted a first reading of the ordinance on April 12, 2004; and,

WHEREAS, specific to the proposed amendments to Sections 20.20.43.1, 20.20.43.2.A, 20.20.45.2.A, 20.20.47.1, 20.20.47.2.A, and Chapter 90 of the Development Code as summarized in Planning Commission Land Use Order No. 1687, the Council adopts as to facts and findings for this Ordinance the materials described in Land Use Order 1687 dated March 30, 2004, all of which the Council incorporates by their reference herein and finds constitute an adequate factual basis for this Ordinance; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, effective through Ordinance No. 4265, the Development Code, Chapter 20 (Land Uses), is amended as follows:

SECTION 20.20.43.1

Purpose. The intent for the Regional Center - Transit Oriented (RC-TO) District, which is served by light rail and commuter rail, is to promote a transit-supportive multiple-use land use pattern and to create over time a pedestrian-oriented commercial center within approximately ¼ mile of the light rail stations while supporting existing and future businesses in moving toward and achieving the vision of a Regional Center.

SECTION 20.20.43.2.A

Permitted Uses:

5. Passenger rail tracks and related facilities, such as transit stops, submitted for development after <fill in effective date of this ordinance>

SECTION 20.20.45.2.A

Permitted Uses:

5. Passenger rail tracks and related facilities, such as transit stops, submitted for development after <fill in effective date of this ordinance>

SECTION 20.20.47.1

Purpose. The intent for the Regional Center - East (RC-E) District, adjoining Highway 217 and located generally more than ¼ mile from the nearest light rail station, is to support existing and future businesses and accommodate more highly automobile-oriented uses and lower intensity uses which are inappropriate in either the Transit Oriented (TO) or Old Town (OT) Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.

SECTION 20.20.47.2.A

Permitted Uses:

5. Passenger rail tracks and related facilities, such as transit stops, submitted for development after <fill in effective date of this ordinance>

Ordinance No. 2050, effective through Ordinance No. 4265, the Development Code, Chapter 90 (Definitions), is amended as follows:

Commuter Rail. A railway for passenger train service consisting of travel between or within metropolitan areas, central cities and suburbs. Commuter rail service may be either locomotive-hauled or self-propelled and is generally characterized by a limited number of stations, multi-trip tickets, specific station-to-station fares and railroad employment practices. Such commuter service may share the right-of-way of an inter-city or long-haul railroad or use new or vacated right-of-way.

Intermodal. The connection of one type of transportation mode with another.

Passenger Rail Track. A permanent course for passenger rail cars, including commuter rail.

Section 2. Severance Clause.

The invalidity or lack of enforceability of any terms or provisions of this Ordinance or any appendix or part thereof shall not impair or otherwise affect in any manner the validity, enforceability or effect of the remaining terms of this Ordinance and appendices and said remaining terms and provisions shall be construed and enforced in such a manner as to effect the evident intent and purposes taken as a whole insofar as reasonably possible under all of the relevant circumstances and facts.

First reading this 12th day of April, 2004.

Passed by the Council this ___ day of _____, 2004.

Approved by the Mayor this ___ day of _____, 2004.

ATTEST:

APPROVED:

SUE NELSON, City Recorder

ROB DRAKE, Mayor

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: An Ordinance Amending Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map for Property Located at 1250 NW Waterhouse Avenue; CPA 2003-0018/ZMA 2003-0020.

FOR AGENDA OF: ^{04/19/04}~~04/12/04~~ **BILL NO:** 04065

Mayor's Approval: 

DEPARTMENT OF ORIGIN: CDD 

DATE SUBMITTED: 03/29/04

CLEARANCES: City Attorney's 
Planning Services 

PROCEEDING: ~~First Reading~~
Second Reading and Passage

EXHIBITS: Ordinance
Exhibit A – Map
Planning Commission Order No. 1674
PC Minutes of 02/25/04 Hearing
Staff Report Dated 01/27/04

BUDGET IMPACT

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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HISTORICAL PERSPECTIVE:

On February 25, 2004, the Planning Commission held a public hearing on the request to assign a Comprehensive Plan Land Use Map designation and Zoning Map designation to property being annexed to the City through a different process. The request is to designate this parcel Employment (EMP) on the City's Comprehensive Plan Land Use Map and to designate it Campus Industrial (CI) on the Zoning Map. The Planning Commission voted to approve the requests as submitted. These decisions have not been appealed.

The City land use designations will take effect 30 days after Council approval and the Mayor's signature on this ordinance.

INFORMATION FOR CONSIDERATION:

These Comprehensive Plan Land Use Map and Zoning Map Amendments are to assign designations for a parcel being annexed into the City and are governed by the Washington County – Beaverton Urban Planning Area Agreement (UPAA). In this case, the UPAA was not specific as to the appropriate Land Use Map designation or the Zoning Map designation and discretion was necessary to assign our most similar designations to the County's designations.

This ordinance makes the appropriate changes to Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map.

RECOMMENDED ACTION:

~~First Reading~~
Second Reading and Passage

ORDINANCE NO. 4296

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR PROPERTY LOCATED AT 1250 NW WATERHOUSE AVENUE; CPA 2003-0018/ZMA 2003-0020.

- WHEREAS,** The intent of the proposed amendments to the Comprehensive Plan Land Use Map and Zoning Map is to assign appropriate City land use designations to a parcel annexed into the City through a different process; and
- WHEREAS,** On February 25, 2004 the Planning Commission held a public hearing to consider these amendments to the Comprehensive Plan Land Use and Zoning Maps and voted to recommend approval of the Employment (EMP) Comprehensive Plan Land Use Map designation and the Campus Industrial (CI) Zoning Map designation in place of the County designation of Industrial with an Employment overlay designation; and
- WHEREAS,** The Council incorporates by reference the Community Development Department staff report on CPA 2003-0018/ZMA 2003-0020 by Senior Planner Alan Whitworth, dated January 27, 2004; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject property located at 1250 NW Waterhouse Avenue [Tax Map 1N132BD, Tax Lot 400] Employment (EMP) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A", in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA).
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same property specified in Section 1 Campus Industrial (CI), as shown on Exhibit "A", in accordance with the UPAA.

First reading this 12th day of April, 2004.
Passed by the Council this _____ day of _____, 2004.
Approved by the Mayor this _____ day of _____, 2004.

ATTEST:

APPROVED:

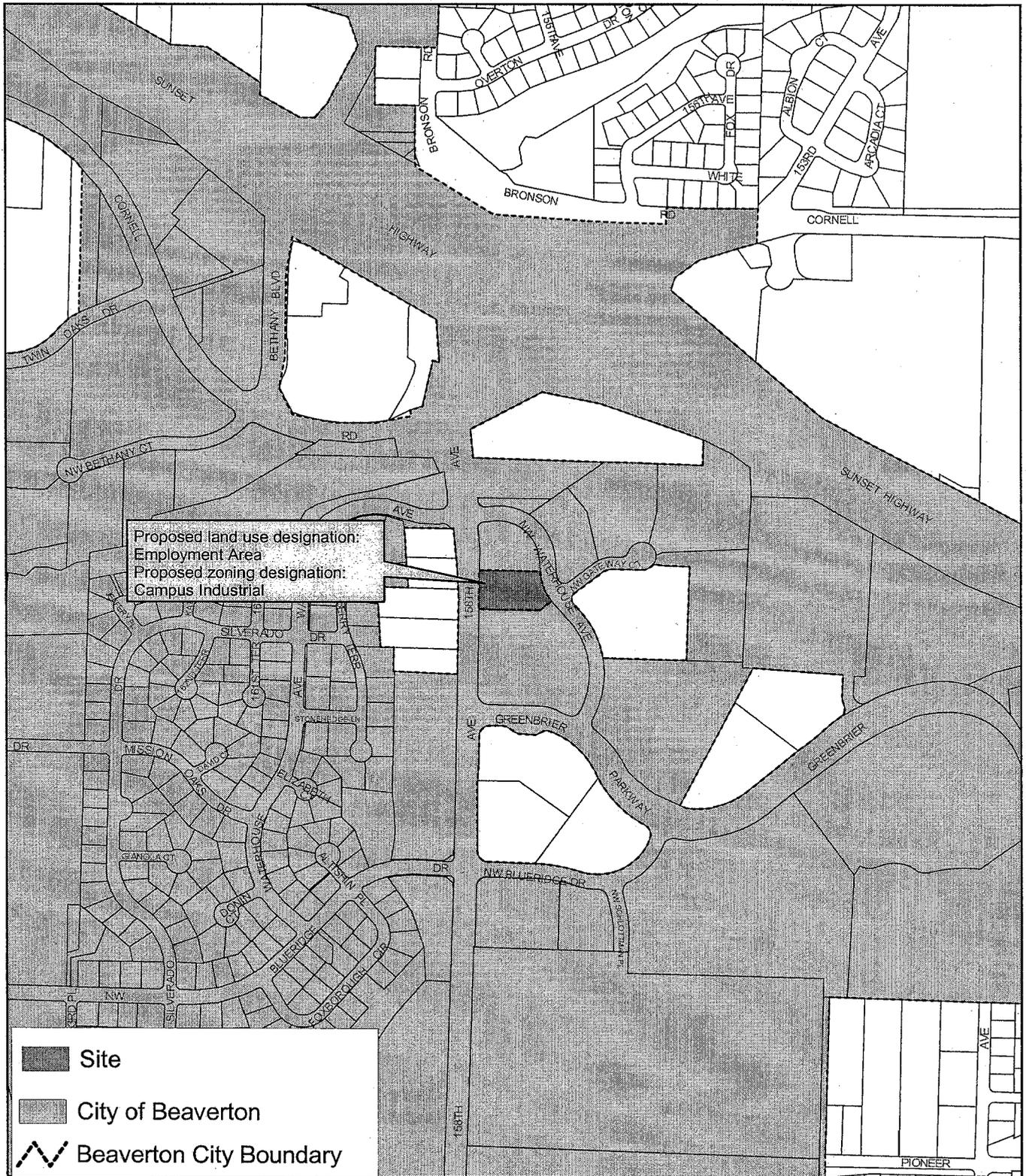
SUE NELSON, City Recorder

ROB DRAKE, Mayor

CPA/ZMA MAP

ORDINANCE NO. 4296

Exhibit "A"



City of Beaverton

1250 NW WATERHOUSE AVENUE COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT & ZONING MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

12/29/03

Map #

1n132bd00400



Application #

CPA 2003-0018/
ZMA 2003-0020