



CDBG and HOME in Washington County

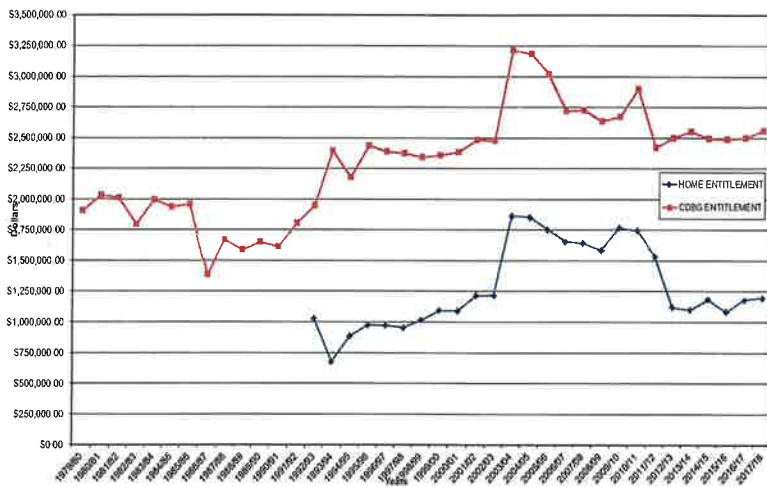


What are the CDBG and HOME Investment Partnerships Programs?

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address community development needs primarily serving low and moderate income persons. This funding is used to provide services to the most vulnerable in our community, address serious infrastructure problems, and to enhance the lives of our community members.

The HOME Investment Partnerships Program is federal assistance dedicated to provide decent and affordable housing for low and very low income Individuals. This funding is used in conjunction with private partners and non-profits to build and develop innovative projects within Washington County. Both of these programs are funded by the Department of Housing and Urban Development (HUD).

CDBG and HOME Program Funding History



Why is CDBG/HOME funding important?

CDBG funding is crucial to allow local communities to address local issues. This is one of the tools to upgrade a sidewalk to ensure kids on the way to school get there safely, ensure that the water supply of a rural community is safe to drink, or create a new neighborhood park.

HOME funding creates partnerships within communities to build housing for people to live who would otherwise be homeless. It helps house seniors on fixed incomes, disabled veterans, agricultural workers, and low income families.

Who benefits from these programs?

EVERYONE

Benefits



Build and Preserve Housing



Cornelius Place is a project 10 years in the making. This multi-use development will house the Cornelius Public Library and much needed community gathering space. 45 units of housing for senior citizens will be built on the top floors. This location is conveniently placed near all the major city services within the City of Cornelius that its residents would require.

CDBG and HOME funds are being used in the construction of this project. It is slated to open to residents beginning in 2019.



Washington County runs a Housing Rehabilitation program that is designed to assist low and moderate income homeowners pay for critical home repairs through grants and loans. The project featured on the right desperately needed a new roof in order to protect the structure of the home from water intrusion. In addition, this homeowner utilized their loan to fix the plumbing in their bathroom that was also leaking water. This program allows homeowners to remain in their home when expensive repairs become necessary, rather than be forced to endure damage to both the home and their health.



Orchards at Orenco is a three phase affordable housing project located in the master planned neighborhood of Orenco Station in Hillsboro. This project is built to Passive House energy standards, an extremely energy-efficient home in which a comfortable interior climate can be maintained without active heating and cooling systems. This is currently the largest multifamily Passive House building in the United States. These developments are located right along the Trimet MAX line, providing easy access to transit and other basic necessities.

Bridge Meadows Beaverton opened in 2017. This innovative housing concept of apartments and townhomes brings together low income elders and adults who have adopted or are in the process of adopting children out of foster care. As part of their service agreement, elders at the site volunteer 100 hours per quarter to benefit the residents at the Bridge Meadows Community. Most of these activities engage the elders with the children onsite—tutoring after school, offering childcare services while the adoptive parents work, walking the kids to school, etc. This model helps prevent isolation and fosters stability within both groups of beneficiaries.



Juniper Gardens is a farmworker housing project in Forest Grove. All of its tenants must qualify as low income and at least one household member must be employed within the agricultural industry. The 46 units are all designed with families in mind.

Enhance Community Living

Sequoia Mental Health Services is a provider of mental health treatment situated in the Aloha area of Washington County. Sequoia's previous clinical/administrative building was destroyed in a fire. CDBG funds were used to pay for project-related soft costs and the construction costs of a new clinical office and administrative building for the agency. In addition, HOME funds were used to build a new 15-unit affordable housing complex adjacent to the clinic dedicated to housing low-income individuals living with mental disabilities. The addition of permanently affordable housing units for people living with mental illness offers relief for local hospital emergency rooms by reducing stays that are longer than clinically necessary. The partnership of multiple funding sources resulted in a facility that serves the needs of many of our neighbors that suffer from mental health issues.



Before

After

Davis Street in Cornelius would flood regularly each year. The City applied for CDBG funding to place sidewalks on the north side of the road and install storm drainage and gutters for the full five blocks. The flooding issue has been resolved and the improvements have benefited local residents by creating a safe means to walk from their homes to the downtown portion of the city. Infrastructure projects, such as this, positively impact wide spectrums of our community.

Neighborhood parks are a highly visible use of CDBG funds. They provide gathering places for local neighborhoods, recreation for children, and a chance for those who do not have their own backyard to get out and enjoy the outdoors. Pictured here is Shute Park in Hillsboro. This park features a play structure, a splash pad, a small stage, and several paved walking trails meandering through the large trees on the property. It hosts various events throughout the year and is a popular neighborhood location.



Project Homeless Connect is an annual event hosted by Sunrise Church that gathers service providers in one location so homeless individuals and families can have a variety of needs met all at one time. They can get a haircut, eat a meal, have their pets/service animals checked by a veterinarian, see a dentist, or get information about job or housing opportunities. They also have a shelter on site where the homeless individuals can get a shower or, if space is available, stay for up to 90 days during severe weather. CDBG funds are utilized to host this annual event and help fund the shelter.

Senior Centers are often the heart of a community. Over the last 39 years, CDBG funds have been involved in funding projects at almost every single senior center within Washington County. Kitchens have been renovated, flooring replaced, accessibility improvements installed, HVAC work performed, and general usability upgraded. Pictured are a few residents of Hillsboro enjoying activities hosted by their local center.



Investment in Rural Health and Safety



Laurel Acres is a collection of 18 homes in southern Washington County. Their only water source is a community well that they operate as a co-op. The original well seal failed and became contaminated with E.coli bacteria from nearby septic drain fields. As the majority of the residents are low income, the utility co-op could not raise the funding to make the necessary repairs. CDBG funds were awarded with the intent to drill a new well. The project faced numerous obstacles since it was originally funded, including a land use approval for the location of the well, challenges with attempts to get an easement from neighboring property owners, and various requirements from the Oregon Health Authority and the Oregon Department of Water Resources. However, they were able to move forward with drilling the new well and its water was tested to be free from E.coli and other coliform bacteria. The project is anticipated to be completed in 2018.

Timber is a small community located in rural western Washington County. Its water storage facility was constructed in 1972 and was made entirely of old-growth redwood. It developed leaks in the foundation and in the roof of the tank, which posed the threat of contamination to the sole water source for the community. CDBG funds were used to replace the tank with one that will last well into the future.



Before

After



Gaston is a small city located in southern Washington County. The street in front of the elementary school lacks sidewalks and the children are forced to walk on the narrow road from the surrounding neighborhoods. During school hours the bus traffic mixed with normal traffic in the area made it hazardous for the children who walked to and from school. Funding was awarded in 2018 to correct this issue and build sidewalks to cover the 500 foot distance to help ensure student safety. It will also improve traffic flow by placing designated parking on one side of the street.

OUR CHALLENGE

Washington County's gap in rental units affordable to households earning less than 50% median family income is estimated at 13,000 units. Rental costs continue to rise in the Portland Metropolitan area but are not offset by a similar rise in income. Washington County saw a 30% increase in the number of homeless youth in schools between 2008 and 2016. And homeownership is out of reach of many. CDBG and HOME are two critical programs that provide support for addressing these critical needs and help families and individuals move towards self-sufficiency.

