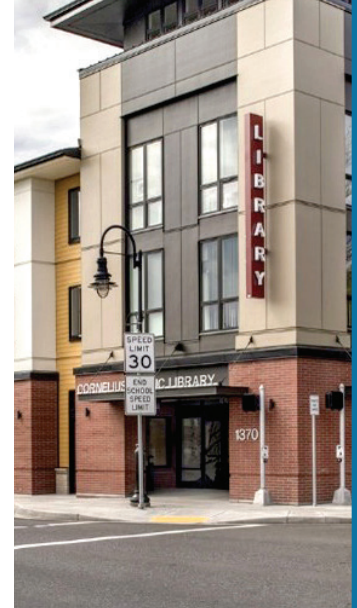
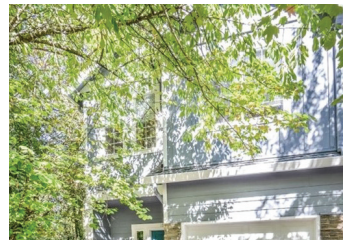


2025-2029

Consolidated Plan

for Washington County and the Cities of Beaverton and Hillsboro



The 2025-2029 Consolidated Plan Plan is presented to you in a format established by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Consolidated Plan is then downloaded into a Microsoft Word format. The Consolidated Plan template in IDIS has a series of prescribed questions that align with federal regulations and requirements. The report you are reviewing is the result of that data entry process and is the format required by HUD. If you have any questions about this format, please contact the Office of Community Development at 503-846-8814 or cdbg@washingtoncountyor.gov. Thank you for your interest and time spent reviewing this plan.

This document is available online at:
<https://www.washingtoncountyor.gov/commdev/2025-2029-consolidated-plan>

Approved by HUD: September 15, 2025



Washington County, Beaverton and Hillsboro 2025-2029 Consolidated Plan User Guide

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Introduction

Washington County, the City of Beaverton and the City of Hillsboro annually receive Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Additionally, Washington County receives HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funding from HUD. As “entitlement jurisdictions” receiving these block grant funds, the County and Cities (the Consortium) are required to prepare a Consolidated Plan every five years, which identifies the Consortium’s priority housing and community development needs and goals. The County’s Office of Community Development leads this effort.

The 2025-2029 Consolidated Plan was developed through analysis of current housing market data; an assessment of the housing and supportive service needs of low- and moderate-income populations; stakeholder and resident consultations through focus groups and community meetings; and a resident survey.

The Consolidated Plan is implemented through the Annual Action Plans, put out by the Washington County, the City of Beaverton, and the City of Hillsboro which identify how annual funding allocations are invested to achieve the Consortium’s priorities and goals. Progress in advancing these goals is then evaluated annually in the Consolidated Annual Performance Evaluation Report (CAPER). More information can be found at: <https://www.washingtoncountyor.gov/commdev/2025-2029-consolidated-plan>

Links in this user guide connect to Washington County's plan. Click here to connect to the plans for the **City of Beaverton** and **City of Hillsboro**.



How to Read this Plan



Executive Summary (ES)

The Executive Summary serves as an introduction and summarizes the key points of the plan. Specifically, it describes the process of developing the plan, the key findings of the Needs Assessment as the basis for the priorities selected, and how the proposed goals and objectives will address those priorities. Additionally, the Executive Summary provides the space for the Consortium to evaluate their past performance from the previous plan and describe how that performance informs identifying priorities and goals for the next five years.



The Process (PR)

The planning and engagement process is very important to both the Consortium and HUD. HUD mandates that social services, community members, municipal officials, local housing and financial entities, and staff are consulted during the planning process. The process also requires the Consortium to hold a public comment period and two public hearings throughout the development of the plan.



Needs Assessment (NA)

The Needs Assessment section explores if there are any disproportionate needs of community members by race, ethnicity, household characteristics (such as income and household size), and special need. The section also assesses homelessness and the provision of publicly supported housing. “Special needs” populations—as defined by HUD—include homeless families and individuals, elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with physical or mental disabilities.



Market Analysis (MA)

This analysis reviews both rental and owner-occupied housing affordability. Mapping is developed to review the areas of the County to identify pockets of affordability and or prominent populations found to be most in need of housing assistance. This analysis also records trends in new units, tenure and vacancy rates. The housing market analysis relies on the most recent housing market data available and is supplemented by a regional Housing Market Analysis (HMA), appended to the Consolidated Plan.



Strategic Plan (SP)

The Strategic Plan outlines the goals, strategies, and activities the Consortium will use to address its identified housing and community development needs, including how they will allocate funds, which partners will be involved, and specific measures to gauge success, all based on the analysis of local needs and market conditions. This section is the roadmap for how the Consortium will achieve their goals over the next five years.



Action Plan (AP)

The Annual Action Plan provides a summary of the actions, activities, and the specific federal and non-federal resources the Consortium will use over the next program year to address the priority needs and goals articulated in the Consolidated Plan. An Annual Action Plan will be developed each year of the Consolidated Plan period.



Executive Summary
(ES)



The Process
(PR)



Needs Assessment
(NA)



Market Analysis
(MA)



Strategic Plan
(SP)



Action Plan
(AP)

Numbers within each section (e.g. PR-05, NA-20) correspond with how the Consolidated Plan is organized in the federally required template and are used as headers throughout the document.



Executive Summary (ES)

ES-05 Overview

The Consortium chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. To help identify needs and develop goals, the Consortium utilized the following guiding principles:

Guidance: The urgency of the need.

- Priorities: Acute needs, including homelessness, eviction prevention, critical home repair, and support for special needs populations.

Guidance: Ability to address housing and service gaps.

- Homeownership gaps; rent stabilization; mental and public health services; childcare/youth; and economic security.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources and which fall within the collective capacity of local service providers to produce.

Goals



Increase housing stability of low-income renter households and special populations. (e.g., rental assistance, new construction of and preservation of affordable rental housing, rental rehabilitation, housing related public services).



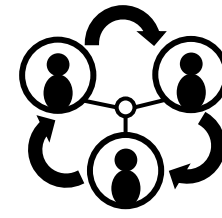
Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.



Facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- and moderate-income owners. (e.g. downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation).



Fund supportive services for low and moderate income and special needs populations.



The Process (PR)

PR-05 Lead & Responsible Agencies

The Consolidated Plan requires that grantees designate a lead agency responsible for overseeing the development of the Consolidated Plan. The County's Office of Community Development (OCD) is responsible for overseeing development of the plan and administering the CDBG, HOME, and ESG programs for Washington County. The CDBG administrators for the cities of Beaverton and Hillsboro are also provided in this section, as well as the contact information for the County's primary Consolidated Plan contact.

PR-10 Consultation

The Consolidated Plan process requires grantees to reach out to and consult with other public and private agencies when developing the plan. A table with all the organizations consulted for the development of this plan is provided in this section. This section also includes a summary of how the Consortium works to enhance coordination among partners and service providers to address the needs of residents experiencing homelessness, those at risk of experiencing homelessness, and other special needs populations. A list of other local plans used to develop the Consolidated Plan are also included.

PR-15 Citizen Participation

The Consolidated Plan process requires grantees to provide opportunities for the public to participate in the development of the Consolidated Plan. In addition to consulting with required stakeholders, OCD administered a community survey from March to June 2024 to understand community members' greatest housing, community development, and economic development needs. OCD also hosted several public meetings, open house events, and public hearings for the public to inform the development of the plan.



Needs Assessment (NA)

NA-05 Overview

NA-10 Housing Needs Assessment

NA-15 Disproportionately Greater Need: Housing Problems

NA-20 Disproportionately Greater Need: Severe Housing Problems

NA-25 Disproportionately Greater Need: Housing Cost Burdens

NA-30 Disproportionately Greater Need: Discussion

NA-35 Public Housing

NA-40 Homeless Needs Assessment

NA-45 Non-Homeless Special Needs Assessment

NA-50 Non-Housing Community Development Needs

NA-05 Overview

This section of the Consolidated Plan articulates the overall housing, community, and economic development needs of community members in Washington County. More detailed information is provided for each of the following findings:

- **Cost burden** and **severe cost burden**;
- Gaps in homeownership;
- Public housing and housing choice voucher holders;
- Residents experiencing homelessness, including youth;
- Non-homeless special needs; and
- Non-housing community development needs.

NA-10 Housing Needs Assessment

This section provides an analysis of the housing needs in a community, with a particular focus on the needs of low- and moderate-income households. The Consortium has provided a concise summary of the its estimated housing needs projected for the next five years. This section includes pre-populated **CHAS data** tables that describe levels of housing need by income range, family type, and type of **housing problems**. The following tables are included in this section:

- Summary of Housing Needs
- Demographics
- Number of Households
- Housing Needs Summary
- Housing Problems
- Cost Burden >30% and <50%
- Cost Burden >50%
- Crowding Table
- Households with Children present
- Additional narratives

The section also includes needs and other housing challenges identified by residents and stakeholders during the Consortium's community engagement process.

Key Terms

CHAS data – Comprehensive Housing Affordability Strategy (CHAS) data are custom tabulations of American Community survey data from the U.S. Census Bureau provided by HUD to help develop the Consolidated Plan.

Housing problems – Housing problems include substandard housing, cost burden, and overcrowding.

Substandard housing– Housing units that lack complete kitchen facilities and/or plumbing facilities.

Cost burden – A household that spends more than 30% of its income on housing is considered cost burdened.

Severe cost burden – A household that spends more than 50% of its income on housing is considered severely cost burdened.

Overcrowding – A household that has 1.01 or more persons occupying a room (excluding bathrooms and kitchens).

Severe overcrowding – A household that has 1.5 or more persons occupying a room (excluding bathrooms and kitchens).





Disproportionately Greater Needs

NA-15 Housing Problems

This section provides data on households with disproportionate housing needs. Data are presented by race and ethnicity and income category. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four. For Washington County, all data are pre-populated by HUD.

NA-20 Severe Housing Problems

This section provides data on households with disproportionately severe housing needs. Data are presented by race and ethnicity and income category. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four, which can be found at <http://www.huduser.org/portal/datasets/il.html>. All data are pre-populated by HUD.

NA-25 Housing Cost Burdens

This section provides data on households with housing cost burden. Housing cost burden occurs when households pay more than 30 percent of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income. Racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census.

NA-30 Discussion

This section summarizes the findings in the NA-15, NA-20, and NA-25 sections. Specifically, the County articulates which population groups experience the highest levels of disproportionate need, as well as those experiencing housing problems, severe housing problems, and cost burden.

According to HUD, **disproportionate need** occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanic households in the same income category have a housing problem, Hispanic households would have a disproportionate need.

Four Housing Problems

- Cost Burden
- Overcrowding
- Housing Unit lacks kitchen facilities
- Housing Unit lacks plumbing facilities

Four Severe Housing Problems

- Severe Cost Burden
- Severe Overcrowding
- Housing Unit lacks kitchen facilities
- Housing Unit lacks plumbing facilities

NA-35 Public Housing

This section provides a summary of the needs of residents living in public housing in Washington County. Information on the number of public housing units, the physical condition of such units, the restoration and revitalization needs of this housing, and other factors, such as the number of families on public housing and tenant-based waiting lists, is included. This section also includes the total number of Section 8 vouchers allocated to Washington County and the number of vouchers in use, as well as characteristics of voucher holders by voucher type.

NA-40 Homeless Needs Assessment

This section describes the nature and extent of **unsheltered** and **sheltered homelessness** in Washington County. This section includes data from the County’s **Coordinated Entry System** and the 2023 **Point-in-Time Count**. Specific information provided in this section includes estimates of the Consortium’s population experiencing homelessness each year, those becoming and exiting homelessness each year, and the average number of days a year residents experience homelessness. Additional information in this section includes estimates of the number and type of families in need of housing assistance and the nature and extent of homelessness by racial and ethnic group.



Key Terms

Coordinated Entry System – Washington County’s Coordinated Entry system, “Community Connect,” is an assessment and referral system to match people in need with available housing and shelter services. The system works both as a phone line and a data management system accessed by over 150 community workers to coordinate care for thousands of people served each year.

Point-in-Time Count – an annual, unduplicated count of people experiencing homelessness on a single night in January.

Sheltered homelessness – An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangement including: congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.

Unsheltered homelessness– An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

NA-45 Non-Homeless Special Needs Assessment

This section describes the housing and service needs of people who are not experiencing homelessness but do require supportive housing. Specifically, it includes summaries of the characteristics of these populations, what their needs are, and how they were determined. Special needs populations include, but are not limited to, older adults (age 62 and older), older adults who require assistance with three or more activities of daily living (i.e., bathing, walking, performing light housework), persons living with mental, physical, and/or developmental disabilities, persons living with alcohol or chemical dependency challenges, persons living with HIV/AIDS and their families, and survivors of domestic violence.

NA-50 Non-Housing Community Development Needs

This section provides a summary of the County’s priority non-housing community development needs, including public facility (e.g., community centers, senior centers), public improvements (e.g., sidewalk infrastructure improvements, better neighborhood lighting), and public service needs (e.g., mental health services, childcare). The section also describes how the County identified and determined its priority needs.

Market Analysis (MA)

MA-05 Overview

MA-10 Number of Housing Units

MA-15 Cost of Housing

MA-20 Condition of Housing

MA-25 Public and Assisted Housing

MA-30 Homeless Facilities and Services

MA-35 Special Needs Facilities and Services

MA-40 Barriers to Affordable Housing

MA-45 Non-Housing Community Development Assets

MA-50 Needs and Market Analysis Discussion

MA-60 Broadband Needs of LMI Households

MA-65 Hazard Mitigation

MA-05 Overview

The overview provides a summary of the key findings of the market analysis and sets the basis for some of the funding priorities that are described in the Strategic Plan. Specifically, the overview includes:

- The characteristics of the jurisdiction’s housing market in general, including the supply, demand, and condition and cost of housing;
- The housing stock available to serve persons with living with disabilities and other special needs;
- The condition and needs of public and assisted housing;
- An inventory of facilities, housing, and services that meet the needs of homeless persons;
- Regulatory barriers to affordable housing; and
- The significant characteristics of the jurisdiction’s economy.

MA-10 Number of Housing Units

This section provides a summary of the County’s rental properties by number of units (e.g., 1-unit detached, 2-4 units) and unit size by tenure (break down of units that are owner-occupied and rentals). Additionally, the section includes a summary of the county’s units and housing types assisted with federal, state, and local programs, as well as the identifying the number of units expected to be lost from the affordable housing inventory. The County must also describe whether the housing units available meet the needs of the population and which housing types are not being provide by the market.

MA-15 Cost of Housing

This section provides a summary of the County’s:

- Rental properties by number of units;
- The housing stock available to serve persons with disabilities and other special needs;
- The condition and needs of public and assisted housing;
- A brief inventory of facilities, housing, and services that meet the needs of homeless persons;
- Regulatory barriers to affordable housing; and
- The significant characteristics of the jurisdiction’s economy.

MA-20 Condition of Housing

This section provides information on the condition of Washington County’s housing stock, specifically if the units are in **standard condition** or **substandard condition**. Other information provided in this section includes the number of units by **tenure**, based on the number of “conditions” the unit has. Selected conditions are similar to housing problems in the needs assessment (defined on page 5 of this guide). The number of units estimated to contain lead-based paint* that are occupied by low- and moderate-income families, as well as the number of vacant units in the county, is also described in this section.

**For the purposes of this plan, the number of units built before 1980 occupied by households with children (under the age of six) serves as the default baseline of units that contain lead-based paint hazards.*

MA-25 Public and Assisted Housing

This section provides a concise summary of the needs of public housing in Washington County, including the number of public housing units in the county, the physical condition of such units, the restoration and revitalization needs of the units, the number of families on public housing and tenant-based waiting lists, and the County’s strategy for improving the living environment of low- and moderate-income families residing in public housing.



MA-30 Homeless Facilities

This section provides a brief overview of facilities, housing, and services that meet the needs of people experiencing homelessness within Washington County, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services includes both services targeted to people experiencing homelessness and mainstream services, such as health, mental health and employment services to the extent those services are used to complement services targeted at people experiencing homelessness.

MA-35 Special Needs Facilities and Services

This section describes the availability of facilities and services available to **special needs populations** in Washington County. Specifically, this section summarizes the supportive housing needs of these populations, which includes but are not limited to, older adults, people living with disabilities, people living with chemical dependency challenges, and farmworkers. Other information provided includes a description of the supportive housing programs available to people returning from mental and physical health institutions and a description of the activities the County plans to implement over the next year to address these needs.

MA-40 Barriers to Affordable Housing

This section provides a summary of whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in Washington County are affected by public policies. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges on development, growth limits, and policies that affect the return on residential investment.

MA-45 Non-Housing Community Development Assets

This section provides a concise summary of the Washington County’s priority **non-housing community development assets** and needs that are eligible for assistance. Other information included in this section relates to the local economic conditions in Washington County and how well the ability of the local workforce satisfies the needs of local businesses. Data on the county’s labor force, businesses and occupations by sector, education, and income is provided.

MA-50 Needs & Market Analysis Discussion

This section provides a summary of the populations or households in specific areas of the county that are more affected by multiple housing problems. HUD requires that the County describe **areas of racial or ethnic concentration** and whether the area falls within a **R/ECAP**. The section also describes the market characteristics, community assets, and strategic opportunities in these areas.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households

This section provides a concise summary of the need for broadband wiring and connections for households in Washington County, specifically for low- to moderate-income households and neighborhoods. Additionally, this section describes the need for increased competition by having more than one broadband internet service provider serving communities throughout the county.

MA-65 Hazard Mitigation

This section provides a summary of the County’s increased natural hazard risks associated with climate change, as well as the vulnerability to these risks of housing occupied by low- and moderate-income households throughout the county.

Key Terms

Standard condition- meets HUDs National Standards for the Physical Inspection of Real Estate (NSPIRE), as well as all relevant state and local codes.

Substandard condition- the unit is in poor condition and it is both structurally and financially feasible to rehabilitate.

Tenure- the arrangement in which someone occupies a home (e.g., owning the home or renting the home).

Special needs population- HUD defines these populations as individuals or groups who require specific housing assistance due to particular challenges or conditions.

Non-housing community development – public facilities, public improvements, public services and economic development projects (e.g. senior and community centers, sidewalk improvements, or homeless or job coaching services).

Areas of racial or ethnic concentration – Any neighborhood or Census tract in which the percentage of households in a particular racial or ethnic group is at least 20 percentage points higher than the percentage of that racial or ethnic group in the **overall jurisdiction**.

R/ECAP- A R/ECAP, or Racially or Ethnically Concentrated Area of Poverty, is defined as a Census tract that has family poverty rates exceeding 40% and more than 50% of residents who identify as people of color.



Strategic Plan (SP)

SP-05 Overview

SP-10 Geographic Priorities

SP-25 Priority Needs

SP-30 Influence of Market Conditions

SP-35 Anticipated Resources

SP-40 Institutional Delivery Structure

SP-45 Goals

SP-50 Public Housing Accessibility and Involvement

SP-55 Barriers to Affordable Housing

SP-60 Homelessness Strategy

SP-65 Lead-Based Paint Hazards

SP-70 Anti-Poverty Strategy

SP-80 Monitoring

SP-05 Overview

This section provides a high-level summary of the key points in the Strategic Plan, including but not limited to, the priority needs identified throughout the development of the plan, anticipated resources, goals, and how the County plans to monitor its housing and community development projects and ensure long-term compliance with program and comprehensive planning requirements.

SP-10 Geographic Priorities

While this section is intended to describe any geographic area within the county that will receive priority for resources and attention based on factors like poverty rates, housing needs, and community development challenges, Washington County does not designate any geographic area as a priority.

SP-25 Priority Needs

This section articulates the primary housing and community development needs that were identified through the needs assessment, market analysis, and community engagement process that Washington County plans to address over the five-year Consolidated Plan period (2025-2029). Priority needs are those that will be addressed by the goals outlined in the Strategic Plan.

SP-30 Influence of Market Conditions

This section describes how the characteristics of the county's housing market influenced allocation priorities among the following types of housing assistance: rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units (including the preservation of affordable housing units).



SP-35 Anticipated Resources

This section outlines the anticipated resources, including federal funding, state or local contributions, and private funding, available for implementing the goals articulated in the Consolidated Plan. The section also describes how federal funding will leverage additional resources and whether publicly-owned land or property located within the county will be used to address needs identified in the plan.

SP-40 Institutional Delivery Structure

This section describes the entities of the “institutional delivery structure,” including local government agencies, nonprofit organizations, and private-sector partners involved in delivering housing and community development services, as well as their roles and capacities. Additionally, this section provides an assessment of strengths and gaps in the service delivery system, the availability of services targeted to people experiencing homeless and people living with HIV, and how the service delivery system meets the needs of these populations. The section also summarizes the strategy for overcoming identified gaps in the institutional structure and service delivery system in order to address priority needs.

SP-45 Goals

This section identifies the specific and measurable goals Washington County intends to achieve over the five-year Consolidated Plan period to address priority needs. This section articulates the needs addressed, funding amounts, and outcomes for each respective goal as well as an estimate of number of **regulated affordable housing units** anticipated to be produced with HOME funds that serve households most in need.

SP-50 Public Housing Accessibility and Involvement

This section summarizes the County’s strategy to address the needs of **public housing units** and their tenants. Additional information includes a summary of the activities being implemented by the Housing Authority of Washington County (HAWC) to increase resident involvement in policy decisions that impact their living situations.

SP-55 Barriers to Affordable Housing

This section identifies the strategies that the County will implement to remove or mitigate the impacts of public policies that act as barriers to developing affordable housing.

Key Terms

Regulated affordable housing units – affordable housing is defined as housing where the household pays 30% or less of their gross income on total housing costs, including utilities. Regulated units are ensured to be affordable to various low-income levels through a compliance agreement with a government entity.

Public housing units – a form of government-subsidized housing, typically owned and operated by public housing authorities. Public housing units in Washington County are owned and operated by the Housing Authority of Washington County.

SP-60 Homelessness Strategy

This section summarizes the County’s strategy to reduce and end homelessness, including how the County will reach out to people experiencing homelessness and assess their needs, address emergency shelter and transitional housing needs, assist people experiencing homelessness with the transition to permanent housing and independent living, and how it will support those at risk of homelessness stay housed.

SP-65 Lead-Based Paint Hazards

This section describes the County’s proposed actions to evaluate and reduce lead-based paint hazards, increase access to housing without such health hazards, and how the actions will be integrated into housing policies and programs.

SP-70 Anti-Poverty Strategy

This section articulates a summary of the County’s goals, programs, and policies for reducing the number of families living in poverty. Specifically, the section includes how the Consolidated Plan is aligned with other efforts to reduce poverty among residents and a summary of the job training, job placement, life skills training, and employment opportunities and services available in the county.

SP-80 Monitoring

This section describes the County’s standards and procedures to monitor its housing and community development projects and ensure long-term compliance with federal program and comprehensive planning requirements.



Action Plan (AP)

AP-15 Expected Resources

AP-20 Annual Goals and Objectives

AP-35 Projects

AP-38 Project Summary

AP-50 Geographic Distribution

AP-55 Affordable Housing

AP-60 Public Housing

AP-65 Homeless and Other Special Needs Activities

AP-75 Barriers to Affordable Housing

AP-85 Other Actions

AP-90 Program Specific Requirements

AP-15 Expected Resources

This section outlines the expected resources for the specific program year, including federal funding, state or local contributions, and private funding, available for implementing the goals articulated in the Consolidated Plan. Similar to SP-35, the Consortium describes how federal funding will leverage additional resources and whether publicly-owned land or property located within the county will be used to address needs identified in the plan in the upcoming year.

AP-20 Goals and Objectives

This section reiterates the goals and addressed needs as articulated in SP-45, however, the funding amounts and outcomes for each respective goal are specific to the upcoming program year.

AP-35 Projects

This section provides a list of the projects to be funded over the next program year, as well as a summary of the reasons for allocation priorities and whether any obstacles to addressing underserved needs exist.

AP-38 Project Summary

This section provides more in-depth information for each respective project, including but not limited to, the goals supported, the needs addressed, how much funding the project received, an estimate of how many people/families will benefit from the activities, and a description of the proposed activities.

AP-50 Geographic Distribution

As described in SP-10, while this section is intended to describe the geographic area(s) within the county that will receive priority for resources and investment, Washington County does not designate any geographic area as a priority.

AP-55 Affordable Housing

This section describes the actions that the Consortium will take over the next year to promote affordable housing development. An estimate of the number (and type) of households to be supported through rental assistance, creation, rehabilitation, or preservation of affordable housing over the next year is also included.

AP-60 Public Housing

This section describes the actions that the Consortium will take over the next year to address public housing needs and encourage public housing residents to become more involved.

AP-65 Homeless and other Special Needs Activities

This section describes the actions that the Consortium will take over the next year to assess and meet the housing and service needs of people experiencing homelessness, as well as the housing and service needs of those at risk of homelessness.

AP-75 Barriers to Affordable Housing

This section describes the actions that the Consortium will take over the next year to remove or mitigate the impacts of public policies and regulations on affordable housing development.

AP-85 Other Actions

This section describes additional actions that the Consortium will take over the next year to reduce poverty among families, increase and preserve safe, affordable housing options, and increase efficiency and impact of the County's service delivery system.

AP-90 Program Requirements

This section describes how the Consortium complies with CDBG, HOME, and ESG funding program requirements.

2025-2029 Consolidated Plan

Washington County Consortium

Washington County and
The Cities of Hillsboro and Beaverton
Oregon



Acknowledgments

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Washington County Office of Community Development, the City of Beaverton, and the City of Hillsboro wishes to acknowledge and thank the hundreds of community members, government representatives, and non-profit and agency staff who participated in meetings, surveys, interviews and focus groups related to this plan.

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Washington County Consolidated Plan



Executive Summary

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200 (C), 91.220(B)

Introduction

This document is the five-year Consolidated Plan for Washington County, and Consortium cities of Beaverton and Hillsboro, which provides a vision, goals, and intentions for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD).

OVERVIEW

A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development funding from the U.S. Department of Housing and Urban Development (HUD). There are four HUD block grant housing and community development programs:

- **Community Development Block Grant (CDBG).** The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Potential programs include housing rehabilitation, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, or public services.
- **HOME Investment Partnership Program (HOME).** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers, or tenant-based rental assistance.
- **Emergency Solutions Grant (ESG).** The ESG program provides homeless persons with basic shelter and essential supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. ESG funds can be used for a variety of activities, including: rapid-rehousing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, and essential supportive services.
- **Housing Opportunities for Persons with AIDS (HOPWA).** The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the decent and affordable housing and suitable living environment needs for low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. *HOPWA funds are not received by Washington County directly; however, organizations within the county may receive HOPWA funds from the City of Portland to serve HIV/AIDS populations.*

CONSOLIDATED PLAN PURPOSE

The purpose of the Consolidated Plan is:

- To identify a city's, county's or state's housing and community development needs, priorities, goals, and strategies; and
- To articulate how funds will be allocated to housing and community development activities during the five-year planning period.

Annually, recipients of HUD block grant funds must prepare an Action Plan that details how funds will be spent in the current program year. This 2025-2029 Consolidated Plan combines the five-year Strategic Plan with the 2025 Action Plans (the first year of Action Plans for this Consolidated Plan period) for Washington County and the cities of Beaverton and Hillsboro. The Consortium will continue to work to comply with changing federal guidance as it applies to these programs.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Using the findings from the Needs Assessment, Housing Market Analysis, and community engagement process, Washington County's Office of Community Development (OCD) and staff from the cities of Beaverton and Hillsboro participated in two workshops during the development of the plan to identify needs and develop goals for the next five years. The County chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. To help identify needs and develop goals, the County and cities of Beaverton and Hillsboro utilized the following guiding principles:

Guidance: The urgency of the need.

- Priorities: Acute needs, including homelessness, eviction prevention, critical home repair, and support for special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities: Homeownership gaps; rent stabilization; mental and public health services; childcare/youth; and economic security.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources and which fall within the collective capacity of local service providers to produce.

The goals for the County's 2025-2029 Consolidated Plan are:

- **Increase housing stability of low-income renter households and special populations** (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing-related public services)
- **Improve public facilities and public infrastructure that benefit low- to moderate-income (LMI) people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate- income owners** (e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation)
- **Fund supportive services for low- to moderate-income and special needs populations.**

Evaluation of past performance

CDBG funds provided the following accomplishments in the first four years of the 2020-2025 Consolidated Plan (July 1, 2020-June 30, 2024):

- Supportive services – 7,010 persons
- Homeless Activities that Implemented "A Road Home: Community Plan to Prevent and End Homelessness" – 5,702 persons
- Workforce training assisted – 63 persons

- Housing Rehabilitation and weatherization improvement projects benefited 657 households. These included 94 households through the Office of Community Development’s Housing Rehabilitation Program, 44 households through Rebuilding Together, and 519 households through Community Action’s self-help and comprehensive weatherization programs.
- Public Facilities assisted 301 through the NAMI facility rehabilitation and 815 through the Marjorie Stewart Senior Center Siding and Window Replacement
- Public Infrastructure assisted 1,380 persons through the Tigard Frewing Street Sidewalk Improvements, 47 households through improvements in the City of Banks to the Park Street waterline replacement, 5,105 persons through Cornelius 4th Ave. and S. 20th sidewalks, 12,445 persons through Cornelius 9th and Davis roundabout, 179 persons through Banks Wilkes St. improvements, and 9,550 persons through Cornelius 12th Ave. sidewalks.

ESG funds provided the following accomplishments:

- Rapid re-housing served 177 persons
- Homeless prevention served 105 persons

HOME funds provided:

- Assistance to the development of 211 affordable housing units

Additionally, Washington County provided CV funds through both the ESG-CV and CDBG-CV funds.

- Respite Shelter served 150 persons
- Microenterprise technical assistance assisted 184 persons
- Rental Assistance was provided to 1,073 households
- Homeless support was provided to 262 persons

Summary of citizen participation process and consultation process

In collaboration with the cities of Beaverton and Hillsboro, Washington County’s Office of Community Development (OCD) implemented a robust community engagement strategy to help inform the development of the 2025-29 Consolidated Plan. More than 3,000 community members and stakeholders participated in the development of the Consolidated Plan.

- A **community needs survey** was available from March 6, 2024, to June 12, 2024, to better understand residents’ greatest housing, infrastructure, public service, and economic development needs. A total of 2,269 residents participated in the community needs survey—including 429 Beaverton residents, 502 Hillsboro residents, and 1,338 residents of the balance of Washington County (e.g., individuals living in communities outside of Beaverton and Hillsboro).
- **Public meetings.** Washington County’s OCD presented at several public meetings over the course of the plan’s development to receive feedback on the draft Consolidated Plan goals and priorities. A complete list of meetings can be found in the PR-10 section.
- **Open houses.** Two open house events and an online survey were during the plan’s development held to receive feedback on the draft Consolidated Plan goals and priorities.
- **Public hearings.** Three public hearings were held throughout the development of the Consolidated Plan. The first hearing, held on December 4, 2024, was hosted virtually to solicit feedback on the draft goals and priorities. There were eight members of the public in attendance. The second and third hearings, held on April 2, 2025 and April 24, 2025 were hosted virtually to solicit feedback on the draft Consolidated Plan and Action Plan.
- **Stakeholder consultations.** County staff engaged with many stakeholders, agencies, and organizations working directly with special needs populations in Washington County as well as

organizations with expertise in the areas of broadband, economic development, healthcare, homelessness, and infrastructure (among others). Consultations with stakeholders included in-depth interviews, roundtable events, large group meetings with breakout rooms, and presentations. Organizations and groups that participated in the consultation process for the Consolidated Plan between May 2024 and July 2024 are reflected in the table below.

Adelante Mujeres	Families for Independent Living	Providence
Beaverton Center for Mediation and Dialogue	Good Neighbor Center	Public Defenders Office
Bienestar	HealthShare Oregon	Salvation Army
Broadband Action Team	HomePlate Youth Services	Transcending Hope
Care Oregon	Housing and Supportive Services Network	Tualatin Valley Water District
Centro Cultural	Housing Authority of Washington County/ Department of Housing Services	Virginia Garcia
City of Tigard Emergency Services	Latino Policy Council	Washington County Community Corrections
City of Tualatin Public Works	McKinney Vento Liaisons from School Districts in the Cities of Beaverton, Hillsboro, Forest Grove, Sherwood, and West Cornelius	Washington County Developmental Disability Advisory Council
Clean Water Services	Mental Health and Addiction Association of Oregon	Washington County Economic Development
Community Action	Mercy Connections	Washington County Emergency Management
Community Housing Fund	Miracle's Club	Washington County Land Use and Transportation
Community Partners for Affordable Housing	New Narrative	Washington County Office of Sustainability
Easterseals Oregon	Northwest Housing Alternatives	West Tuality Habitat for Humanity
Emergency Management in Cities of Beaverton, Hillsboro, and Sherwood	Pacific Source	
Fair Housing Council of Oregon	Project Homeless Connect	

Summary of public comments

Comments received during the December 4, 2024, public hearing included:

- Consideration of community context for project size (e.g., communities with smaller lot sizes may be better suited for smaller projects to be integrated within the area compared to larger projects);
- More resources are needed to serve youth populations and young adults; and
- More 3- to 4-bedroom units are needed in the county, particularly for larger families.

Comments received during the March 24- April 24, 2025 public comment period included:

- Highlighting the importance of funding for unhoused youth and young adults. Gratitude for mentioning youth over 90 times throughout the plan and highlighting them as a special needs population.
- Concern with the MA-40 Section regarding public policies (particularly related to zoning) that are barriers to the development of affordable housing and residential development generally.

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

All comments received were accepted.

Summary

The 2025-2029 Consolidated Plan articulates and summarizes the housing and community development needs identified in the Needs Assessment and Housing Market Analysis and heard throughout the community engagement process. The County and the cities of Beaverton and Hillsboro used these findings to develop guiding principles that informed the priorities, goals, and strategies that will be addressed and implemented over the next five years. These priorities, strategies, and goals are summarized in the Strategic Plan while the implementation actions are identified in the Action Plan.

Guiding Principles

- The urgency of the need
- Ability to address housing and service gaps
- Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

Priority Needs

- Homelessness prevention services and support
- Eviction prevention
- Critical home repair
- Support for special needs populations
- Homeownership support
- Public services, including but not limited to, mental and public health services, childcare/youth, and economic security.

Goals

- **Increase housing stability of low-income renter households and special populations** (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing-related public services)
- **Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income owners** (e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation)
- **Fund supportive services for low- to moderate-income and special needs populations.**

The Process

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200 (B)

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

TABLE 1: RESPONSIBLE AGENCIES

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
CDBG Administrator, Washington County	Shannon Wilson, Program Manager	Washington County Office of Community Development
CDBG Administrator, City of Beaverton	Javier Mena, Affordable Housing Program Manager	City of Beaverton
CDBG Administrator, City of Hillsboro	Chris Hartye, Special Projects Manager	City of Hillsboro
HOME Administrator, HOME Consortia	Shannon Wilson, Program Manager	Washington County Office of Community Development
ESG Administrator	Shannon Wilson, Program Manager	Washington County Office of Community Development

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PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.215(I) and 91.315(I)

This section details the stakeholder consultation that informed the Consolidated Plan.

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

The Washington County Office of Community Development (OCD) conducted interviews and participated in meetings with several housing, health care, supportive service, and local government departments to ensure coordination and consistency between the Consolidated Plan and agency and organizational goals.

The County works closely with Multnomah and Clackamas Counties on strategic projects, capacity building initiatives, and system improvements through the Tri-County Planning Body which is tasked with identifying regional goals, strategies, and outcome metrics to address homelessness related to the regional SHS program. Additionally, tri-county partners worked to establish service provision partnerships with organizations through regional RFP and RFQ processes.

Washington County Department of Housing Services Homeless Services Division leverages systems of care to enhance coordination among providers and agencies through cross-sector alignment activities. These activities are launched in partnership with the Health and Human Services Department, Community Corrections Department, and other health system partners to end homelessness. For example, the Division established the Housing Liaisons Program which allows trained housing system navigators to work with staff in other divisions and departments to help participants navigate the County's homeless services system. The program was expanded in 2022 to include the Community Corrections Department which embedded two liaison positions in the department to facilitate connections to shelter and housing for people exiting the criminal justice system. The Homeless Services Division intends to focus their upcoming cross-sector alignment work on opportunities to fund services for people exiting hospitals by leveraging Medicaid funds.

In 2023, the counties launched the tri-county Built for Zero collaboration which resulted in staff coming together to learn how individual county Coordinated Entry systems are different and to share best practices. As part of these efforts, the tri-counties conducted a fully combined regional Point-in-Time (PIT) Count to provide analyses of regional trends in unsheltered and sheltered homelessness, and system improvements. The counties also participate in ongoing case conferencing with homelessness service providers.

Working with Metro, the tri-counties engaged with Health Share to continue coordination of the Health Share Housing Benefit Pilot. These efforts included identifying strategies for aligning the Housing Benefit Pilot with the existing homeless services system and integrating services to leverage health care and housing capacity. Coordination is currently underway to foster systems integration that aligns homeless services funding and capacity with the new capacity created by the 1115 Waiver housing benefit. Additionally, the County and its partners took major steps toward the regional implementation of the Homeless Management Information System. Multnomah County is now the regional HMIS administrator which will allow the counties to collaborate on data sharing and HMIS updates. The County will work with Multnomah and Clackamas counties to move toward regional visibility and a more comprehensive integration of each county's HMIS system. Additionally, OCD attends monthly meetings of two housing and services-related groups to ensure activity coordination -

the Coalition of Housing Advocates (housing advocates, developers and county/city planning and other staff involved in housing issues) and the Housing and Supportive Services Network (a group of direct service providers, homeless/formerly homeless consumers, advocates, business, nonprofit and public agencies who share a commitment to supporting people at risk or experiencing homelessness).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth and persons at risk of homelessness)

The Washington County Office of Community Development (OCD) works with the Homeless Solutions Advisory Council, the Continuum of Care (CoC) Board for the county, to ensure a coordinated and collaborative approach to the work to make homelessness in Washington County rare, brief and non-recurring. The Homeless Solutions Advisory Council provides high-level oversight to the large suite of programs and services provided to Washington County households who are at risk of losing their housing or are unhoused. One of the primary goals of the Council is to ensure that the broadest possible array of voices from the Washington County community, particularly those who have faced housing crises and/or homelessness, have access to the planning process and implementation of programs or program changes.

The Homeless Solutions Advisory Council meets monthly to engage with and promote Washington County's homelessness response plans and encourage collaborative partnerships across a wide array of service systems. Additionally, the Council provides oversight of budgeting and program investments for all funding for homeless services including the voter-approved Supportive Housing Services measure, the Governor's Executive Order initiative on homelessness, federal Continuum of Care funds, and other state and local resources. The Homeless Solutions Advisory Council also has three technical subcommittees:

- **Performance Evaluation**, which reviews annual system performance reports and makes recommendations for overall system improvements that County staff will apply to funding decisions;
- **Lived Experience**, which is comprised of persons who have experienced homelessness in the community and who are interested in providing feedback relating to all aspects of the County's Homeless Services programming as well as its strategic and annual work plans.
- **Procurement**, which provides input into the procedures for how procurement processes are conducted, how contracts are awarded, and for defining local funding priorities for the annual CoC HUD NOFO based on the information provided by the Performance Evaluation subcommittee.

The County also supports operation of Community Connect, the County's Coordinated Entry System (CES) for the provision of housing and homeless services in Washington County. For the development of this Consolidated Plan, the Office of Community Development consulted with the Homeless Solutions Advisory Council on the draft goals and priorities after consulting with the Housing and Supportive Services Network to help identify the current needs of people experiencing or at risk of homelessness (including chronically homeless individuals and families, families with children, veterans, and youth) and persons at-risk of homelessness which informed the Needs Assessment section of this plan.

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

Washington County Office of Community Development (OCD) consulted with the Homeless Solutions Advisory Council to discuss the allocation of Emergency Solutions Grant (ESG) funding for eligible activities, develop ESG performance standards, and provide on-going evaluation of ESG projects to refine established ESG policies for the provision of housing and homeless services in Washington County. Consultation with the Homeless Solutions Advisory Council provided the forum for the participation of local homeless service providers in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County's homeless programs. Policies and other decisions resulting from the consultation include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, as well as the development of a process to ensure that policies and procedures related to the administration and operation of the County's ESG-funded programs and Homeless Management and Information System (HMIS) are evaluated annually.

The Performance Evaluation subcommittee was consulted in May 2024 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation was taken before the full Council at its May 2024 meeting to approve the proposed allocations. OCD will continue to consult with the CoC via the Homeless Solutions Advisory Council annually to determine activities to be funded. Additionally, the ESG subrecipient presents accomplishments to the Performance Evaluation subcommittee annually.

More information about ESG policies and procedures can be found online at:

<https://www.washingtoncountyor.gov/commdev/policies-and-procedures>.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

County staff engaged with many stakeholders, agencies, and organizations working directly with special needs populations in Washington County as well as organizations with expertise in the areas of broadband, natural disaster and hazard mitigation, economic development, healthcare, homelessness, and infrastructure (among others). Consultations with stakeholders included in-depth interviews, roundtable events, large group meetings with breakout rooms, and presentations.

Organizations and groups that participated in the consultation process for the Consolidated Plan between May 2024 and July 2024 include:

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Adelante Mujeres	Families for Independent Living	Providence
Beaverton Center for Mediation and Dialogue	Good Neighbor Center	Public Defenders Office
Bienestar	HealthShare Oregon	Salvation Army
Broadband Action Team	HomePlate Youth Services	Transcending Hope
Care Oregon	Housing and Supportive Services Network	Tualatin Valley Water District
Centro Cultural	Housing Authority of Washington County/ Department of Housing Services	Virginia Garcia
City of Tigard Emergency Services	Latino Policy Council	Washington County Community Corrections
City of Tualatin Public Works	McKinney Vento Liaisons from School Districts in the Cities of Beaverton, Hillsboro, Forest Grove, Sherwood, and West Cornelius	Washington County Developmental Disability Advisory Council
Clean Water Services	Mental Health and Addiction Association of Oregon	Washington County Economic Development
Community Action	Mercy Connections	Washington County Emergency Management
Community Housing Fund	Miracle's Club	Washington County Land Use and Transportation
Community Partners for Affordable Housing	New Narrative	Washington County Office of Sustainability
Easterseals Oregon	Northwest Housing Alternatives	West Tuality Habitat for Humanity
Emergency Management in Cities of Beaverton, Hillsboro, and Sherwood	Pacific Source	
Fair Housing Council of Oregon	Project Homeless Connect	

Washington County took a unique and collaborative approach to stakeholder consultation as most of these groups were consulted by attending existing organizational and service provider meetings. Stakeholders appreciated this approach and generally provided thoughtful and candid input. For example, a virtual meeting with the Housing and Supportive Services Network was held on May 1, 2024, to identify the greatest unmet needs, challenges providing housing and services to community members, populations that are not being served within the current system of care, as well as barriers to finding a place to live. To understand the unique needs of community members in Washington County, participants were broken into the following groups: Homeless Services; Youth Services; Persons with Disabilities; and Other Special Populations (Seniors, Veterans, Survivors of Domestic Violence, etc.).

Another key example of this approach was a roundtable event held on July 2, 2024, with representatives from Community Action, West Tuality Habitat for Humanity, and the Office of Community Development to discuss the greatest housing and service needs for communities in Washington County as well as needed housing activities, specifically opportunities for housing rehabilitation activities.

Groups that were consulted for feedback on the draft goals and priorities between September and November 2024 include:

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED, CONTINUED

Advisory Council on Racial Equity	Committee for Community Involvement
Homeless Solutions Advisory Council	Housing Advisory Committee
Policy Advisory Board	TV Highway Equity Coalition

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

No agencies were intentionally excluded from the consultation for development of this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

No agencies were intentionally excluded from the consultation for development of this Plan.

TABLE 3: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

NAME OF PLAN	LEAD ORGANIZATION	HOW DO THE GOALS OF YOUR STRATEGIC PLAN OVERLAP WITH THE GOALS OF EACH PLAN?
2023 PIT Homeless Count	Washington County Department of Housing Services	Homeless individuals are a prioritized population in Washington County's Strategic Plan.
2024 Public Housing Authority (PHA) Plan	Housing Authority of Washington County	Washington County's HOME Program prioritizes projects that meet the lowest income levels (at or below 50% MFI).
Oregon Statewide Housing Plan	Oregon Housing and Community Services	Washington County will also support both rental and homeownership projects for those below 80% MFI.
Supportive Housing Service Annual Work Plans	Greater Portland (Washington, Clackamas, and Multnomah Counties)	Annual goals, outcome metrics, and progress tracking to reduce homelessness, displacement, and expand services and programming to residents.
Washington County Natural Hazard Mitigation Plan	Washington County Emergency Management	Improving public facilities and public infrastructure that can help mitigate hazards and protect people, property, and the environment and increase resilience is an objective of the County's Strategic Plan.
Washington County Strategic Plan	Washington County	The 2024-28 Strategic Plan organizational goals for OCD align with the goals and objectives in the County's Strategic Plan.
Washington County Comprehensive Plan	Washington County Department of Land Use & Transportation	The County's Comprehensive Plan and its growth and development goals align with the Strategic Plan goals and objectives in the Consolidated Plan.
Tualatin Valley Highway Corridor Equitable Development Action Plan	Unite Oregon and Washington County Economic Development	Washington County will fund rental and homeownership programs.
Evaluation of Affordable Housing Investment Opportunities	Metro	Washington County will support both rental and homeownership projects for those below 80% MFI.
Metro Affordable Housing Bond Program Washington County Local Implementation Strategy	Housing Authority of Washington County	Washington County will support both rental and homeownership projects for those below 80% MFI.
Metro Affordable Housing Bond Beaverton Local Implementation Strategy	City of Beaverton	Washington County will support both rental and homeownership projects for those below 80% MFI.
Metro Affordable Housing Bond Hillsboro Local Implementation Strategy	City of Hillsboro	Washington County will support both rental and homeownership projects for those below 80% MFI.
2023 Housing Needs Analysis Report	City of Beaverton	Washington County will support both rental and homeownership projects for those below 80% MFI.
Continuum of Care	Washington County Department of Housing Services	Homeless individuals are a prioritized population in the Strategic Plan.

2023 Housing Production Strategy Report	City of Beaverton	Washington County and the City will support both rental and homeownership projects for those below 80% MFI.
2021 City of Tigard Housing Needs Analysis & Housing Market Analysis	City of Tigard	Washington County will support both rental and homeownership projects for those below 80% MFI.
2023 City of Hillsboro Housing Needs Analysis Report	City of Hillsboro	Washington County will support both rental and homeownership projects for those below 80% MFI.
Hillsboro Comprehensive Plan	City of Hillsboro	Consolidated Plan goals align with the Housing and Public Facilities and Services goals of the City's comprehensive plan.
Washington County Local Disaster Recovery Framework	RDPO and Washington County	The public infrastructure/facilities and supportive services Con Plan goals support the priorities articulated in the County's local disaster recovery framework.
Washington County Broadband Investment Strategy	Washington County	Access to affordable and reliable broadband is addressed through the improving public infrastructure and supportive service Con Plan goals.
Comprehensive Economic Development Strategy	Greater Portland, Inc.	Consolidated Plan goals support equitable access to economic and wealth creation opportunities.
Action Plan for Manufactured Housing Communities	Washington County	Stabilizing homeowner housing to include rehabilitation of aging manufactured homes.
Washington County Community Health Needs Assessment	Washington County	Housing stability, quality, safety, and affordability all affect health outcomes.
Washington County Early Childcare Analysis	Washington County	An identified priority under the supportive service goal in the Consolidated Plan is addressing childcare/youth needs.
Washington County Economic Development Workplan	Washington County	Consolidated Plan goals support the upward economic mobility of workers and ensuring access to fundamental elements of economic advancement.
2025-29 Disability, Aging and Veteran Services (DAVS) Area Plan	Washington Department of Health and Human Services	Consolidated Plan goals support special population needs, including older adults, residents living with disabilities, and veterans.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Washington County's Office of Community Development, in collaboration with the Cities of Beaverton and Hillsboro, are the entities responsible for the implementation of the 2025-2029 Consolidated Plan.

Washington County, Beaverton, and Hillsboro conduct annual application processes for Community Development Block Grant (CDBG) funds. A parallel process is conducted by the County for HOME Investment Partnership funds. The County will hold one application process for Emergency Solutions Grant funds for the entire five-year Consolidated Plan period. The results of this application process inform each Annual Action Plan (AAP), which detail how funds will be awarded to implement the Consolidated Plan.

Each fall, the Washington County Office of Community Development, in collaboration with the cities of Beaverton and Hillsboro, prepare the Consolidated Annual Performance and Evaluation Report (CAPER), which describes the achievements of the prior year and Consolidated Plan period to-date, reporting on how achievements compare to the goals set in the Consolidated Plan. Adjustments to the goals in the Consolidated Plan may be made through formal amendments to the Consolidated Plan, as needed.

The successful implementation of this plan depends on the coordinated and voluntary actions of the Department of Housing Services, the Housing Authority of Washington County, the Department of Land Use and Transportation, area non-profit service providers, participating cities, and non-profit and private affordable housing developers. This information will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER). The CDBG, HOME and ESG funding processes will align with the goals established in this plan.

Within Washington County, coordination will occur through the following entities:

- The Policy Advisory Board (PAB) includes elected officials and representatives of cities within the county. The PAB oversees administration of federal funding received by the US Department of Housing and Urban Development by the Office of Community Development and provides a venue for the public hearings described in the Community Participation Plan. Washington County Office of Community Development staffs the PAB, which generally meets monthly.
- The Coalition of Housing Advocates (CHA) discusses and develops solutions to housing problems and disseminates information. The CHA meets monthly and is staffed by the Department of Housing Services.
- The Housing and Supportive Services Network (HSSN) provides networking and education opportunities to service providers working in the region and housing and supportive services assignments. It meets monthly and is staffed by the Department of Housing Services.
- The Homeless Solutions Advisory Council coordinates implementation of homelessness programs and the Continuum of Care requirements. It meets monthly and is staffed by the Department of Housing Services. There are several subcommittees that work under this board which include the Performance Evaluation subcommittee, Lived Experience subcommittee, and Procurement Subcommittee.

Narrative

Washington County Office of Community Development staff participate in the Northwest Association of Community Development Managers (NWACDM), which is a coalition of Community Development Block Grant (CDBG) entitlement communities from HUD Region X (includes Alaska, Idaho, Oregon and Washington). Staff attend bi-monthly member calls that provide an opportunity for training, support, and collaboration. In addition, one current OCD staff member participates on the NWACDM Board.

Washington County, the City of Beaverton, and the City of Hillsboro work together as a consortium in the development of the Consolidated Plan, Annual Action Plan (AAP), and Consolidated Annual Performance and Evaluation Report (CAPER). Throughout the development of this Consolidated Plan, the consortium worked together to draft shared goals for the five-year plan period to ensure coordination of efforts throughout the county.

PR-15 CITIZEN PARTICIPATION - 91.401, 91.105, 91.115, 91.200(C) and 91.300(C)

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

In collaboration with the cities of Beaverton and Hillsboro, Washington County's Office of Community Development led a robust community engagement strategy to inform the development of the Consolidated Plan. More than 3,000 community members and stakeholders participated in development of this Plan.

COMMUNITY SURVEY

To help inform funding prioritization, the County and cities developed a community needs survey to understand respondents' greatest housing, infrastructure, public service, and economic development needs. The survey was available online from March 6, 2024, to June 12, 2024, in English and 11 languages (Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, and Somali); paper copies of the survey were available. A total of 2,269 residents participated in the survey— including 429 Beaverton residents, 502 Hillsboro residents, and 1,338 residents of the balance of Washington County (e.g., individuals living in communities outside of Beaverton and Hillsboro). Most surveys were taken in English (2,210 surveys) or Spanish (51 surveys).

The County broadened community participation by working with trusted groups and networks to promote the survey. County staff also broadened participation by mailing paper copies of the survey to 500 former housing rehabilitation and woodstove exchange program clients. The majority of those who received mailed copies of the survey are of low-to moderate-income, have a disability, and/or are elderly. Promotional flyers were translated into the Safe Harbor languages to increase participation among persons with limited English proficiency (LEP). These efforts provided unique perspectives, which were considered in developing the guiding principles for fund allocation and goal-setting.

County staff participated in two workshops with the Cities of Beaverton and Hillsboro to review the community engagement findings along with data from the needs assessment and market analysis. The County chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. Priority needs, which are considered in subrecipient awards, reflect the priority needs of community members as communicated through the survey results.

PUBLIC MEETINGS AND OPEN HOUSE EVENTS

Washington County's Office of Community Development (OCD) presented at several public meetings to receive feedback on the draft Consolidated Plan goals and priorities. The following public meetings were attended by County and/or City staff:

- **Housing Advisory Committee** meeting, September 26, 2024
- **Advisory Council on Racial Equity** meeting, October 7, 2024
- **Beaverton City Council**, October 15, 2024
- **Committee for Community Involvement**, October 15, 2024
- **Homeless Solutions Advisory Council**, October 17, 2024

Two open house events and an online survey were held to receive feedback on the draft Consolidated Plan goals and priorities.

- Open house event hosted at the **Tigard Library**, October 16, 2024
- Open house event hosted at **Centro Cultural de Washington County**, October 17, 2024
- Open house event available as a survey

PUBLIC HEARINGS

Three public hearings were held throughout the development of the Consolidated Plan.

- **December 4, 2024** – Public hearing hosted virtually to solicit feedback on the draft goals and priorities.
- **April 2, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.
- **April 24, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.

TABLE 4: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

SORT ORDER	MODE OF OUTREACH	TARGET OF OUTREACH	SUMMARY OF RESPONSE/ ATTENDANCE	SUMMARY OF COMMENTS RECEIVED	SUMMARY OF COMMENTS NOT ACCEPTED AND REASONS	URL (IF APPLICABLE)
1	Community Survey	Non-targeted/ broad community	2,269 survey responses— 429 Beaverton residents, 502 Hillsboro residents, and 1,338 residents of the balance of Washington County.	Please see Appendix C— Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
2	Public Meeting	Non-targeted/ broad community	A Housing Advisory Committee meeting was held on September 26, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/documents/september-2024-hac-meeting-minutes/download?inline
3	Public Meeting	Non-targeted/ broad community	An Advisory Council on Racial Equity meeting was held on November 4, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://washingtoncounty.civicweb.net/Portal/MeetingInformation.aspx?id=12837
4	Public Meeting	Non-targeted/ broad community	A Beaverton City Council meeting was held on October 15, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://beaverton.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=2927
5	Public Meeting	Non-targeted/ broad community	A Committee for Community Involvement meeting was held on October 15, 2024 . Approximately 16 members of the public were in attendance.	Please see Appendix C— Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	https://www.washingtoncountyor.gov/office/documents/cciminutes101524-0/download?inline
6	Public Meeting	Non-targeted/ broad community	A Homeless Solutions Advisory Council meeting was held on October 17, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/homeless-services-division/documents/101724-solutions-

						council-meeting-agenda/download?inline
7	Public Meeting	Non-targeted/ broad community	An open house event was held on October 16, 2024 at the Tigard Public Library. There were 14 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
8	Public Meeting	Non-targeted/ broad community	An open house event was held on October 17, 2024 at Centro Cultural de Washington County. There were 7 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
9	Community Survey	Non-targeted/ broad community	12 survey responses	Please see Appendix C—Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
10	Public hearing	Non-targeted/ broad community	A public hearing was held during the Policy Advisory Board (PAB) on September 12, 2024 . No members of the public attended the hearing.	n/a	n/a	https://www.washingtoncountyor.gov/commdev/documents/minutes-3/download?inline
11	Public hearing	Non-targeted/ broad community	A public hearing was held on December 4, 2024 . There were 8 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
12	Public hearing	Non-targeted/ broad community	A public hearing will be held on April 2, 2025 . No members of the public attended the hearing.	n/a	n/a	n/a
13	Public hearing	Non-targeted/ broad community	A public hearing will be held on April 24, 2025 . No members of the public were in attendance.	Please see Appendix C - Community Engagement Findings.	All comments were reviewed and accepted.	n/a

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of community members. Primary needs include:

Cost burden and severe cost burden. for both renter and owner households, are the most common housing problems in Washington County, with renters being more affected than owners. According to HUD data, about 32,000 low- to moderate-income renter households and 24,000 low- to moderate-income owner households are either cost burdened (spending 30% or more of their income on housing) or severely cost burdened (spending 50% or more of their income on housing).

Gaps in homeownership. Washington County not only has a large homeownership gap in rates among non-Hispanic White and racial/ethnic minority groups but rates of ownership for these households are also declining.

Public housing and housing choice voucher holders. The Housing Authority of Washington County owns and operates units for low-income households and provides rental subsidies through the federal Housing Choice Voucher (HCV) program and regional programs. The lack of available rent assistance with a high demand and high per unit cost results in the need for a waitlist. At the time this Consolidated Plan was prepared, approximately 1,600 households were on the HCV waitlist. Collectively, there are more than 13,000 households across 15 HAWC waiting lists.

Homelessness. According to Washington County's most recent full Point-In-Time (PIT) Homeless Count, there were a total of 773 people experiencing homelessness in January 2023. Of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). The data show a decline in Washington County's population experiencing homelessness (4% or 35 fewer homeless people) over the past year, as well as a significant decrease in the number of individuals experiencing chronic homelessness (22 percentage point decline over the same time period) and over 35% reduction in unsheltered homelessness. However, homelessness continues to be an issue in the region overall, as the supply of affordable housing units fails to meet the demand through a range of low/moderate income levels. In addition, Coordinated Entry data shows homelessness inflow figures continue to outpace outflow data.

Homeless youth. According to McKinney-Vento data, 3,224 pre-Kindergarten to 12th grade children were identified as experiencing homelessness in Washington County in 2022-2023. This count is 53% higher than the 2021-2022 count of approximately 2,100 students. In meetings with McKinney-Vento Liaisons, County staff heard that the number of youth experiencing homelessness across Washington County is increasing as the needs of homeless youth are unmet by the County's service delivery system and Continuum of Care.

Non-homeless special needs. Of the special needs populations identified, the largest population with housing or service needs are community members with alcohol or other drug addictions (37,343 persons), followed by community members living with disabilities (10,243 persons) and elderly community members (8,852 persons). Lack of accessible and deeply subsidized housing in appropriate settings, permanent supportive housing, and mental health services were identified as top needs across all non-homeless special needs populations in the county.

Non-Housing Community Development needs. Non-housing community development needs were informed by community member input and stakeholder consultation. Highlighted needs included mental health centers and services, childcare centers and services, substance abuse services, rental assistance, and fair housing activities. Road improvements, sidewalks, and broadband infrastructure were other needs highlighted by balance of county residents.

A note on terminology. Eligibility for housing programs is generally based on where a resident’s income falls within HUD-determined Area Median Income (AMI) categories. AMI varies by county or metropolitan statistical area and is dependent on household size. When referring to a four-person household, Area Median Income is called Median Family Income (MFI). Washington County is part of the Portland-Vancouver-Hillsboro, OR-WA MSA, where the overall MFI (the AMI for a four-person household) is \$116,900.

Throughout this report, “MFI” is used when the four-person AMI or the MFI has been applied to the income distribution of households of all sizes. “AMI” is used in instances where AMI limits in calculations vary by household size.

NA-10 HOUSING NEEDS ASSESSMENT – 24 CFR 91.405, 24 CFR 91.205 (A, B, C)

Summary of Housing Needs

Washington County lies to the west of the city of Portland and is a part of the Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area. While its proximity to Portland, as well as transportation connectors of major highways and light-rail system, has influenced the population growth in the county, a large portion of the county remains unincorporated and rural.

Population and Household Growth

Washington County’s population grew by 35% between 2000 and 2022 with an additional 154,834 people living in the county. Households experienced a greater percentage increase during this time with an increase of 40% or around 68,157 more households. Income growth since 2000 has been healthy in Washington County with median income growing from just over \$52,000 per year to almost \$99,000 per year—representing an increase of 90%.

Overall, 48% of households in the county earn low-to moderate-incomes (less than 100% MFI). Half of large family households, defined as families with five or more members, and households containing at least one person aged 62-74 earn low-to moderate-incomes. Low-to moderate-incomes are slightly more common for households with one or more children aged 6 or younger (52%) and most common for households containing at least one person aged 75 or older (71%—though this is expected as many people in this age range are retired). Small family households, defined as families with two to four members, earn incomes greater than 100% MFI at the greatest rate (only 37% of these households earn low-to moderate-incomes).

The HUD tables below capture these trends.

TABLE 5: HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

DEMOGRAPHICS	BASE YEAR: 2000	MOST RECENT YEAR: 2022	% CHANGE
Population	445,342	600,176	34.8%
Households	169,162	237,319	40.3%
Median Income	\$52,122	\$98,906	89.8%

Data: 2022 ACS 1-Year, 2000 U.S. Census

TABLE 6: TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21,004	22,489	37,585	24,630	116,275
Small Family Households	6,018	6,730	14,459	10,384	65,360
Large Family Households	1,113	1,813	2,962	2,979	9,027
Households contains at least one person 62-74 years of age	4,491	5,215	8,035	6,007	23,356
Household contains at least one person age 75 or older	3,964	4,485	5,039	2,039	6,217
Households with one or more children 6 years old or younger	2,979	3,231	5,640	3,999	14,539

Data: 2016-2020 CHAS; *HAMFI stands for HUD Area Median Family Income

Housing Needs Summary Table

The Comprehensive Housing Affordability Strategy (CHAS) tables in this document present 2016-2020 CHAS data because 2017-2021 CHAS data were not available in HUD's Integrated Disbursement and Information System (IDIS) when this plan was prepared in October and November 2024. Based on the HUD housing problems identifiers in CHAS data, Washington County has significant housing needs. The tables below convey the total need of low- and moderate-income households (households with income below 100% MFI) by household type, including tenure, household composition, and income level (percent MFI), and HUD designated housing problems. When applicable, totals are used to calculate the share of households that experience a given problem/need.

HUD designated housing problems presented in the table below include:

- **"Substandard Housing,"** defined as lacking complete plumbing or kitchen facilities,
- **"Severely Overcrowded,"** defined as a household with greater than 1.51 people per room (and complete kitchen and plumbing),
- **"Overcrowded,"** defined as a household with between 1.01 and 1.5 people per room,
- **"Severe Housing cost burden,"** defined as dedicating more than 50% of household income to housing costs (referred to as "Severe Cost Burdened" in this document),
- **"Housing cost burden,"** defined as dedicating more than 30% of household income to housing costs (referred to as "Cost Burdened" in this document),
- **"Zero/negative income."**

Cost burden is important because it indicates how well a household can manage other expenses (childcare, eldercare, transportation, health care, etc.) and how much disposable income a household has to contribute to the economy.

The Housing Problems tables below indicate that cost burden and severe cost burden are the most common housing problems for both owners and renters. As shown in Table 7, 17,763 low- to moderate-income renter households are cost burdened and pay between 30% and 50% of monthly income in housing costs. Another 14,596 low- to moderate-income renter households are severely cost burdened

and pay more than 50% of monthly income for housing. Extremely low-income renters are more likely to experience severe cost burden than cost burden. This is a result of the shortage of affordable units and rental affordability vehicles including rent subsidies (e.g. vouchers) to serve these households. The next most common housing problems for renter households are overcrowding (3,807 renter households are overcrowded or severely overcrowded) and substandard housing (affecting 2,454 renter households).

Owner households experience each housing problem less frequently than renter households. Like renter households, owner households most frequently face the problems of cost burden (affecting 13,465 low- to moderate-income owner households) and severe cost burden (affecting 10,660 low- to moderate-income owner households). Zero/negative income is more common than substandard housing, overcrowding, and severe overcrowding for owner households.

Table 8 shows that over half of renter households earning 0-30% AMI and 31-50% AMI and over half of owner households earning 0-30% AMI have at least one of the four HUD-designated severe housing problems. Overall, 36% of renter households face at least one severe housing problem, compared to 25% of owner households.

Table 9 and 10 show that 68% of low-income households pay more than 30% of monthly income for housing costs, and that 26% of low-income households pay more than 50% of monthly income. Small, related households are cost burdened at higher rates than other types of households, while elderly households are severely cost burdened at the highest rates.

Table 11 presents details on overcrowding. Over 3,913 renter households are overcrowded, compared to 850 owner households. Most (86%) of the county's overcrowded housing units house members of a single family.

TABLE 7: HOUSING PROBLEMS TABLE

	RENTER					OWNER				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	905	549	700	300	2,454	193	135	10	55	393
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	343	393	585	194	1,515	65	19	123	44	251
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	510	834	628	320	2,292	30	112	220	244	606
Housing cost burden greater than 50% of income (and none of the above problems)	8,844	4,908	814	30	14,596	4,977	3,429	1,948	306	10,660
Housing cost burden greater than 30% of income (and none of the above problems)	695	5,092	10,024	1,952	17,763	867	2,601	6,743	3,254	13,465
Zero/negative Income (and none of the above problems)	1,067	0	0	0	1,067	743	0	0	0	743

Data: 2016-2020 CHAS

TABLE 8: HOUSING PROBLEMS 2 TABLE

	RENTER					OWNER				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,638	6,682	2,719	845	20,884	5,276	3,704	2,309	656	11,945
Having none of four housing problems	2,770	6,499	17,239	10,204	36,712	2,317	5,618	15,294	12,925	36,154
Households has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data: 2016-2020 CHAS

TABLE 9: COST BURDEN >30%

	RENTER				OWNER			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,612	3,823	4,563	11,998	1,381	1,898	3,201	6,480
Large Related	818	857	539	2,214	89	290	1,022	1,401
Elderly	2,994	3,082	1,952	8,028	3,819	3,243	3,335	10,397
Other	3,707	3,609	4,634	11,950	802	714	1,311	2,827
Total need by income	11,131	11,371	11,688	34,190	6,091	6,145	8,869	21,105

Data: 2016-2020 CHAS

TABLE 10: COST BURDEN >50%

	RENTER				OWNER			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	1,280	1,280	1,196	1,210	0	2,406
Large Related	0	0	275	275	64	113	115	292
Elderly	2,795	1,984	465	5,244	3,186	1,626	1,044	5,856
Other	0	3,434	1,829	5,263	739	0	0	739
Total need by income	2,795	5,418	3,849	12,062	5,185	2,949	1,159	9,293

Data: 2016-2020 CHAS

TABLE 11: CROWDING INFORMATION 1/2

	RENTER					OWNER				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	854	1,062	1,048	388	3,352	95	96	290	244	725
Multiple, unrelated family households	0	170	99	38	307	0	34	48	43	125
Other, non-family households	29	80	60	85	254	0	0	0	0	0
Total need by income	883	1,312	1,207	511	3,913	95	130	338	287	850

Data: 2016-2020 CHAS

TABLE 12: CROWDING INFORMATION 2/2

	RENTER				OWNER			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Overcrowded Households with Children Present	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Data: 2016-2020 CHAS

Describe the number and type of single person households in need of housing assistance.

There are 61,703 single person households in Washington County and 7% (4,455 households) experience housing needs based on the proportion living in poverty. The number of single person households experiencing housing needs is projected to grow to 4,775 (an increase of 7%) in the next five years.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with people experiencing disabilities. Households with people experiencing disabilities have some of the highest rates of housing assistance need. According to 2016-2020 CHAS data, there are 47,555 households that include an individual living with a disability, representing 21% of households in the county. Of households with at least one individual with a disability in Washington County, 42% or 19,820 households have one or more of the HUD-designated housing problems, though this differs by disability type.

Non-institutional, community-support settings that are accessible, visitable, and easily accessible to public transportation are best able to meet the housing needs of many households with people experiencing disabilities, but these households face unique barriers in securing housing. According to 2023 ACS 1-year estimates, 36% of residents aged 16 or older and living with disabilities are employed compared to 73% of all county residents over the age of 16. In general, individuals with disabilities are less likely to be employed than the rest of the population and resultantly tend to have lower household incomes than individuals with no disabilities. Complicating affordability challenges, these households require units that meet specific accessibility requirements depending on the type and extent of disability experienced in the household. Low-income households containing individuals with disabilities require housing assistance in the form of public housing or rental assistance to afford these units, but very few eligible households (around 16% in 2021 according to a recent report by the Urban Institute) actually receive assistance.

The Washington County Department of Health and Human Services reports that approximately 1,379 youth with developmental disabilities and 1,749 adults with developmental disabilities receive case management from the County. Of those adults aged 18 years and older, 779 receive comprehensive in-home support. For persons with developmental disabilities, case management, in-home supports, foster care homes, and adult care group homes are critical to meet community members' needs.

Victims of domestic violence. According to the State of Oregon’s 2021 Report of Domestic Violence, domestic violence was a factor in at least 3,735 offenses reported to law enforcement agencies in the county in 2021. Reported cases of domestic violence underrepresent the extent of actual domestic violence incidents due to fear of retaliation from reporting.

According to CDC data from the National Intimate Partner and Sexual Violence Survey (NISVS), 4.5% of women and 2.8% of men in the United States experience stalking, physical violence, and/or contact sexual violence by an intimate partner resulting in related impacts each year. Based on these national rates, it is estimated that 10,710 women and 6,572 men experience domestic violence resulting in related impacts in the county each year.

According to the National Network to End Domestic Violence, generally, all intimate partner violence(IPV) victims need health care and counseling immediately following the event(s) and continued mental health support to assist with the traumatic stress disorder related to the event(s). Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims.

NISVS data show that nationally, 13.4% of female victims and 5.3% of male victims will need housing assistance as a result. Based on these rates and the estimates of annual domestic violence incidents in the county, approximately 1,787 victims need housing assistance due to domestic violence each year.

What are the most common housing problems?

Cost burden and severe cost burden are the two most common housing problems according to HUD’s housing problem data. They represent over 80% of low-to moderate-income renter identified problems and over 90% of low-to moderate-income owner household identified problems.

Cost burden and severe cost burden affects households in the extremely low (0-30% AMI) and very low-income brackets (30-50% AMI) most acutely.

Are any populations/household types more affected than others by these problems?

The shares of households experiencing housing problems are highest for the lowest income households and lowest for the highest income households. Overall, 92% of extremely low-income households (those earning 0-30% AMI) have at least one housing problem, compared to 80% of very low-income households (30-50% AMI), 58% of low-income households (50-80% AMI), and 27% of moderate-income households (80-100% AMI). Severe housing problems follow a similar pattern, affecting up to 76% of extremely low-income households but only 6% of moderate-income households.

Small, related households—families of up to four people—are affected by cost burden (paying between 30-50% of income in housing costs) at a rate (68%) higher than large, related households (61%) and elderly households (59%). Elderly households face severe cost burden at the highest rate (36%), and this rate is especially high (71%) for seniors with extremely low incomes.

Households containing at least one member with a disability also experienced housing needs at a relatively high rate (42%). Housing needs were most common for households containing individuals with self-care or independent living limitations (47%) and ambulatory limitations (46%). Generally, 1.5 times as many renters than owners experienced at least one housing issue. The difference in housing problems by tenure is most visible in overcrowding: over four times as many renter households than owner households experienced overcrowding. The vast majority of overcrowded households (85%) were single family households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Households that spend 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices making them vulnerable to even minor shifts in rents, property taxes, and/or incomes.

CHAS data indicate that 21,355 total households (12,062 renters and 9,293 owners) are at risk of homelessness. This translates to 26% of households earning less than 80% AMI (extremely low, very low, and low incomes), including 38% of extremely low-income households, 37% of very low-income households, and 13% of low-income households. By type, these households at risk of homelessness contain 14% of small, related households earning less than 80% AMI, 10% of large, related households earning less than 80% AMI, and 36% of elderly households earning less than 80% AMI.

Between November 2024 and January 2025, there are an estimated 41 households due to exit rapid rehousing programs. Of those, 33 have completed a Phase IV Assessment, which is a tool used to assess a household's needs for ongoing rental assistance and case management support. A few highlights about the needs from those Phase IV Assessments are:

- 40% of households indicate a need for ongoing rental assistance;
- 33% of households indicate they will struggle to remain housed without case manager support;
- 15% are listed as having no income and an additional 30% indicated insufficient income to pay rent;
- For households with children (21 of the 33 with a Phase IV complete):
 - 67% do not have adequate access to childcare; and
 - 25% have children with health conditions impacting the parents' housing and employment.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Imminent risk of experiencing long-term or frequent episodes of literal homelessness is defined as any circumstance that provides clear evidence that an individual or family will become literally homeless without supportive housing services within 14 days of application for assistance. This includes but is not limited to:

- Individuals or families who are involuntarily doubled up and who face literal homelessness;
- Individuals exiting an institution (including but not limited to exiting incarceration or foster care) and who face literal homelessness; and
- Individuals or families fleeing a domestic violence or abuse situation and who face literal homelessness.

The County operationalizes the risk of long-term episodes of homelessness portion of the definition with the following data points:

- Individual our household has been literally homeless, institutionalized and/or in a publicly funded system of care, involuntarily doubled-up for a combined total of 12 or more months over the past 3 years;
- Was housed through another Homeless Assistance Housing Program in the last three years and is not currently being served in that program; OR
- Someone that is being served in an intensive case management program (e.g. ACT).

Substantial risk of experiencing homelessness is defined as a circumstance that exists if a household is very low income and extremely rent burdened, or any other circumstance that would make it more likely than not that without supportive housing services the household will become literally homeless or involuntarily doubled-up.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Prior history of eviction or foreclosure, being precariously housed, difficulty paying utilities or property taxes, poor credit history, criminal history, mental illness, prior episodes of homelessness (including chronic homelessness), domestic assault, LGBTQ+ persons, unaccompanied youth, and extremely low-income households are particular housing and socioeconomic characteristics that have been linked with instability and an increased risk of homelessness.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for the jurisdiction as a whole that can be useful in describing overall need.

TABLE 13: DISPROPORTIONATELY GREATER NEED 0-30% AMI

	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	15,972	1,346	1,733
White	10,591	980	1,247
Black/African American	193	54	74
Asian	1,260	185	199
American Indian, Alaska Native	47	0	25
Pacific Islander	60	0	0
Hispanic	3,223	119	170

Data: 2016-2020 CHAS

TABLE 14: DISPROPORTIONATELY GREATER NEED 30-50% AMI

	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	17,837	3,160	0
White	11,812	2,439	0
Black/African American	399	49	0
Asian	934	99	0
American Indian, Alaska Native	65	4	0
Pacific Islander	139	20	0
Hispanic	3,889	400	0

Data: 2016-2020 CHAS

TABLE 15: DISPROPORTIONATELY GREATER NEED 50-80% AMI

	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	20,588	12,363	0
White	14,663	9,333	0
Black/African American	415	110	0
Asian	1,128	614	0
American Indian, Alaska Native	99	73	0
Pacific Islander	79	40	0
Hispanic	3,768	1,802	0

Data: 2016-2020 CHAS

TABLE 16: DISPROPORTIONATELY GREATER NEED 80-100% AMI

	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	6,996	13,487	0
White	5,191	10,117	0
Black/African American	72	88	0
Asian	593	863	0
American Indian, Alaska Native	8	49	0
Pacific Islander	0	0	0
Hispanic	899	1,689	0

Data: 2016-2020 CHAS

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater need. It's important to note that according to 2023 ACS 1-year estimates, Black/African American, Asian, and Native Hawaiian and Other Pacific Islander households have higher median household income than White households in Washington County; American Indian or Alaska Native and Hispanic households have lower median household incomes.

0-30% AMI. At this income level, no racial or ethnic groups have a disproportionately high need. Still, housing problems affect a very large share (at least 78%) of households within each racial and ethnic group. It is estimated that 100% of American Indian or Alaska Native and Pacific Islander households at this income level have at least 1 housing problem. While it appears that Black or African American households are least likely to experience housing problems at this income level, it should be noted that a relatively small number of African American households (247) are represented in these data.

30-50% AMI. At this income level, American Indian or Alaska Native households face housing problems at a disproportionately high rate relative to White households: 94% of American Indian or Alaska Native households have housing problems, a rate 11 percentage points higher than the share of White households with housing problems (83%). As in the 0-30% AMI income group, housing needs affect large shares of households in all racial and ethnic groups (at least 83%).

50-80% AMI. At this income level, disproportionate housing problems affect the county's Black or African American population. Black or African American households experience housing problems at a rate 17 percentage points higher than households overall and 18 percentage points higher than White households.

80-100% AMI. Disproportionate housing needs exist for Black or African American households (11 percentage points higher than households overall and White households).

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. Housing problems include:

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Washington County households who have severe housing needs by income, race, and ethnicity. Severe housing problems are defined as one or more of the following housing problems: 1) housing that lacks complete kitchen facilities; 2) housing that lacks complete plumbing facilities; 3) overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms (severe overcrowding); and 4) households with cost burdens of more than 50% of income (severe cost burden).

TABLE 17: SEVERE HOUSING PROBLEMS 0-30% AMI

SEVERE HOUSING PROBLEMS	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	14,578	2,734	1,733
White	9,472	2,108	1,247
Black/African American	178	69	74
Asian	1,170	275	199
American Indian, Alaska Native	47	0	25
Pacific Islander	60	0	0
Hispanic	3,078	269	170

Data: 2016-2020 CHAS

TABLE 18: SEVERE HOUSING PROBLEMS 30-50% AMI

SEVERE HOUSING PROBLEMS	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	10,364	10,606	0
White	7,398	6,845	0
Black/African American	194	260	0
Asian	598	433	0
American Indian, Alaska Native	34	34	0
Pacific Islander	64	95	0
Hispanic	1,774	2,525	0

Data: 2016-2020 CHAS

TABLE 19: SEVERE HOUSING PROBLEMS 50-80% AMI

SEVERE HOUSING PROBLEMS	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	7,126	25,824	0
White	4,401	19,584	0
Black/African American	100	420	0
Asian	323	1,403	0
American Indian, Alaska Native	19	153	0
Pacific Islander	79	40	0
Hispanic	2,074	3,508	0

Data: 2016-2020 CHAS

TABLE 20: SEVERE HOUSING PROBLEMS 80-100% AMI

SEVERE HOUSING PROBLEMS	HAS ONE OR MORE OF FOUR HOUSING PROBLEMS	HAS NONE OF THE FOUR HOUSING PROBLEMS	HOUSEHOLD HAS NO/NEGATIVE INCOME, BUT NONE OF THE OTHER HOUSING PROBLEMS
Jurisdiction as a whole	1,792	18,708	0
White	1,136	14,188	0
Black/African American	0	157	0
Asian	150	1,307	0
American Indian, Alaska Native	0	57	0
Pacific Islander	0	0	0
Hispanic	479	2,109	0

Data: 2016-2020 CHAS

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater severe housing need.

0-30% AMI. It is estimated that 100% of American Indian or Alaska Native and Pacific Islander households earning extremely low incomes have at least one severe housing problem. These households have disproportionately high rates of severe housing needs: the shares of American Indian or Alaska Native and Pacific Islander households experiencing severe housing needs are 16 percentage points higher than households overall and 18 percentage points higher than White households. Hispanic households also experience severe housing problems at a disproportionately high rate relative to White households at this income level: 92% of Hispanic households earning extremely low incomes have at least one severe housing problem, compared to 82% of White households at this income level.

30-50% AMI. While no racial or ethnic group experiences severe housing problems at a disproportionately high rate at this income level, Asian households are believed to experience severe housing problems at the greatest rate (58%).

50-80% AMI. At this income level, Pacific Islander households and Hispanic households experience severe housing problems at disproportionately high rates relative to the county overall and relative to White households in the county. The share of households experiencing severe housing problems is especially high for Pacific Islander households (66% compared to 22% of households overall), though it should be noted that only 119 Pacific Islander households are represented in these data.

80-100% AMI. In the moderate income level, Hispanic households experience severe housing problems at a disproportionately high rate (19%, relative to 9% of households overall).

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS– 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burden occurs when households pay more than 30% of their gross household income toward housing costs, including utilities. Severe housing cost burden occurs when housing costs are 50% or more of gross household income.

TABLE 21: GREATER NEED: HOUSING COST BURDENS AMI

HOUSEHOLD TYPE	<=30% INCOME SPENT ON HOUSING	30-50% INCOME SPENT ON HOUSING	>50% INCOME SPENT ON HOUSING	NO/NEGATIVE INCOME (NOT COMPUTED)
Jurisdiction as a whole	143,700	37,268	28,748	1,860
White	110,190	26,825	20,674	1,313
Black/African American	2,021	787	478	74
Asian	14,207	2,564	1,939	219
American Indian, Alaska Native	526	153	75	25
Pacific Islander	420	174	114	0
Hispanic	12,564	5,794	4,498	205

Data: 2016-2020 CHAS

Discussion

A household is considered cost burdened when they pay more than 30% of their income on housing costs (rent or mortgage and utilities). Severely cost burdened households pay more than 50% of their income on housing costs. Overall, combining cost burden and severe cost burden, a disproportionate need emerges for Hispanic households: 45% of Hispanic households are cost burdened, a rate 14 percentage points higher than that of households overall (31%). Pacific Islander households have the second highest rate of overall cost burden at 41%, though this does not technically constitute a disproportionate need as the spread between the rates for Pacific Islander households and households overall falls short of 10 percentage points.

Cost burden (excluding severe cost burden) affects 37,268 households or 18% of total households in Washington County. While no racial or ethnic group meets the criteria for facing a disproportionately high rate of cost burden (defined as a rate 10 percentage points higher than households in the county overall), cost burden affects 24% or more of Black or African American, Pacific Islander, and Hispanic households.

Hispanic households in the county are also more likely to experience severe cost burden with 20% of the 23,000 Hispanic households spending over 50% of their income on housing, compared to 14% of households in the county overall.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205 (B)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Considering low- to moderate-income (LMI) households overall, Black or African American and Pacific Islander LMI households experience housing problems at disproportionately high rates (78% and 82% respectively, compared to 67% of households overall), and Pacific Islander and Hispanic LMI households experience *severe* housing problems at disproportionately high rates (60% and 47% respectively, compared to 37% of households overall). Hispanic households experience cost burden overall (including both cost burden and severe cost burden) at a disproportionately high rate of 45%, while Pacific Islander households are on the cusp of being considered disproportionately impacted by cost burden overall (including both cost burden and severe cost burden).

The data discussed in NA-15, NA-20, and NA-25 show that disproportionate needs vary by income level. At 0-30% AMI, American Indian or Alaska Native, Pacific Islander, and Hispanic households are disproportionately impacted by severe housing problems. At 30-50% AMI, American Indian or Alaska Native households are disproportionately impacted by housing problems. At 50-80% AMI, Black or African American households experience housing problems at a disproportionately high rate, while Pacific Islander and Hispanic households face severe housing problems at a disproportionately high rate. At 80-100% AMI, Black or African American households experience housing problems at a disproportionately high rate and Hispanic households are disproportionately impacted by severe housing problems.

Hispanic households constitute by far the largest group of the racial or ethnic groups that experience disproportionate housing needs, so in numerical terms, their total need is largest.

If they have needs not identified above, what are those needs?

Populations with the greatest needs include: unhoused persons and families, families with children, seniors and elderly persons, persons with disabilities, survivors of domestic violence, and manufactured homeowners.

The greatest housing needs and barriers identified:

- There is great need to provide rental assistance to households with incomes at or below 30% MFI and more funds are needed to address the shortage in Section 8 vouchers to support low-income households. Stakeholders identified Tigard as the city most in need of more vouchers to support community members vulnerable to displacement.
- The top barriers that prevent individuals from accessing and maintaining housing in Washington County are past evictions/foreclosures, criminal records, lack of rental history and credit score requirements, mental health and/or addiction challenges, and the lack of units affordable to individuals and households with low incomes.
- In certain situations, affordable housing options can be limited for certain special needs populations due to program requirements and criteria. For example, for persons with disabilities to qualify for an affordable housing unit, the head of household must have the disability—meaning families with children that have a disability do not qualify for affordable units.

- There is a need for the County and Cities to approve more affordable housing projects proposed by non-profit developers. Stakeholders explained that non-profit developers recognize the needs of the populations that they serve and see the value of providing onsite resident services while for-profit developers are less likely to build developments that offer access to these services/resources.
- Several stakeholders stressed that they would like to see assistance for seniors and persons with disabilities make improvements to their homes (including accessibility improvements and modifications) for the upcoming Consolidated Plan. Providers would also like to see seniors and disability services prioritized for funds such as services to help with general housekeeping and maintenance and transportation to medical appointments and grocery stores.

The greatest needs in the County's service delivery system and continuum of care are summarized below:

- Program criteria and requirements can delay or prevent access to needed services and resources which undermines providers' ability to effectively address needs. Providers offered an example of centralized services and navigation assistance provided by a local organization in Washington County. These services were spoken of favorably—however, the requirement that clients must be actively homeless to receive services presents significant barriers. (In other words, individuals and households at imminent risk of households are not eligible to receive services).
- There is a lack of services and resources tailored to meet the needs of specific segments of the county's resident population. Providers specifically identified housing programs and services for survivors of domestic violence as serving individuals with children—but excluding singles from housing and services. Other examples offered by participants included a lack of services for low-income women, homeless individuals with both mental health and medical needs, and supports for individuals with former justice involvement.
- Additionally, a large share of eligible individuals and households are unaware of the services and resources offered by Washington County and local jurisdictions.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racially/ethnically concentrated areas of poverty (R/ECAPs), per HUD's definition, involve a racial/ethnic concentration threshold and a poverty test. R/ECAPs have a non-white population of 50% or more. A neighborhood that meets this criterion is a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Based on 2018-2022 American Community Survey data, 21 of the county's 134 Census tracts meet the racial/ethnic criterion of having less than 50% non-Hispanic White community members, but no tracts have poverty rates equal to or greater than 30.4% (three times the average tract poverty rate of the Portland-Vancouver-Beaverton MSA). While there are currently no R/ECAPs in Washington County, there was one R/ECAP located in west central Hillsboro when the County's 2020-2024 Consolidated Plan was completed in 2019.

Most of the 21 Census tracts that meet the racial criterion for R/ECAP status (with a non-white population of 50% or more) are located in Cornelius, southwest and east Hillsboro, north Aloha, northeast Beaverton, and northwest of Beaverton. Based on 2020 Census data, higher concentrations of Hispanic community members reside in east central Hillsboro, western Beaverton, Aloha, and northwest Cornelius. The county's Asian population is concentrated in Bethany and Oak Hills, as well as east

Hillsboro and west Beaverton. African American community members live throughout the county and have relatively higher concentrations west of Hillsboro and south of Aloha.

NA-35 PUBLIC HOUSING – 91.405, 91.205 (B)

Introduction

This section provides an overview of the units, vouchers and beneficiaries of the Housing Authority of Washington County (HAWC).

According to the HUD Public Housing Dashboard, there is one public housing development in Washington County. This development contains 244 units, 233 of which are leased as of August 2024, resulting in a vacancy rate of 4.5%. Two thirds of these units have 3 or more bedrooms, while 24% have two bedrooms and 10% have one bedroom or less. Of these units, 112 are scattered site single family homes. HAWC is in the process of disposing of 60 of these homes (selling them) with plans to prioritize sales to low- and moderate-income first-time homebuyers.

According to the HAWC, 3,080 HAWC-administered Housing Choice Section 8 Vouchers are under lease as of December 2024 at an average per unit cost to HAWC of \$1,196. In July 2024, HAWC leased over 94% of the units covered by its Annual Contributions Contract—a leasing rate eight percentage points higher than that of the United States overall. Special purpose vouchers constitute 13.6% of HAWC's vouchers currently in use and include:

- 168 Mainstream Vouchers in use which assist families that include a non-elderly person with disabilities;
- 32 Foster Youth to Independence (part of the Family Unification Program FUP) Vouchers in use for youth between the ages of 18-24 who left the foster care system; and
- 220 Veterans Affairs Supportive Housing (VASH) Vouchers in use for Veterans experiencing homelessness.

Additionally, HAWC's portfolio of vouchers in use includes 413 Project-Based Section 8 Vouchers, constituting 13.4% of its vouchers currently in use. VASH vouchers constitute 21 of the Project-Based Vouchers in use, while the rest are Housing Choice Vouchers allocated as Project-Based Vouchers.

TABLE 22: PUBLIC HOUSING BY PROGRAM TYPE

PROGRAM TYPE									
	CERTIFICAT E	MOD- REHA B	PUBLIC HOUSIN G	VOUCHERS					
				TOTAL	PROJECT- BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIV E HOUSING	FAMILY UNIFICATIO N PROGRAM	DISABLE D*
# of units vouchers in use	0	0	233	3,080	413	2,667	220	32	168

Data: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

TABLE 23: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

PROGRAM TYPE								
	CERTIFICAT E	MOD- REHA B	PUBLIC HOUSIN G	VOUCHERS				
				TOTAL	PROJECT- BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER	
							VETERANS AFFAIRS SUPPORTIVE HOUSING	FAMILY UNIFICATIO N PROGRAM
Average Annual Income	0	0	\$29,329	\$19,103	\$16,379	\$19,613	\$24,426	\$8,969
Average Length of Stay	0	0	12	12	3	14	4	1
Average Household Size	0	0	3	2	2	2	2	1
# Homeless at Admission	0	0	39	223	73	150	180	10
# of Elderly Program Participants (>62)	0	0	54	1,081	157	923	102	0
# of Disabled Families	0	0	79	1,380	182	1,198	167	3
# of Families Requesting Accessibility Features	0	0	0	2,784	29	2,733	18	0
# of HIV/AIDS Program Participants	0	0	0	0	0	0	0	0
# of DV Victims	0	0	0	0	0	0	0	0

Data: HAWC

TABLE 24: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

PROGRAM TYPE									
	CERTIFICAT E	MOD- REHA B	PUBLIC HOUSIN G	VOUCHERS					
				TOTAL	PROJECT- BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIV E HOUSING	FAMILY UNIFICATIO N PROGRAM	DISABLE D*
White	0	0	549	4,057	621	3,435	305	35	269
Black/ African America n	0	0	71	1,475	126	1,349	64	11	53
Asian	0	0	29	213	36	177	20	2	9
America n Indian/ Alaska Native	0	0	15	99	43	56	11	1	18
Pacific Islander	0	0	10	124	30	94	6	2	3
Other	0	0	0	0	0	0	0	0	0

Data: HAWC

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

TABLE 25: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

PROGRAM TYPE									
	CERTIFICAT E	MOD- REHA B	PUBLIC HOUSIN G	VOUCHERS					
				TOTAL	PROJECT- BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIV E HOUSING	FAMILY UNIFICATIO N PROGRAM	DISABLE D*
Hispanic	0	0	281	1,246	261	985	40	18	71
Not Hispanic	0	0	390	4,648	540	4,107	344	32	259

Data: HAWC

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Section 504 Needs Assessment:

Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As of September 2024, the public housing program waitlists have around 1,059 individuals who are considered disabled or elderly and on a fixed income. HAWC works with individuals on its waitlists to access what needs they have as they come to the top of the list and utilize its accessible units in a way that will assist as many as possible. HAWC also works with current residents whose needs change during their tenancy and may need to transfer; this information comes in the form of reasonable accommodation requests.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

SUPPLEMENTAL TABLE 1

WAITLIST	HOUSEHOLDS ON LIST	DISABLED OR ELDERLY WITH FIXED INCOME	DISABLED	ELDERLY
Public Housing	158	96	51	69
Public Housing - Lotto	786	314	347	164
Section 8 - Lotto	1617	649	531	231

Data: HAWC

As of September 2024, the current waitlists for public housing and Section 8 tenant-based rental assistance are as follows:

- Public Housing - 158 total households on the waitlist: 96 include household member with a disability/elderly with fixed income, 51 include household member with a disability, and 69 include an elderly household member;
- Public Housing (Lotto) - 786 total households on the waitlist: 314 include household member with a disability/elderly with fixed income, 347 include household member with a disability, and 164 include an elderly household member; and
- Section 8 (Lotto) - 1,617 total households on the waitlist: 649 include household member with a disability/elderly with fixed income, 531 include household member with a disability, and 231 include an elderly household member.

HAWC operates two formats for public housing waitlists due to differentiation in the waitlist by bedroom size. In 2023, HAWC exhausted the public housing waitlist for households eligible for 2-, 3-, and 4-bedroom units, and opened an application process which selected 900 families by lottery. The original public housing waitlist has been maintained because it still contains a significant number of households waiting for 1-bedroom units.

HAWC does not have specific level data on everyone who is placed on the waitlist. Information about specific unit type need comes in the form of reasonable accommodations at the time of housing or during the tenancy. HAWC also works with tenants to make unit modifications that allow tenants to stay housed in place if considered reasonable.

How do these needs compare to the housing needs of the population at large?

As shown in the table above, many households on waitlists for housing assistance are likely to include at least one member with a disability. This includes 32% of households waiting for public housing, 44% of households on the public housing lotto waitlist, and 33% of households on the Section 8 lotto waitlist. By comparison, an estimated 21% of households in the county contain at least one member with a disability. Relative to the general population, households on these waitlists are more likely to need accessible housing units and/or accessibility modifications to units. Elderly households constitute 44% of households on the public housing waitlist, 21% of households on the public housing lotto waitlist, 14% of households on the Section 8 lotto waitlist, and 31% of households overall according to 2016-2020 CHAS estimates.

Households containing elderly members and/or a member with a disability are more likely than households overall to be on fixed incomes. It is estimated that 61% of applicants on the public housing waitlist contain at least one member who is elderly and/or disabled and who has a fixed income, compared to 40% of applicants on the public housing lotto and Section 8 lotto waitlists. Households on fixed incomes require deep rental subsidies to afford housing, and these affordability challenges may be exacerbated by the accessibility needs of these households. They are likely to require support securing reasonable accommodations while on the waitlist. Moreover, these households are likely to require a broad range of services to meet their needs including healthcare, subsidized transportation, and nutritional assistance.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.405, 91.205 (C)

Introduction

This section reviews the needs of persons experiencing homelessness in Washington County.

Since 2003, HUD has required Continuums of Care across the country to report the number of people who are experiencing sheltered or unsheltered homelessness on a single night in the last ten days of January through the Point in Time (PIT) Count. The data include people who are sheltered (living in emergency shelter, safe haven, or transitional housing) and unsheltered (living on the street or in places not meant for human habitation). Full PIT Counts—those which include both sheltered and unsheltered community members—are conducted in the Hillsboro/Beaverton/Washington County Continuum of Care in odd numbered years. In years without a full PIT Count, sheltered PIT Counts—including only those who are experiencing sheltered homelessness—are conducted. Prior to 2023 when PIT Counts became regional with the three Continuums of Care in Washington, Clackamas and Multnomah Counties, full PIT Counts were conducted annually.

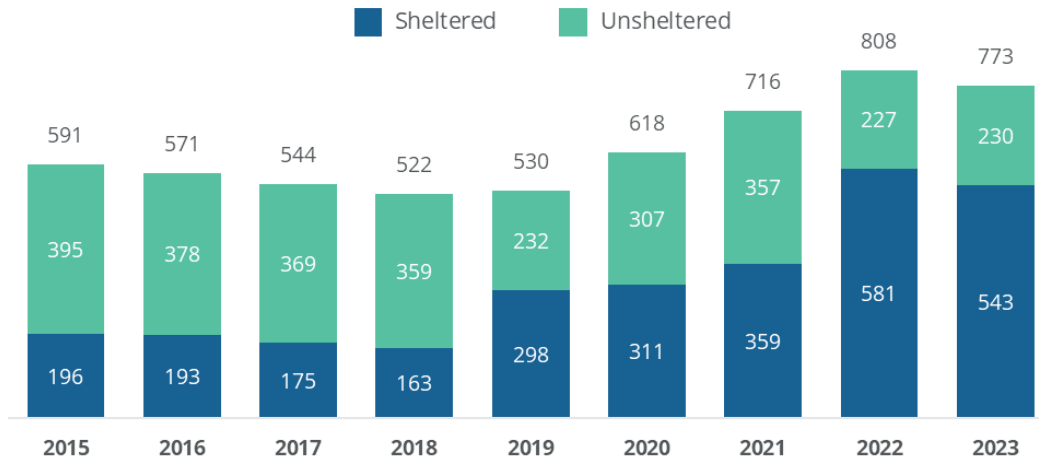
If data is not available for the categories “number of persons becoming and exiting homelessness each year,” and “number of days that persons experience homelessness,” describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Washington County’s most recent full PIT Count took place in 2023 and captures the number of community members who were experiencing sheltered and unsheltered homelessness on January 24, 2023. The 2023 PIT Count found that a total of 773 people were experiencing homelessness. Approximately 70% of people counted were sheltered, while the other 30% were unsheltered. As shown in the figure below, levels of homelessness have generally increased since the late 2010s, from a low of 522 people counted in 2018 to a high of 808 people counted in 2022. The 2023 count suggests a slight decrease in homelessness from 2022.

Notably, data show that unsheltered homelessness was more common than sheltered homelessness in the county until 2020. The number of individuals experiencing unsheltered homelessness has broadly decreased as the number of individuals experiencing sheltered homelessness has broadly increased. This is largely due to increased provision of shelter resources in the county: prior to 2021, shelter was only available in Washington County for adults experiencing homelessness at rotating locations during the harsh winter months, with no year-round options available for individuals. With new resources, from the regional, voter-approved Supportive Housing Services tax and Governor Tina Kotek’s Executive Order 2023-02 the County now offers over 430 shelter beds/units.

Note that the total number of people experiencing homelessness is underrepresented in PIT Counts. It is therefore assumed that the number of homeless people going without shelter is even greater than the number captured in the PIT count. Not everyone who is homeless seeks shelter for reasons including shelter requirements, restrictions, and the threat, or perceived threat, of conflict or theft among those staying in shelters. The County analyzed homelessness inflow and outflow data in the Coordinated Entry System. Despite an annual (July 2023 – June 2024) outflow of over 6,800 households, the County saw 8,533 people in need of housing stability or homelessness services.

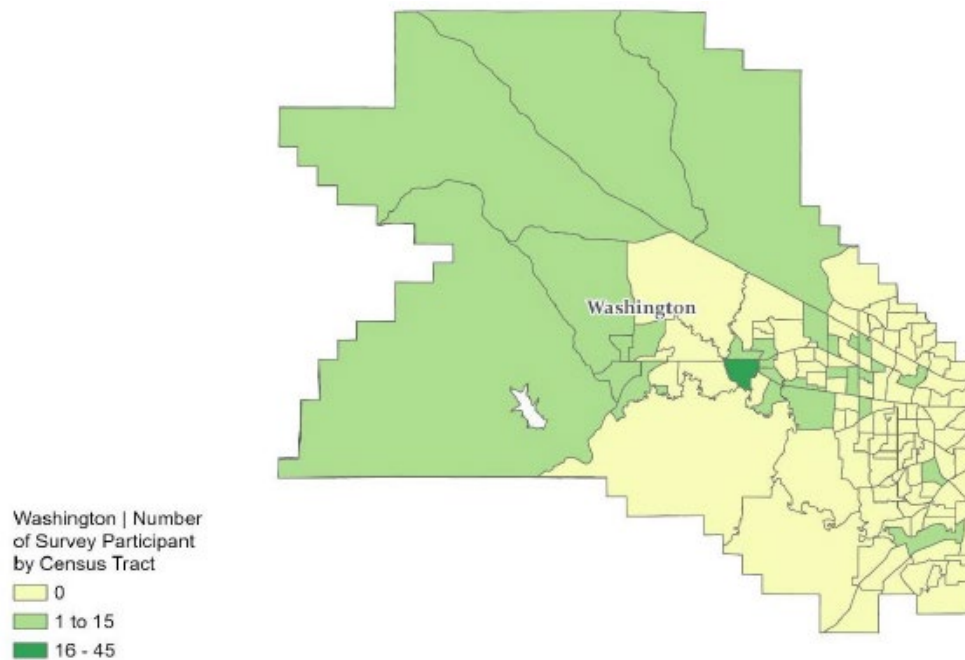
FIGURE 1: PEOPLE EXPERIENCING SHELTERED AND UNSHELTERED HOMELESSNESS ON A SINGLE NIGHT IN JANUARY, WASHINGTON COUNTY, 2015-2023



Source: Washington County PIT Count, <https://www.washingtoncountyor.gov/housing/efforts-end-homelessness/homeless-counts-and-pit-resources>

The map below, prepared for the 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties, presents the number of PIT survey participants—in other words, community members experiencing homelessness on the night of the 2023 PIT Count—by Census tract in Washington County. The greatest concentration of PIT survey participants was in southwestern Hillsboro.

FIGURE 2: POINT IN TIME SURVEY PARTICIPANTS BY CENSUS TRACT, WASHINGTON COUNTY, 2023



Source: 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties, <https://johs.us/wp-content/uploads/2024/07/FINAL-PITC-2023-Findings-Report-April-2024.pdf>.

Data on the duration of homelessness experienced are only available for the *unsheltered* population. Approximately 49.6% of unsheltered Washington County community members reported experiencing homelessness for 36 months or longer at the time of the 2023 PIT Count. 23% of the county's unsheltered community members had experienced homelessness for less than one year.

Chronically homeless individuals and families. Of the 196 people experiencing chronic homelessness in Washington County, 190 were adults in households containing only adults, while 6 were individuals in households with adults and children.

A total of 3 families with children (all sheltered) were experiencing chronic homelessness in Washington County at the time of the Count.

Veterans and their families. 10.5% of the 773 community members experiencing homelessness in Washington County were Veterans. Approximately 23% of Veterans identified as experiencing homelessness were unsheltered, 25% were in emergency shelters, and 52% were living in transitional housing. Veterans were slightly less likely than the non-veteran population to be unsheltered (23% vs. 29%), less likely than the non-Veteran population to be staying in emergency shelters (25% vs. 66%), and much more likely than the non-Veteran population to be served by transitional housing (52% vs. 5%).

Survivors of domestic violence. 12.3% of the 773 community members experiencing homelessness reported having experienced domestic violence.

Families with children. 61 households containing adults and children were identified experiencing homelessness in Washington County, including a total of 131 children under the age of 18. Most (59) of these families were sheltered, while 2 families—including 2 children under the age of 18—were unsheltered. 3 families with children were experiencing chronic homelessness in Washington County at the time of the Count.

Unaccompanied youth. 7 unaccompanied children under 18 were identified as experiencing homelessness. 2 of these 7 children were experiencing unsheltered homelessness.

Altogether, 48 youth under the age of 24 were identified as unaccompanied in Washington County in the 2023 PIT Count, up from 34 in the 2022 PIT Count.

Children experiencing homelessness. 138 children under the age of 18 were experiencing homelessness in Washington County at the time of the Count. According to 2022-2023 McKinney-Vento data, there are an estimated 3,224 pre-Kindergarten to 12th grade children identified as experiencing homelessness in Washington County, 53% higher than the previous year.

SUPPLEMENTAL TABLE 2: 2023 HOMELESSNESS COUNT

RACE	SHELTERED	UNSHELTERED
White	400	187
Black/African American	61	13
Asian	5	7
American Indian or Alaska Native	6	9
Native Hawaiian or Other Pacific Islander	33	3
Multiple Races	38	11
<i>Subtotal</i>	<i>543</i>	<i>230</i>
ETHNICITY	SHELTERED	UNSHELTERED
Non-Hispanic or Latino	433	204
Hispanic or Latino	110	26

Data: Washington County Department of Housing Services, 2023 Point in Time Homeless Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Veterans and their families. The 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties states that 81 of the 773 community members experiencing homelessness (10.5%) in Washington County were Veterans. Approximately 23% of Veterans identified as experiencing homelessness were unsheltered, 25% were in emergency shelters, and 52% were living in transitional housing. Veterans were slightly less likely than the non-Veteran population to be unsheltered (23% vs. 29%), less likely than the non-Veteran population to be staying in emergency shelters (25% vs. 66%), and much more likely than the non-Veteran population to be served by transitional housing (52% vs. 5%).

Families with children. The 2023 PIT Count identified 61 households containing adults and children experiencing homelessness in the county. These families included a total of 131 children under the age of 18. Most (59) of these families were sheltered, while two families—including two children under the age of 18—were unsheltered. Fifty of the 59 families experiencing sheltered homelessness were sheltered in emergency shelters, while the other nine were in transitional housing. Three families with children were experiencing chronic homelessness in Washington County at the time of the January 2023 PIT Count.

Describe the nature and extent of homelessness by racial and ethnic group.

Supplemental Table 2: 2023 Homeless Count presents the number of community members experiencing homelessness by race and ethnicity. Although community members experiencing homelessness in Washington County are most likely to be White and non-Hispanic, many residents of color are overrepresented in the population experiencing homelessness. Further, and according to the 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties, homelessness is increasing among communities of color in the Tri-County Region (which consists of Clackamas, Multnomah, and Washington Counties): residents of color (excluding Hispanic/Latino community members as ethnicity is reported separately from race) constituted 35% of the population experiencing homelessness in the region in 2023, compared to 31% in 2022. The number of community members of color experiencing homelessness in the region increased by 21% between 2022 and 2023, while the number of White community members in the region experiencing homelessness increased by 6%.

Relative to the population overall, Black or African American and Native Hawaiian and Pacific Islander community members are overrepresented in the population experiencing homelessness: Black or African American community members constitute 2% of the county's population but 10% of those experiencing homelessness, while Native Hawaiian or Pacific Islander community members constitute 1% of the population but 5% of those experiencing homelessness. Further, the number of Black community members experiencing homelessness increased by 63% since the 2022 PIT Count according to the 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties. The number of Native Hawaiian or Pacific Islander community members experiencing homelessness increased by two community members or 6% since 2022.

Hispanic community members make up roughly equal shares of the county's population and the county's population experiencing homelessness (18% and 19%, respectively). The number of Hispanic community members experiencing homelessness decreased by 38% since 2022 according to the 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties.

The federal definition of homelessness impacts how the needs of families and communities are captured in the PIT. Non-white families are more likely to live "doubled up", meaning two households are living in a unit intended for one household, which is considered homeless as it relates to regional Supportive Housing Services dollars but is considered at risk of homelessness according to the federal definition.

Describe the nature and extent of unsheltered and sheltered homelessness.

Washington County's 2023 PIT Count found that a total of 773 people were experiencing homelessness. Approximately 70% of people counted were sheltered, while the other 30% were unsheltered. Since the late 2010s, levels of homelessness have generally increased, from a low of 522 people counted in 2018 to a high of 808 people counted in 2022. The 2023 count suggests a slight decrease in homelessness in 2022.

Notably, data show that unsheltered homelessness was more common than sheltered homelessness in Washington County until 2020. The number of individuals experiencing unsheltered homelessness has broadly decreased as the number of individuals experiencing sheltered homelessness has broadly increased. This is largely due to increased shelter resources in the county: prior to 2021, shelter was only available in Washington County for adults experiencing homelessness at rotating locations during the harsh winter months, with no year-round options available for individuals. With new and existing resources, the County now offers over 430 shelter beds/units.

According to the 2023 Point in Time Findings Report for Clackamas, Multnomah, and Washington Counties, community members experiencing unsheltered homelessness in Washington County were most likely to be sleeping in an outdoor encampment (36%), followed by a vehicle/boat/RV (29%) and on the street or sidewalk (14%). Less frequently, unsheltered community members slept in an abandoned building (5%), in a park (5%), at a bus or train station or at an airport (4%), or under a bridge/overpass (2%). Geographically, community members experiencing unsheltered homelessness at the time of the 2023 PIT Count were most likely to sleep in Hillsboro (29%), Beaverton (23%), Tigard (14%), and Forest Grove (12%). Other locations reported included rural western Washington County (9%), Aloha (2%), Tualatin (1%), and other areas of Washington County (6%).

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT 91.405, 91.205 (B,D)

Introduction

This section provides data and information about special needs populations in Washington County. “Special needs” populations include those that face greater challenges than most low- and moderate-income households in the housing market. The special needs groups for which Consolidated Plan HUD regulations require estimates of supportive housing needs include:

- Elderly adults (62 and older);
- Frail elderly adults (persons 62 years or older and who require assistance with three or more activities of daily living such as bathing, walking and performing light housework);
- Persons with mental, physical, and/or developmental disabilities;
- Persons with alcohol or other drug addiction;
- Persons with HIV/AIDS and their families; and
- Victims of domestic violence, dating violence, sexual assault, and stalking.

This Consolidated Plan also includes needs estimates for:

- Families with children including large families (those with three or more children) and single parent families with children;
- Households with a member with a hearing, vision, cognitive, ambulatory, self-care, and/or independent living disability;
- Households for whom English is not their first language, sometimes referred to as English Language Learner households. These households are also referred to as Limited English Proficiency (LEP) households; and
- Justice involved individuals.

Washington County Departments of Housing Services, Health and Human Services, and Community Corrections work closely with Oregon Housing and Community Services Department and the Oregon Department of Human Services, as well as many nonprofit organizations to serve special needs populations.

Describe the characteristics of special needs populations in your community.

Needs are presented in Figure 3: Housing and Service Needs Estimates of Special Need Populations below and discussed in subsequent paragraphs.

FIGURE 3: HOUSING AND SERVICE NEEDS ESTIMATES OF SPECIAL NEEDS POPULATIONS

Special Needs Population	Total	# with Housing or Service Need	% with Housing or Service Need
Elderly Population	109,432	8,852	8%
Frail Elderly Population	7,816	632	8%
Persons with Disabilities	64,419	10,243	16%
Households with Disabilities	47,555	19,820	42%
<i>Hearing or Vision Impairment</i>	21,470	8,300	39%
<i>Ambulatory Limitation</i>	22,145	10,160	46%
<i>Cognitive Limitation</i>	19,930	8,975	45%
<i>Self-Care/Independent Living Limitation</i>	20,665	9,625	47%
Persons with Alcohol or Other Substance Use	87,900	37,343	42%
Families with Children	69,322	5,063	7%
Large Families with Children (3+ Children)	11,724	1,486	13%
Single Parents with Children	18,805	3,471	18%
Persons with HIV/AIDS	940	No Data	No Data
Victims of Domestic Violence	17,282	1,787	10%
LEP Households	9,278	806	9%

Note: Elderly households contain at least one person aged 62 years or older. Households with LEP have Limited English Proficiency; their needs are based on the proportion of LEP residents living in poverty. Victims of domestic violence include rape, physical violence and/or stalking by an intimate partner. Persons with disabilities may be captured in multiple categories if they have multiple types of disabilities. Persons with disabilities may also be represented in the elderly category.

Estimates of housing/service need for elderly population, frail elderly population, persons with disabilities, families with children (including large families and single parents), and LEP households are based on the shares of residents living in poverty. While poverty rates reflect extreme need and omit some extremely low-income households who are likely to have needs, it is not possible to estimate needs based on the shares of these households that earn extremely low-incomes. Resultantly, needs estimates for these populations likely understate the total volume of need.

Source: CHAS 2016-2020, 2022 1-year ACS, CDC, U.S. Department of Health, Oregon Public Health Division.

It is important to note that poverty rates reflect extreme need and omit some extremely low-income households who are likely to have needs, so the estimates below likely understate the total volume of need.

Elderly and frail elderly. There are 109,432 community members aged 62 and older in Washington County. Of these, 8,852 or 8% have incomes below the poverty level—a proxy for housing and supportive service needs. This population includes 7,816 community members who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework—632 of whom live below the poverty level.

Persons experiencing disabilities. The number of people with a disability living independently in Washington County totals 64,419. Of these, 16% or 10,243 community members with disabilities live below the poverty level and have housing and supportive service needs according to American Community Survey (ACS) data. CHAS data show that 47,555 households contain members with

disabilities, and that 19,820 or 42% of these have one or more housing problems (as defined by HUD) and therefore have housing needs. According to HUD CHAS data:

- 21,470 households containing community members with hearing or vision impairments, 39% or 8,300 of whom have housing or service needs.
- 22,145 households containing community members with ambulatory limitations, 10,160 or 46% of whom have housing or service needs;
- 19,930 households containing community members with cognitive limitations, 45% or 8,975 of whom have housing or service needs; and
- 20,665 households containing community members with self-care or independent living limitations, and 47% or 9,625 of these community members have housing or service needs.

Persons with alcohol or other substance use disorder. An estimated 87,900 Washington County community members have alcohol or substance use disorders based on national incidence rates (from the 2021 and 2023 National Survey on Drug Use and Health (NSDUH) by the U.S. Department of Health) applied to the local population. As such, an estimated 37,343 community members need and are not receiving treatment for their addiction.

Survivors of Domestic Violence. According to CDC data from the National Intimate Partner and Sexual Violence Survey, 4.5% of women and 2.8% of men in the United States experience stalking, physical violence, and/or contact sexual violence by an intimate partner resulting in related impacts each year.² As such, an estimated 17,282 county community members experience domestic violence, dating violence, sexual assault, and stalking annually. An estimated 10% of these community members (approximately 1,787 victims each year) will require housing assistance at some point in their lives. The 2023 PIT Count identified 95 or 12.3% of community members identified as experiencing homelessness also having experienced domestic violence.

Families with Children. According to ACS data, there are 69,322 families with children in Washington County, 7% of whom live below the poverty line and have housing or service needs. Poverty rates are higher—indicating higher rates of housing or service needs—for large families (13%) and for single parents with children (18%).

Households with Limited English Proficiency. According to ACS data, 9,278 households in Washington County have limited English proficiency, meaning that household members over the age of 14 cannot speak English well or very well. An estimated 9% of these households (806 households) have incomes below the poverty line and have housing and supportive service needs.

² According to the CDC, these related impacts include any of the following: being fearful, concerned for safety, any post-traumatic stress disorder symptoms, injury, need for medical care, needed help from law enforcement, missed at least one day of work, missed at least one day of school. It is important to note that victims who do not experience related impacts--and are therefore less likely to require assistance--are excluded from this rate.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and frail elderly. Affordable rental housing was identified as a primary need. Stakeholders expressed that these community members often have the highest unmet housing and service needs due to barriers including difficulty using the County’s online platforms to find information on available services and programming, inability to meet general maintenance needs of their homes, and high cost of transportation services.

Persons with Disabilities. Accessibility is a top concern for these community members. Forty percent of survey respondents from the balance of Washington County indicated that they “(...) have a disability and cannot get around the neighborhood,” while a third indicated that they “(...) can’t afford housing with accessibility features.” More than a third of all survey respondents (36%) articulated group homes for people with disabilities as a “high need” in the county.

Persons with alcohol or other substance use disorder. Survey respondents ranked mental health and substance abuse services as the greatest public service needs: 52% of respondents said that mental health services are “high need,” while 45% of respondents ranked substance abuse as “high need.”

Survivors of Domestic Violence. The limited availability of temporary housing and shelters due to a countywide lack of resources was identified as a significant need. Survivors also face unique challenges in securing permanent housing, including inability to meet credit score requirements, lack of rental history, and histories of eviction or felonies due to the domestic violence incident. 37% of survey respondents ranked domestic violence services as “high need.”

Recommendations included creative housing options for survivors, such as group living situations that offer onsite support, as well as, expanded mental health and peer support services, increased outreach and intervention, and more targeted housing programs and services.

Households with Limited English Proficiency. Providers noted that Washington County lacks English language proficiency programs to serve Limited English Proficiency households. As language barriers complicate the already-difficult task of meeting households’ needs, some stakeholders recommended that the County consider funding English literacy programs for low-income families.

Families with Children. Stakeholders expressed that large families require larger units than are typically available in the county’s affordable housing developments. Other challenges stem from the siting of affordable developments: for example, families placed in affordable units close to expensive grocery stores face increased risk of cost burden, housing instability, and/or food insecurity. Providers also noted that it is difficult to meet the needs of families with children in rural areas. Survey respondents also identified a need for more childcare centers, schools, and youth centers to better serve this population.

Justice Involved Individuals. The Oregon Department of Corrections prepares a discharge plan for inmates nearing release that includes provisions for resources such as housing, employment, continuing education, supportive services, and conditions and level of supervision. However, time and resources available for this process are extremely limited. Providers have observed that justice involved individuals who encounter a wide range of difficult-to-navigate public services and are unable to secure resources such as housing are more likely to recidivate, and that these challenges are exacerbated for justice involved individuals with mental health conditions.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

According to the Oregon Public Health Division's End HIV Oregon dashboard, there are 940 people living with HIV in Washington County,³ representing approximately 1.6% of the county's population.

According to HIV.gov, at least half of Americans living with HIV experience homelessness or housing instability following their diagnosis due to factors including stigma, discrimination, increased medical costs and limited incomes, and reduced ability to keep working due to HIV-related illness.⁴

In Oregon, the City of Portland is the recipient of HOPWA funding from HUD. HOPWA (Housing Opportunities for Persons With AIDS) provides housing assistance for persons with AIDS.

³ <https://public.tableau.com/app/profile/oregon.health.authority.public.health.divison/viz/EndHIVOregon/EndHIVORHome>

⁴ <https://www.hiv.gov/hiv-basics/living-well-with-hiv/taking-care-of-yourself/housing-and-health#:~:text=In%20short%3A%20the%20more%20stable,adhere%20to%20their%20HIV%20treatment.>

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.415, 91.215 (F)

Describe the jurisdiction’s need for public facilities.

In Washington County (exclusive of Beaverton and Hillsboro), there is a need for the following types of public facilities: mental health centers, childcare centers, schools, homeless shelters, youth centers, parks, domestic violence shelters, and libraries.

It is important to note that there is a disproportionate need to allocate funds for public facilities to the County’s unincorporated and rural areas. When asked if there were areas in the county that lacked the same number or quality of public facilities as other areas, 56% of overall respondents reported that public facilities are not equally distributed across Washington County.

Many community members who provided open-ended responses explained that the unincorporated and rural areas of the county have limited access to quality facilities compared to larger cities specifically schools, parks, community centers, and senior centers.

How were these needs determined?

Washington County and the Cities of Beaverton and Hillsboro conducted a community survey of non-housing community development needs which was available between March 2024 and June 2024. . The survey asked community members to select public facilities that are most needed in their areas of the county. Open-ended responses were also analyzed.

Describe the jurisdiction’s need for public improvements.

In Washington County (exclusive of Beaverton and Hillsboro), there is a need for the following types of improvements and infrastructure: road improvements, sidewalks, broadband infrastructure (especially in rural areas in western Washington County), street lighting, street tree planting, and solid waste disposal improvements.

How were these needs determined?

The same community survey of non-housing community development needs conducted in 2024 as used to determine public facilities needs helped determine these public improvement needs, as well as stakeholder consultations with a variety of city/county departments, committees, and organizations.

Describe the jurisdiction’s need for public services.

In Washington County (exclusive of Beaverton and Hillsboro), there is a need for the following types of public services: mental health services, substance abuse services, childcare services, rental housing subsidies, fair housing activities, domestic violence services, health services, youth services, services for abused or neglected children, and transportation services. Additionally, community members identified a need for the County to provide financial or technical assistance to microenterprise business with five employees or fewer and to conduct rehabilitation activities on commercial and/or industrial buildings.

How were these needs determined?

The same community survey of non-housing community development needs conducted in 2024 as used to determine public facilities needs helped determine these public services needs, as well as stakeholder consultations with a variety of city/county departments, committees, and organizations.

Housing Market Analysis

MA-05 OVERVIEW

A note on terminology. Eligibility for housing programs is generally based on where a resident's income falls within HUD-determined Area Median Income (AMI) categories. AMI varies by county or metropolitan statistical area and is dependent on household size. When referring to a four-person household, Area Median Income is called Median Family Income (MFI). Washington County is part of the Portland-Vancouver-Hillsboro, OR-WA MSA, where the overall MFI (the AMI for a four-person household) is \$116,900.

Throughout this report, "MFI" is used when the four-person AMI or the MFI has been applied to the income distribution of households of all sizes. "AMI" is used in instances where AMI limits in calculations vary by household size.

Overview

Median gross rent has increased by 24% between 2017 and 2022 (from \$1,371 in 2017 to \$1,697 in 2022). Due to rises in renter household income, purchasing power has not decreased for renter households in the county. However, increasing renter household incomes may be partially due to renters leaving the market because they could not find affordable housing. Increased renter household income may also be the result significant increases in home purchase costs, resulting in more higher income renters who are priced out of homeownership.

Median values of owner-occupied homes in the county increased faster than median rents, increasing by 49% between 2017 and 2022. Owners have gained equity from market appreciation, but increased home prices and pandemic-related interest rate hikes have made the market more challenging for renters who wish to buy. According to the ownership gaps analysis, renters who wish to buy struggle to find affordable homes until they earn more than 120% MFI. Only 9% of homes sold in the county from February 2024 to July 2024 were affordable to households earning 100% of the Median Family Income (MFI), or the Area Median Income (AMI) for a four-person household. Most affordable homes sold were smaller condominiums or mobile/manufactured homes which may not adequately house a four-person household.

The need for deeply subsidized rents is significant: the rental gaps analysis conducted for this plan found a shortage of 16,401 rental units priced at \$885 or below (the maximum affordable rent for households earning 30% MFI): there are 19,685 renters who need these units, but only 3,284 units are affordable to them.

Only 2.5% of Washington County's housing units are vacant, indicating a market characterized by high competition for very limited supply.

Renters are more likely than owners to report substandard conditions—48% of renter occupied units in Washington County have at least one substandard condition, compared to 22% of owner-occupied units. About one third of the county's residential units were built between 1950 and 1980 and are reaching a need for rehabilitation due to age.

Washington County's 2023 Point in Time Count identified 773 community members experiencing homelessness, approximately 70% of whom were sheltered and 30% of whom were unsheltered. The 2023 count suggests a slight decrease in homelessness since 2022, when 808 community members were identified as experiencing homelessness.

The major employment sectors in Washington County include Education and Health Care Services; Manufacturing; Retail Trade; and Professional, Scientific, Management Services. The county is a hub for global semiconductor and advanced manufacturing companies and contains a quarter of the state’s manufacturing jobs.

Rental Market

Overall, median gross rent rose by 24%, or \$326 per month, between 2017 and 2022. This means that renters needed to earn over \$13,000 more per year in 2022 to have the same rental purchasing power as they did in 2017. Fortunately, the median income for renter households increased by 24% or \$13,068 from \$55,364 to \$68,432 between 2017 and 2022, indicating that rental purchasing power did not decrease overall.⁵ However, this increase in renter household incomes may have been due to lower income renters leaving the county for more affordable areas or increased difficulty for households earning 100% - 120% MFI to purchase a home, resulting in higher income households renting.

As demonstrated in the rental gaps table below, Washington County’s current supply of rental units undersupplies affordable units for households earning less than 30% of the Median Family Income (MFI) or \$31,950 in 2022. Around 21% of renter households earn these incomes and need units priced below \$800 (\$885 in 2024) to avoid cost burden.

Cumulative shortages—the result of lower income renters renting more expensive units due to limited supply of units affordable to them—affect renters earning up to 60% MFI (\$63,900 in 2022): there are 3,562 more renter households earning less than 60% MFI than there are units affordable to them. This cumulative gap affects 47% of renter households.

FIGURE 4: RENTAL GAPS

Income Range	Maximum Affordable Rent	Demand: Current Renters	Supply: Current Units	Rental Mismatch (Affordability Gap)	Cummulative Affordability Gap
0-30% MFI	\$799	19,685	3,284	(16,401)	(16,401)
31-50% MFI	\$1,331	15,589	18,278	2,689	(13,712)
51-60% MFI	\$1,598	8,296	18,445	10,149	(3,562)
61-80% MFI	\$2,130	14,360	35,789	21,429	17,866
81-100% MFI	\$2,663	10,610	14,205	3,594	21,461
101-120% MFI	\$3,195	7,602	4,049	(3,554)	17,907
120% + MFI	> \$3,195	16,976	1,477	(15,499)	2,408

Note: These calculations use the 2022 Area Median Income (AM) for a 4-person household in Washington County.

Source: 2022 American Community Survey 1-Year Estimates.

For Sale Market

Washington County’s ownership rate is 61%. According to American Community Survey (ACS) data, homeownership rates are highest among Asian households (67%) and Non-Hispanic White households (65%), lower among Hispanic households (39%) and households of other or two or more races (46%),

⁵ Median household income overall increased by 22% or \$17,960 from \$80,946 in 2017 to \$98,906 in 2022.

and exceptionally low among Black/African American households (30%). Nearly 60% of units in the county are single unit detached structures.

According to the Zillow Home Value Index, which approximates the “typical” price for homes priced in the 35th to 65th percentile, growth in the county’s home prices accelerated during the pandemic, reaching highs in 2022 and stabilizing since. In the first half of 2024, typical homes in Washington County sold for \$587,034. This is 48% higher than the county’s typical home price in 2017. Increasing home values benefits existing owners but make it more difficult for would-be-owners to buy.

Owner households benefit from higher prices when they sell their homes, while renters are faced with managing higher monthly rental costs and possibly trying to save for a home to buy, the prospect of which diminishes as home prices rise. Rising interest rates have additionally contributed to decreasing purchasing power for homebuyers despite rising incomes: it is estimated that households earning the Median Family Income (the Area Median Income for a four-person household) could have afforded a home worth \$445,000 in 2021, compared to a maximum of \$343,000 in 2024.

According to the ownership gaps analysis, renters who wish to buy will struggle to find affordable homes until they earn more than 120% MFI. Currently, 82% of renter households earn less than 120% MFI and only 15% of owner-occupied units are affordable to them. Cumulative shortages in affordable units for purchase affect buyers at even higher income levels.

MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS – 91.410, 91.210(A)&(B)(2)

Introduction

As shown in Table 26: Residential Properties by Unit Number, 57% of housing units in Washington County are single-family detached homes. The second most common housing type, constituting 13% of total units, is units in small multifamily buildings containing 5-19 units. Units in large multifamily buildings (containing more than 20 units) constitute the third most common housing—also accounting for approximately 13% of total units. Less common housing types include attached homes (such as townhomes) at 8% of units; duplexes, triplexes, and fourplexes at 7% of units; and mobile homes, boats, RVs, vans, and other units at 2% of all units.

TABLE 26: RESIDENTIAL PROPERTIES BY UNIT NUMBER

PROPERTY TYPE	NUMBER	%
1-unit detached structure	138,946	57%
1-unit attached structure	20,407	8%
2-4 units	16,430	7%
5-19 units	31,773	13%
20 or more units	31,129	13%
Mobile Home, boat, RV, van, etc.	4,804	2%
Total	243,489	100%

Data: 2022 ACS 1-year estimates

Table 27: Unit Size by Tenure conveys the distribution of owner-occupied and renter-occupied units in Washington County by bedrooms. Owners are most likely to occupy larger units: 85% of owner households live in units with 3 or more bedrooms, compared to 27% of renters. Renters most commonly occupy 2-bedroom units, though over 30% of renters have 1 or fewer bedrooms.

TABLE 27: UNIT SIZE BY TENURE

	OWNERS		RENTERS	
	NUMBER	%	NUMBER	%
No bedroom	511	0%	4,380	5%
1 bedroom	1,804	1%	24,037	26%
2 bedrooms	19,435	13%	39,629	43%
3 or more bedrooms	122,451	85%	25,072	27%
Total	144,201	100%	93,118	100%

Data: 2022 ACS 1-year estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the Oregon Affordable Housing Inventory database from Oregon Housing and Community Services (OHCS), there are at least 7,488 rental units with rent or income restrictions in Washington

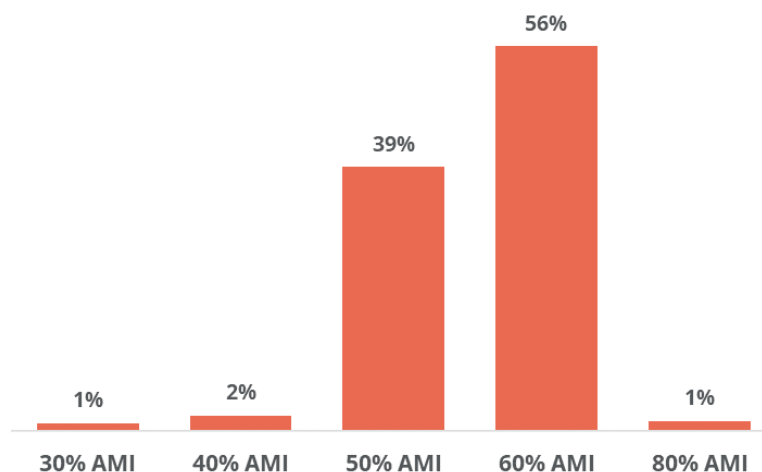
County. It is important to note that the Oregon Affordable Housing Inventory was last updated in January 2022, and that as a result, this estimate does not include new affordable units that have been completed since January 2022. Units with affordability requirements expiring before 2025 were removed from the total count of affordable units to reach this estimate. Affordable units included in this database may receive funding from federal, state, and/or local sources. In 2022, the National Housing Preservation Database (NHPD) estimated that Washington County had 6,095 federally assisted rental units. From 2016 to 2024, OHCS funded 3,026 affordable units in Washington County.

Figure 5: Distribution of Income- and Rent-Restricted Units by AMI Level Targeting, Washington County, 2022 presents the distribution of the county's income- and rent-restricted units by income targeting level, though it is important to note that this information is only available for 1,900 of the county's 7,488 affordable units. According to the available data, the county's affordable housing inventory is mostly equipped to serve renter households earning 50%-60% AMI. Very few rent- or income-restricted units in the county are affordable at 30% or 40% AMI. Based on these data, most of the 29% of renter households who earn 40% AMI or less must either receive tenant-based rental assistance (e.g. Section 8 vouchers) or experience cost burden from renting more expensive units.

FIGURE 5: DISTRIBUTION OF INCOME- AND RENT-RESTRICTED UNITS BY AMI LEVEL TARGETING, WASHINGTON COUNTY, 2022

Note: Data are available for 1,900 of 7,488 units. Estimates should be interpreted with caution.

Source: OHCS and Root Policy Research.

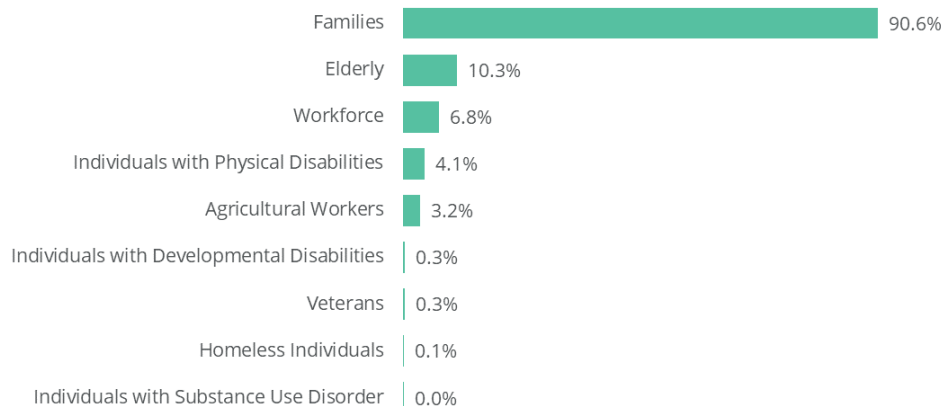


As shown in Figure 6: Distribution of Affordable Units by Population Targeted, Washington County, 2022, over 90% of the county's income- or rent-restricted units are designated for families. The next greatest shares of affordable units serve elderly residents (10%), followed by workforce (7%), individuals with physical disabilities (4%), and agricultural workers (3%). Very small shares of the county's affordable units are designated to serve individuals with developmental disabilities, veterans, individuals experiencing homelessness, and individuals with substance use disorders.

FIGURE 6: DISTRIBUTION OF AFFORDABLE UNITS BY POPULATION TARGETED, WASHINGTON COUNTY, 2022

Note: Shares are not additive as some units are designated to serve multiple populations: for example, some units that serve families also serve workforce.

Source: OHCS and Root Policy Research.



As shown in Figure 7: Distribution of Income- and Rent-Restricted Units by Bedroom Size, Washington County, 2022, affordable units in Washington County tend to be relatively small: 87% of units have two or fewer bedrooms, while only 11% have three or more bedrooms. Most of the county's rent- and income-restricted units are too small to serve large households and large families.

FIGURE 7: DISTRIBUTION OF INCOME- AND RENT-RESTRICTED UNITS BY BEDROOM SIZE, WASHINGTON COUNTY, 2022

Source: OHCS and Root Policy Research.

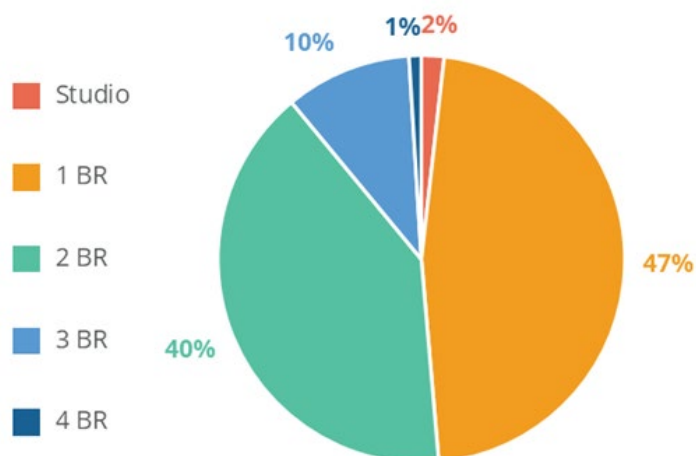


Figure 8 and Figure 9 from Beaverton and Hillsboro's 2023 Housing Needs Analysis reports summarize the affordable housing inventory in these cities. According to these reports, "subsidized affordable" units are funded through HUD programs, tax credits, and other programs which guarantee subsidized rents for qualified households.

There are 1,951 subsidized affordable rental units in Beaverton, 80% of which are intended to house families. Another 13% of Beaverton's subsidized affordable units are reserved for elderly residents. The rest of Beaverton's designated affordable units house agricultural workers, residents with developmental disabilities, residents experiencing homelessness, and veterans.

FIGURE 8: SUBSIDIZED AFFORDABLE HOUSING INVENTORY, BEAVERTON, 2023

Source: Oregon Housing and Community Services (OHCS) and Johnson Economics from the City of Beaverton, OR Housing Needs Analysis Report May 2023.

	# of Properties	# of Units	Share of Units
Agricultural Worker	1	48	2%
Developmentally Disabled	3	36	2%
Elderly	4	254	13%
Ex- or Released Offender	0	0	0%
Family	101	1,569	80%
Homeless	2	14	1%
Physically Disabled	1	5	0%
Substance Use Disorder	0	0	0%
Veterans	1	20	1%
Workforce	1	5	0%
Total:	108	1,951	100%

Hillsboro has 2,013 subsidized affordable rental units—a slightly higher count than that of Beaverton. Three in four of these units are intended to house families, with the second largest share (12%) dedicated to workforce housing. Seven percent of regulated affordable units are designated to house elderly residents. The rest of Hillsboro’s subsidized affordable rental units house residents with physical disabilities and agricultural workers.

FIGURE 9: SUBSIDIZED AFFORDABLE HOUSING INVENTORY, HILLSBORO, 2023

Source: OHCS and Johnson Economics from the City of Hillsboro Housing Needs Analysis Report December 2023.

	# of Properties	# of Units	Share of Units
Agricultural Worker	1	47	2%
Developmentally Disabled	0	0	0%
Elderly	4	143	7%
Ex- or Released Offender	0	0	0%
Family	60	1,502	75%
Homeless	0	0	0%
Physically Disabled	3	89	4%
Substance Use Disorder	0	0	0%
Veterans	0	0	0%
Workforce	3	232	12%
Total:	71	2,013	100%

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to HUD's Multifamily Assistance and Section 8 Contracts Database, as many as 139 mostly one- bedroom assisted units in Washington County have contracts that expire during the 2025-2029 Consolidated Plan period. These developments consist of assisted housing units for elderly community members and community members with disabilities, Section 202 and Section 811 respectively.

The Oregon State Housing Inventory database contains data for all income and rent restricted affordable housing and reports a total of 559 units that are expected to expire during the 2025-2029 Consolidated Plan period, all of which are occupied by families. All of these units are financed with 4% Low Income Housing Tax Credit (LIHTC) financing. The Housing Authority of Washington County (HAWC) is developing a preservation strategy for opportunities to maintain of affordability for these units.

Does the availability of housing units meet the needs of the population?

No, not for extremely low-income renters. Washington County has 19,685 renter households who earn less than 30% MFI (\$35,400 in 2024 for a household of 4 people) per year. This equates to 21% of the County's renter households. There are just 3,284 rental units, including units made affordable by the use of Housing Choice Vouchers/Section 8 Vouchers, priced affordably for these renters, leaving a gap of 16,401 units.

At the 31-50% MFI income range (incomes \$31,951-\$53,250 in 2022), there are more rental units affordable than renter households. However, shortages in units affordable at 0-30% MFI cause extremely low-income renters to rent more expensive units, contributing to shortages at higher affordability levels. Washington County's rental market is largely priced to serve renters earning 51-80% MFI: 56% of rental units are priced affordably for these renters.

Constrained supply of affordable units also affects renter households who earn up to 120% MFI (\$127,800 in 2022) and wish to purchase homes. These renter households would need homes priced below \$374,683 in 2024 market conditions, but only 15% of owner-occupied homes are valued below this price.

A review of sales data available from Multiple Listing Service (MLS) provider, Redfin, showed that only 9% of homes sold between February 2024 and July 2024 were affordable to households earning 100% MFI. Homes affordable at 100% MFI were small, containing an average of 2.2 bedrooms and 1,127 square feet. Most (54%) of these units were condominiums, while mobile/manufactured homes (25%), single family residences (15%), and townhouses (6%) were less common. Note that owners of mobile/manufactured homes often pay monthly lot rents, which average \$885 for the mobile/manufactured homes represented in these data and subject mobile homeowners to the volatility of the housing market, so they are less affordable when considering the full housing cost (purchase price and ongoing lot rent).

Describe the need for specific types of housing.

There is significant need for rental units that rent for less than \$885 per month including utilities, which is the maximum monthly housing payment affordable to households earning 0-30% MFI in 2024. Around 19,700 renter households earn these incomes, while accounting for the use of vouchers and other rent subsidies, only about 3,300 units are affordable to them. A portion of these households likely require the resources that come with Permanent Supportive Housing.

There is also need for the preservation of rental units for low-income renters. Renters earning 31-50% MFI depend on a combination of the public sector (units with low to moderate subsidies and vouchers) as well as the private market, whose rents are less stable in tight markets.

There is a need for affordable homes for purchase. The inventory of homes priced at less than \$375,000 (the maximum affordable price for households earning 120% MFI in 2024) is extremely limited, with mobile/manufactured homes—which typically carry high monthly fees for lot rents—constituting 25% of recent sales affordable at this price point.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING – 91.410, 91.210(A)

Introduction

Figure 10 and Figure 11 below present changes in median gross rent and median home value between 2017 and 2022—the five years since the last Consolidated Plan was developed—for Washington County and its major cities of Beaverton and Hillsboro.

As shown in Figure 10: Change in Median Gross Rent, All Renter-Occupied Units, Washington County, Beaverton and Hillsboro, 2017-2022, median gross rent has increased by 24% in the county, from \$1,371 in 2017 to \$1,786 in 2022. Hillsboro and Beaverton experienced similar increases in median gross rent across this time. Home prices—shown in Figure 11: Change in Median Home Value, All Owner-Occupied Units, Washington County, Beaverton and Hillsboro, 2017-2022—increased at greater rates than rents between 2017 and 2022. The county’s median home value increased from \$394,000 in 2017 to \$588,200 in 2022, a 49% increase. Home prices increased at a faster rate in Hillsboro (+52%) and at a slower rate in Beaverton (+46%), though both cities have lower median home prices than the county overall.

Table 28: Cost of Housing presents changes in median home value and median contract rent—which excludes costs included in median gross rent—between 2000 and 2022. Home values increased by 218% at the median, indicating that home values increased faster than median contract rent, which increased by 136% since 2000.

Table 29: Rent Paid shows that nearly two thirds of renter households pay between \$1,000 and \$1,999 for rent each month. Only 11% of renter households rent units for less than \$1,000, with less than 2% of renters paying less than \$500.

Table 30: Housing Affordability confirms the insights of the rental gaps analysis discussed earlier: affordable rental units are very scarce for households earning extremely low incomes (those below 30% HUD Area Median Family Income (HAMFI)).

The picture of ownership affordability presented in Table 30: Housing Affordability shows that 23,290 units or 65% of owner-occupied units were valued within the price range affordable to households earning 100% HAMFI using estimates from 2016-2020. The purchase gaps analysis discussed earlier in this section—which relies on 2022 ACS estimates and 2024 interest rates—shows that purchase affordability has decreased dramatically since 2020.

**FIGURE 10: CHANGE IN
MEDIAN GROSS RENT, ALL
RENTER-OCCUPIED UNITS,
WASHINGTON COUNTY,
BEAVERTON, AND
HILLSBORO, 2017-2022**

Note: Includes all types of renter-occupied units, including multifamily and single-family units.

Source: 2017 and 2022 1-year American Community Survey (ACS).

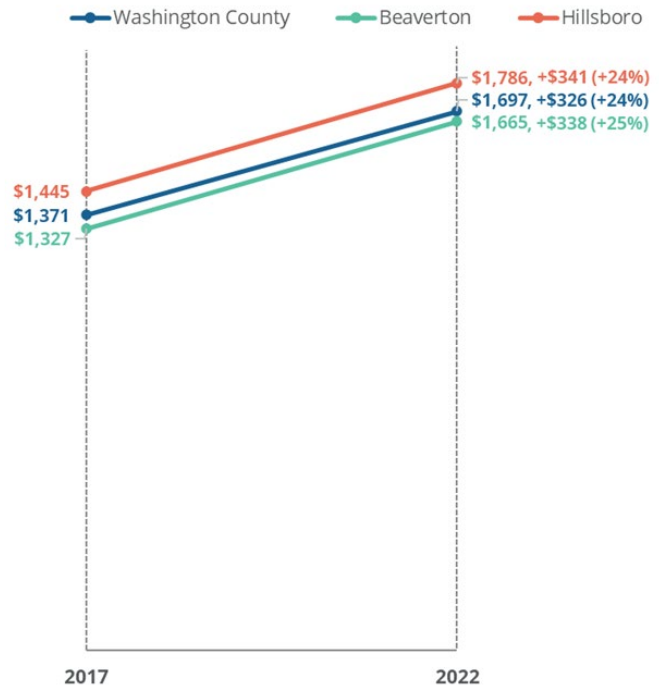


**FIGURE 11: CHANGE IN
MEDIAN HOME VALUE, ALL
OWNER-OCCUPIED UNITS,
WASHINGTON COUNTY,
BEAVERTON, AND
HILLSBORO, 2017-2022**

Note: Includes all types of owner-occupied units, including multifamily and single-family units.

Source: 2017 and 2022 1-year American Community Survey (ACS).

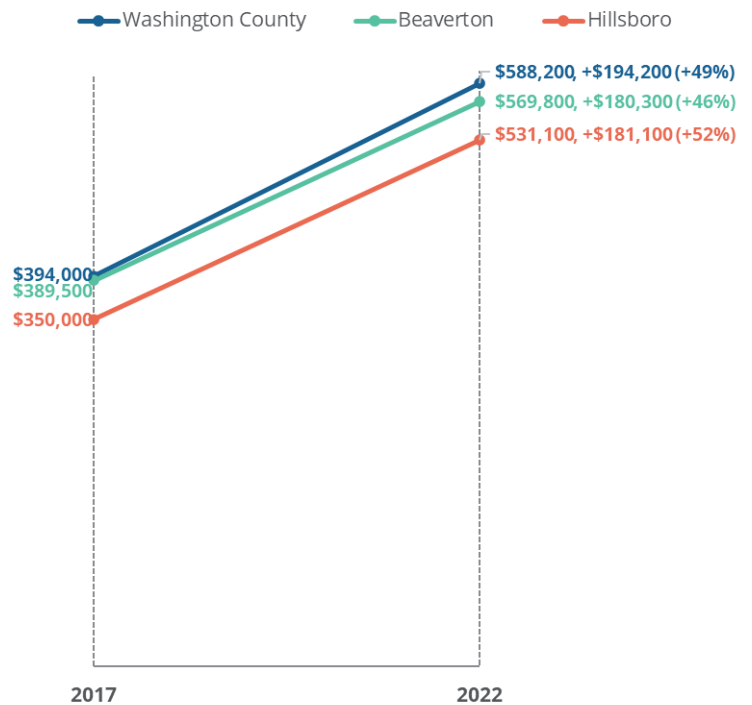


TABLE 28: COST OF HOUSING

	BASE YEAR: 2000	MOST RECENT YEAR: 2022	% CHANGE
Median Home Value	\$184,800	\$588,200	218%
Median Contract Rent	\$720	\$1,697	136%

Data: 2000 Census (Base Year), 2022 ACS 1-year estimates (Most Recent Year)

TABLE 29: RENT PAID

RENT PAID	NUMBER	%
Less than \$500	1,633	1.79%
\$500-999	8,495	9.34%
\$1,000-1,499	31,859	35.02%
\$1,500-1,999	35,593	39.12%
\$2,000 or more	13,398	14.73%

Data: 2022 ACS 1-Year estimates

TABLE 30: HOUSING AFFORDABILITY

NUMBER OF UNITS AFFORDABLE TO HOUSEHOLDS EARNING	RENTER	OWNER
30% HAMFI	1,991	No Data
50% HAMFI	8,442	2,234
80% HAMFI	39,990	10,034
100% HAMFI	No Data	23,290
Total	50,423	35,558

Data: 2016-2020 CHAS

TABLE 31: MONTHLY RENT

MONTHLY RENT (\$)	EFFICIENCY (NO BEDROOM)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
Fair Market Rent	\$1,500	\$1,610	\$1,839	\$2,574	\$2,995
High HOME Rent	\$981	\$1,053	\$1,264	\$1,452	\$1,600
Low HOME Rent	\$770	\$825	\$990	\$1,143	\$1,275

Data: HUD FMR AND HOME Rents

Is there sufficient housing for households at all income levels?

The current availability of housing units does not meet the needs of households at all income levels in Washington County. The problem of insufficient housing is most acute among those households with incomes below 30% of Median Family Income (MFI).

A supplemental rental gaps analysis conducted for this study found that, for the 19,685 renters earning less than 30% MFI (21% of all renters), there are just 3,284 affordable rentals, including Housing Choice Vouchers—leaving a deficiency of 16,401 affordable units.

Table 10: Cost Burden >50% in the [NA-10 Housing Needs Assessment Section](#) reveals that 17,222 households earning 0-30% AMI are cost burdened, with housing costs consuming over 30% of income. This number roughly matches the deficiency of 16,401 rental units affordable at 30% MFI identified in the analysis above. Overall, Washington County's rental market is largely priced to serve renters earning 51-80% MFI: 56% of rental units are priced affordably for these renters.

Many low-income renters and community members experiencing and transitioning out of homelessness need permanent supportive housing: affordable housing coupled with supportive services, including mental health services. Homelessness remains an issue in Washington County. Washington County's 2023 Point in Time Count identified 773 community members experiencing homelessness, approximately 70% of whom were sheltered and 30% of whom were unsheltered. The 2023 count suggests a slight decrease in homelessness since 2022, when 808 community members were identified as experiencing homelessness.

How is affordability of housing likely to change considering changes to home values and/or rents?

Higher interest rates in recent years have begun to temper home sale price increases, and an increase in multifamily development has somewhat slowed rent increases. However, prices are still far too high for the households with the greatest needs—for renters, extremely low-income households, and for ownership, moderate income renters who wish to buy. The pace of price increases may slow but needs will continue due to the significant gap between demand and supply. With homeownership out of reach for most income levels, there is ongoing high demand for rental units.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are higher than High and Low HOME rents for all unit sizes. According to 2022 1-year ACS estimates, median market rents for units of all sizes are higher than the corresponding High HOME rents. Median market rents are lower than FMRs for units with 1 or more bedrooms, while the median market rent for efficiency units is higher than the corresponding FMR. The County intends to prioritize funding for housing serving extremely low-income households—an area of critical need demonstrated by the rental gaps. Funding will also be considered for ownership products that serve low- and moderate-income and special needs populations that are not served in the market. Additionally, the County intends to support programs that preserve and stabilize existing homes owned by low- and moderate income households.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.410, 91.210(A)

Introduction

This section provides an overview of the condition of Washington County’s housing stock. Much of these data are from HUD's 2016-2020 CHAS and the 2020 ACS. The CHAS tables in this document present 2016-2020 CHAS data because 2017-2021 CHAS data were not available in IDIS when this plan was prepared in October and November 2024.

Describe the jurisdiction’s definition for “substandard condition” and “substandard condition but suitable for rehabilitation”:

Washington County defines “Substandard Condition and Not Suitable for Rehab” as Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50 percent of the current improvement value of the dwelling unit). The County defines “Substandard condition but suitable for rehabilitation” as dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be 50 percent or less of the current improvement value of the dwelling unit). This does not include units that require only cosmetic work, correction, or minor livability problems or maintenance work.

Condition of Units

According to Table 32: Condition of Units, 67% of the county’s housing units had no substandard conditions. Most units with substandard conditions reported only one substandard condition, while a small share (2% overall) reported having two or more substandard conditions. Renters were more likely than owners to report substandard conditions: 47% of renter-occupied units had at least one substandard condition, compared to only 21% of owner-occupied units. Stakeholders shared that manufactured housing is both subject to rental increases and not as durable as a stick-built home, which means that the need for housing rehabilitation of manufactured units is likely greater than that of stick-built units.

TABLE 32: CONDITION OF UNITS

CONDITION OF UNITS	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	%	NUMBER	%
With one selected condition	30,913	21%	43,609	47%
With two selected conditions	749	1%	4,000	4%
With three selected conditions	53	0%	0	0%
With four selected conditions	0	0%	0	0%
No selected conditions	112,486	78%	45,509	49%
Total	144,201	100%	93,118	100%

Data: 2022 ACS 1-year estimates

Over 60% of both owner-occupied and renter-occupied units were built after 1980, and approximately 31% were built after 2000. The county has a very small supply of units built before 1950, consisting of 4% of renter-occupied units and 5% of owner-occupied units.

TABLE 33: YEAR UNIT BUILT

YEAR UNIT BUILT	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	%	NUMBER	%
2000 or later	42,531	29%	31,954	34%
1980-1999	45,603	32%	30,496	33%
1950-1979	48,672	34%	26,954	29%
Before 1950	7,395	5%	3,714	4%
Total	144,201	100%	93,118	100%

Data: 2022 ACS 1-year estimates

Risk of Lead-Based Paint Hazard

Homes built before 1980 have the greatest risk of lead-based paint hazard, as the federal government banned lead from paint beginning in 1978. According to the federal Environmental Protection Agency (EPA), 24% of homes built between 1960 and 1977, 69% of homes built between 1940 and 1959, and 87% of homes built before 1940 contain lead-based paint.

Less than 5% of the County's housing stock was built before 1950, meaning that most of the risk is in units built between 1950 and 1980.

HUD's estimated number of units with lead-based paint risk is shown in Table 34: Risk of Lead-Based Paint. A total of 56,067 owner-occupied units and 30,668 renter-occupied units could have lead paint. Applying the EPA percentage puts the risk closer to 23,000 owner-occupied units and 13,000 renter-occupied units. The risk to children is more pronounced for owner households, as owner-occupied units have a greater proportion of units built before 1980 *with children present* (17% compared to 15%).

TABLE 34: RISK OF LEAD-BASED PAINT

RISK OF LEAD-BASED PAINT HAZARD	OWNER-OCCUPIED		RENTER-OCCUPIED	
	NUMBER	%	NUMBER	%
Total number of units built before 1980	56,067	39%	30,668	33%
Housing units built before 1980 with children present	22,946	17%	13,073	15%

Data: 2022 ACS 1-year estimates (Total Units); 2016-2020 CHAS (Units with children present)

As vacancy rates around 5% indicate a competitive equilibrium in the housing market, Washington County's low vacancy rate of 2.5% indicates a market characterized by high competition for very limited supply. Vacancy is lowest in Hillsboro at 2.3%, and Tigard's vacancy rate of 3.2% also indicates a very tight housing market. By contrast, Beaverton's 2022 vacancy rate of 5.9% indicates a balanced housing market.

FIGURE 12: OCCUPANCY OF ALL HOUSING UNITS, MULTIFAMILY AND SINGLE FAMILY, 2022

Source: 2017 and 2022 1-year American Community Survey (ACS).

	2022			
	Total Units	Occupied Units	Vacant Units	% Vacant
Washington County	243,489	237,319	6,170	2.5%
Beaverton	41,004	38,590	2,414	5.9%
Hillsboro	46,315	45,269	1,046	2.3%
Tigard	23,194	22,454	740	3.2%

Overall in Washington County, the greatest share of vacant units—2,408 of 6,170 vacant units, or 39%—are vacant for rent. The next greatest shares of vacant units—about 11% each—were rented but not currently occupied and for seasonal, recreational, or occasional use. Smaller shares of vacant units were for sale or sold but not occupied.

FIGURE 13: VACANCIES OF ALL HOUSING UNITS, MULTIFAMILY AND SINGLE FAMILY, 2022

	Vacant Units							Total Vacant
	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant	
Washington County	2,408	689	382	346	649	0	1,696	6,170
Beaverton	753	322	117	23	97	0	187	1,499
Hillsboro	417	125	140	174	29	0	227	1,112
Tigard	376	108	64	93	48	0	51	740

Source: 2022 American Community Survey 1-Year and 5-Year Estimates.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Of the 136,452 owner-occupied units in Washington County, 30,592 units (22%) are reported to have one or more housing conditions. The incidence of housing problems is even higher in rental units at 48% (40,814 units of the total 85,544 rental units). There are a total of 71,406 units with one or more conditions that could benefit from rehabilitation.

About one third of Washington County's residential building stock was constructed between 1950 and 1980. These units are reaching a need for rehabilitation due to age. While maintenance and rehabilitation of rental units is necessary to meet tenants' needs, it is important to note that rehabilitation outside of regulated affordable housing contexts often results in rent increases. Rent increases can cause displacement of current tenants and contribute to losses in low-cost market rental housing units.

Findings of the community survey conducted to support this Consolidated Plan confirm a need for owner and rental rehabilitation in the county's housing units. Of the community members who

responded that they had to move out of a unit in Washington County when they did not want to, 17% attributed the move to living with mold or in unsafe conditions. Approximately 68% of Washington County community members who responded to the survey indicated that rehabilitation of affordable apartments is a high or moderate need, while 60% indicated that rehabilitation of single family homes is a high or moderate need. Further, Hispanic or Latino and Black or African American community members reported a disproportionate need for rehabilitation of affordable apartments.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405.

An estimated 22,946 owner occupied, and 13,073 renter occupied units in Washington County were constructed before 1980 and have children under the age of 6 living in them. If these units contain a proportionate share of persons in poverty as the County overall (7.4% of families with children under 5 live in poverty in Washington County—the same rate is assumed to apply for families with children under 6) then 1,687 owner occupied and 961 renter occupied housing units in Washington County are estimated be occupied by low-income families with children that could contain lead based paint hazards.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.410, 91.210(B)

Introduction

Applicable federal law and HUD regulations require that each Housing Authority develop and adopt a Public Housing Authority (PHA) Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address community members' needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. The 2024 [PHA plan](#) for Washington County is located on the Housing Authority website under Plans, Policies, & Reports.

This section uses HUD tables and data from the Housing Authority of Washington County (HAWC) to describe the inventory of deeply subsidized housing, including Housing Choice Vouchers, available in the county. More up to date data provided by the County is referenced when applicable to provide further insight into the current characteristics of public and assisted housing units.

TABLE 35: TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	PROGRAM TYPE								
	CERTIFICATE	MOD-REHAB	PUBLIC HOUSING	VOUCHERS					
				TOTAL	PROJECT-BASED	TENANT - BASED	SPECIAL PURPOSE VOUCHER		
							VETERANS AFFAIRS SUPPORTIVE HOUSING	FAMILY UNIFICATION PROGRAM	DISABLED *
# of units vouchers available	0	0	244	3,360	473	2,887	272	59	208
# of accessible units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Data: HAWC

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Describe the supply of public housing developments.

There are 244 units of Low Rent Public Housing in Washington County. The portfolio is considered scattered site because more than half of the units are single family homes. The largest multi-family property is 17 units. These units provide much-needed deeply subsidized rentals for extremely and very low-income households in the county, yet the supply is inadequate to meet demand.

Currently of the total households in public housing, 57% are households with children. Overall, 674 people live in public housing in Washington County. White households occupy the highest proportion of units (58%), followed by Hispanic households (42%) with relatively few Black/African American or Asian households (15%). Public housing makes up less than 0.2% of the total housing units in the county, and 4% of public and assisted housing units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

In general, HAWC public housing properties are in fair condition. They are aging and will require additional capital services over the next few years. All 244 units are included in the public housing program in the PHA Plan.

TABLE 36: PUBLIC HOUSING CONDITION

PUBLIC HOUSING DEVELOPMENT	PUBLIC HOUSING DEVELOPMENT
Housing Authority of Washington County	31/40

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Broadly, the public housing portfolio is comprised primarily of single family homes and needs a range of repairs and renovations. The needs vary across the portfolio and include cosmetic updates/interior finishes and fixtures (painting, flooring, cabinetry, countertops, interior doors, and trim) – to building systems and structural elements (windows, roof, HVAC systems, plumbing, electrical, insulation).

On December 13, 2023, HUD approved the HAWC request of Section 18 Disposition for a total of 60 scattered site public housing single family homes throughout Washington County. Current residents will have the opportunity to purchase their home with the support of a local homeownership education program. In addition, HAWC will work with local jurisdictions and non-profit partners to ensure the homes will continue to provide affordable housing opportunities to the community. After the first two priorities have been met, HAWC will sell any remaining homes on the open market to the general public. Proceeds will be reinvested in multi-family affordable housing solutions.

Residents who will be required to relocate will receive a Tenant Protection Voucher, which they can use to ensure the affordability of their next housing unit. All remaining residents will benefit from the longer-term stability of public housing operations and capital funding availability.

Describe the public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing.

The Housing Authority of Washington County (HAWC) makes a concerted effort to engage residents in various areas of Housing Authority activity, including homeownership programs. There are quarterly meetings of the Resident Advisory Board (RAB). There are also currently two recipients of housing services on the Housing Advisory Committee and one on the Housing Authority Board of Directors.

HAWC continues to educate residents on the proper care of their unit through the use of newsletters and inspections. Other actions to maintain the properties include capital repairs or replacements using HUD’s Capital Fund Program.

residents are also encouraged to participate in the Family Self-Sufficiency (FSS) program in addition to sponsorship in the regional Workforce Systems jobs program. Individuals in these programs are also encouraged to open an Individual Development Account (IDA) for future use towards several goals such as a home purchase or educational costs. During the last year, there were 9 active participants from public housing in the FSS program.

The Housing Authority of Washington County (HAWC) is also implementing the following strategies:

Increase availability of decent, safe, affordable housing by:

- Continuing to focus on increasing lease-up rate while understanding the effects of several challenges.
- Leveraging private and public funds to increase affordable housing opportunities through new development, acquisition, and partnerships.
- Increasing the long-term sustainability of the Public Housing Program by implementing Section 18 dispositions and preventative maintenance programs.
- Diversifying funding sources and improving operations to help ensure the long-term financial stability of the projects and reduce dependence on a single source of funding.

Improve quality of assisted housing by:

- Continually evaluating and improving Public Housing and Voucher management practices.
- Gathering feedback about resident satisfaction and stakeholder needs through housing forums and other opportunities.
- Holding Resident Advisory Board meetings quarterly, with additional opportunities for participation encouraged as available.
- Encouraging residents to take an active role in the maintenance and management of their properties to help increase resident satisfaction and ensure the long-term viability of the program.
- Installing energy-efficient systems and appliances, where possible, to help reduce energy costs and increase the sustainability and affordability of the program.

Improve community quality of life and economic vitality by:

- Improving the quality of its public housing and affordable housing stock through preventative maintenance inspections and rehabilitation when necessary.
- Ensuring at least 5% of its units are accessible to wheelchair and mobility impaired users and 2% of the units for those with visual or hearing impairments.

Promote self-sufficiency and asset development of families and individuals. HAWC has promoted the self-sufficiency of participating households by:

- Voluntarily maintaining its Family Self-Sufficiency (FSS) program size over minimum requirements.
- Providing no-cost financial education to FSS program participants and providing access to Individual Development Accounts (IDA).
- Providing homeownership vouchers to families who are eligible.
- Actively pulling from the FSS interest list to brief and explain enrollment and eligibility.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.410, 91.210(C)

Introduction

Washington County and the Homeless Services Division have made meaningful progress to expand homeless facilities and services countywide thanks to the local, voter-approved Supportive Housing Services measure. The measure began funding homeless services in 2021, and in three years the County has shown progress on addressing homelessness from increasing access to shelter to moving people into permanent housing.

Prior to 2021, shelter was only available in Washington County for adults experiencing homelessness at rotating locations during the harsh winter months, with no year-round options available for individuals. With new and existing resources, the county offers over 430 shelter beds/units. Due to the expanded shelter capacity, the county has ended unsanctioned homeless camping and decreased unsheltered homelessness by over 35% from 2021 to 2023.

Rehousing households remains a priority, and the county's slot capacity for homeless services housing has increased from roughly 775 slots in 2021 to 2,825 slots in 2024. Included in these slots are Continuum of Care funded rapid rehousing and shelter plus care households, as well as locally funded site- and tenant-based permanent supportive housing and service enriched rapid rehousing. This work is supported by a network of service providers that have scaled up programming alongside the county. In 2021, the homeless services system had 12 funded case workers/housing navigators. The homeless services system now has 138 workers supporting people in finding and maintaining their housing.

Through cross-sector collaboration, the Homeless Services Division and the 25+ service provider partners are meeting individuals' holistic needs with healthcare, behavioral health and housing coming together. Washington County is in the midst of building integrated systems to connect health and housing services and funding sources that will better serve entire families. Washington County will continue to expand facilities and services to meet the needs of people experiencing homelessness, particularly those with special housing needs and an upcoming launch of supportive transitional housing (recovery and stability based).

TABLE 37: FACILITIES TARGETED TO HOMELESS PERSONS

HOUSEHOLD TYPE	EMERGENCY SHELTER BEDS		TRANSITIONAL HOUSING AND SAFE HAVEN	PERMANENT SUPPORTIVE HOUSING BEDS	
	YEAR-ROUND BEDS	VOUCHER/ SEASONAL OVERFLOW BEDS	CURRENT AND NEW BEDS	CURRENT AND NEW BEDS	BEDS UNDER DEVELOPMENT
Adult(s) and Child(ren)	343	0	17	799	0
Adult Only	350	0	72	1939	0
Unaccompanied Youth	12	0	23	116	0
Chronic Homeless	0	0	0	0	0

Veteran	0	0	0	0	0
Subtotal	705 Beds	0	112 Beds	2,854 Beds	0

Source: Washington County Department of Housing Services, 2019 Point-In-Time Homeless Count

Although the inventory of emergency shelter beds has expanded, existing capacity is not enough to shelter all people experiencing homelessness at any given time and there are still no emergency shelter facilities for adult-only households except for domestic violence and youth. People who are homeless in Washington County also rely on other means, such as staying temporarily with friends and family or camping in their vehicles, on the streets, or in parks and other places not meant for human habitation.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

People experiencing or at risk of homelessness seeking assistance through Community Connect (the County's coordinated entry system) are also assessed for participation in mainstream resources including: Temporary Assistance to Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), public health plans, employment and housing services for which they may be eligible. For health care, case managers and agencies enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act.

Key partners to the homeless services system include healthcare providers. Virginia Garcia Memorial Health Center is a Federal Qualified Health Center that provides care to homeless clients with chronic health conditions. For mental health, area provider agencies include: Lifeworks Northwest, New Narrative, and Sequoia Mental Health Services, Inc. who enroll clients in the Oregon Health Plan and work with clients to create individualized plans to manage mental health challenges. The mental health providers work closely with homeless service providers to provide access to mental health services.

For access to employment services, agencies such as Community Action, New Narrative, and Washington County Department of Housing Services partner with Worksystems, Inc. as appropriate to connect clients with training, education, mentoring and coaching to gain employment. In addition, Lifeworks Northwest assists homeless clients receiving mental health services with the Supported Employment Program.

Washington County has a housing liaison program that is funded through the Supportive Housing Services Program. These liaisons are embedded in five County Health and Human Services Department Programs: Hawthorn Walk-in Center, Maternal, Child, and Family Program, Behavioral Health Intensive Care Coordination, Developmental Disabilities Division, and Disability Aging and Veteran Services Program. These liaisons are employed and supported by community-based housing services organizations and provide case consultation and connection to housing resources, increasing access to services for people experiencing homelessness. Additional housing liaisons support other system integration.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities targeted to meet the needs of residents experiencing homelessness are available throughout Washington County. Below is a list of current and proposed shelter spaces in the county:

Western Washington County (Forest Grove and Cornelius)

- Casa Amparo (20 rooms)
- Cornelius Safe Rest Pods on 4th Avenue (30 pods, temporary)

Hillsboro

- Safe Rest Pods on SW 17th Avenue (30 pods, temporary)
- Safe Place Youth Shelter (12 beds)
- Hillsboro Bridge Shelter (50 rooms, temporary)
- Community Action Family Shelter (5-9 rooms)
- Cloverleaf Shelter (50 beds, temporary)
- *Year-round Hillsboro shelter (75 beds/pods), expected late 2025*

Beaverton and Aloha

- Safe Rest Village at Aloha United Methodist Church (30 pods, temporary)
- Veterans Shelter (58 beds)
- Beaverton Temporary Shelter (40 beds, temporary)
- The Beaverton Shelter (60 beds)

Tigard, Tualatin, and Sherwood

- Good Neighbor Center (5-9 rooms)
- Tigard Just Compassion Shelter (60 beds)
- Family Promise of Tualatin Valley (70 rooms)

Other services and facilities include:

- Emergency shelter programs, including the Beaverton Community Center and Blanton Street Building. These shelter programs are operated by Project Homelessness Connect, Just Compassion, and Open Door HousingWorks.
- Other organizations that connect with residents experiencing unsheltered homelessness and providing information and transportation to shelter include Open Door, Greater Good Northwest, New Narrative, Forest Grove Foundation, Project Homeless Connect, IRCO, HomePlate, and Just Compassion.
- The County has several funding sources to help serve residents experiencing homelessness, including the Supportive Housing Services resources, the federal Continuum of Care grant, and resources from the County's Public Safety levy, in addition to Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funding.
- Through Community Connect, the County provides housing managers that assist residents experiencing homelessness with housing navigation, housing retention, and resident services, as well as wrap-around supports.
- There are eight different outreach locations throughout the county where outreach workers connect with people living unsheltered in their cars, RVs, and tents. These workers build relationships with these residents and help them connect to services, including shelter, behavioral healthcare, treatment, and housing programs.
- The County's Referral and system coordination services, including Community Connect, Built for Zero Conferencing, and housing liaisons.

- Short-term housing services, including eviction prevention (short-term rent assistance to help maintain current housing) and rapid resolution (short-term financial assistance to end homelessness).
- Longer-term housing services, including rapid rehousing, permanent supportive housing, shelter plus care, Veteran Affairs Supportive Housing, regional long-term rental assistance, and other programs.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.410, 91.210(D)

Introduction

This section discusses the supportive service and housing needs of special needs populations. The Housing Needs Assessment attached to this section provides additional detail on estimates of and gaps in needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

The estimated housing and supportive service needs appear in NA-45 and are based on the incidence of poverty, incidence of disability, cost burden, and national statistics on the likelihood of special needs groups to have both short- and long-term housing and service needs.

The resident survey conducted to support this Consolidated Plan identified the greatest needs among special populations as:

- Mental health centers—49% of survey respondents ranked this as a high need in the county overall (45% in the balance of the county), higher than any other public facility need;
- Childcare centers—38% of survey respondents ranked this as a high need and another 36% ranked youth centers as a high need; and
- Domestic violence shelter—35% of survey respondents ranked this as a high need.

Providers consulted for the Consolidated Plan noted that older adults often have the highest service needs that are often unmet due to administrative barriers and/or challenges navigating the County's service system. Availability of services (or lack thereof) is also a significant barrier for older adults in meeting their service needs. Seniors have also been disproportionately impacted by the use of online platforms to distribute information on available programs and services. Providers explained that seniors and elderly persons are more likely to seek information in-person (versus online websites and portals) as they tend to be less technologically advanced than younger generations. This was also identified as a disproportionate need for unhoused persons and low-income households that lack access to a computer or internet subscriptions.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

There are several different paths for appropriate referrals into Community Connect, Washington County's coordinated entry system which allocates available shelter and housing resources to participants who are in need. One of these pathways is through housing liaisons who are embedded in a number of health and mental health centers including the Hawthorn Walk-in Clinic. Additionally, participants can call or walk into Community Connect (housed at Community Action Organization) or a Homeless Services Division contracted partner's office to get an assessment. Within the coordinated entry system, those who are medically vulnerable and returning from an institution are prioritized for available shelter and housing resources.

The Low Acuity Transitional Support Program is a partnership of Washington County, Virginia Garcia Memorial Health Center, and Greater Good Northwest. This program serves homeless individuals who receive medical intervention with low acuity recovery needs in Washington County. They are sheltered at Greater Good Northwest, given medical support from Virginia Garcia, and connected to housing resources. Referrals to this program are initiated by hospital staff.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The annual goals identified in the AP-20 section of Washington County's 2025 Action Plan include:

- **Increase housing stability of low-income renter households and special populations.** (e.g., rental assistance, new construction of and preservation of affordable rental housing, rental rehabilitation, housing related public services).
- **Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- and moderate-income owners.** (e.g. downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation).
- **Fund supportive services for low-and moderate-income and special needs populations.**

Based on the AP-35 section of Washington County's 2025 Action Plan, the County plans to undertake the following activities during the next year to address housing and supportive services needs of its community members who are not homeless but have other special needs.

- CDBG funds will be used for public services which include services for foster youth and seniors
- The Office of Community Development will utilize CDBG funds to provide housing rehabilitation through grants to persons over the age of 62 and/or persons with a disability to make urgent home repairs or accessibility improvements.

Refer to the AP-38 section of the County's Annual Action Plan for a comprehensive list of activities planned.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Based on the AP-35 section of Washington County's 2025 Action Plan, the jurisdiction plans to undertake the following activities during the next year to address housing and supportive services needs of its community members who are not homeless but have other special needs.

- Unlimited Choices Inc, will utilize CDBG funds in the City of Beaverton to provide home repair and disability adaptations to low-mod income homeowners.
- Rebuilding Together Washington County will utilize CDBG funds in the City of Beaverton to provide home repair and disability adaptations to low-mod income homeowners leveraging volunteers to assist with projects.
- The Office of Community Development will utilize CDBG funds in the City of Hillsboro to provide necessary repairs to homes owned by low and moderate-income homeowners.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.410, 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

Similar to communities across the country, Washington County faces several barriers impacting the development of affordable housing. Market barriers include high construction costs, including labor, materials, and financing, as well as high land costs.

In 2022, the University of Oregon’s Institute for Policy Research and Engagement commissioned a “Barriers to Housing Production in Oregon Brief.” As part of its research, a survey was administered to local government staff, private sector housing developers, and nonprofit housing developers that asked respondents to identify barriers to housing production in the state of Oregon. The following barriers were identified as “extreme barriers” impacting housing production in the state:

- High construction costs (materials);
- Limited ability for low- and moderate-income households to compete in the market;
- High cost of land;
- High cost/limited supply of skilled labor (e.g., licensed tradespersons);
- Insufficient workers in skilled trades;
- High construction costs (labor);
- Lack of available vacant buildable lots (e.g., for sale or owned by builders);
- High cost/limited supply of construction workers, generally;
- Development not keeping pace with population growth; and
- Lack of larger (5+ acre) development ready tracts.
- Through open-ended responses, respondents also identified zoning, state regulations, and wetlands regulations as barriers.

In 2018, Washington County commissioned a project to identify existing regulatory and code requirements in the unincorporated areas of the county that negatively impact development feasibility and/or increase development costs for projects that include residential uses. Key findings of this effort found that:

- Code changes are likely to provide modest improvements in affordability or help increase the overall supply of housing, but are unlikely to make major impacts to housing affordability or supply unless additional actions are taken.
- Density restrictions and cost of land are some of the primary factors affecting the cost of housing
- Density bonuses and land donation can improve affordability.
- To reach deeper affordability, particularly for households with lower incomes, more resources are needed to reduce development costs and/or housing costs.
- Updates to parking requirements in 2017 allow less land to be dedicated to parking, and should help reduce the cost of housing development.
- The cost of public facility improvements is a significant challenge—but such improvements are necessary. Exploring other options to pay those costs may be a better option than reducing standards.
- The majority of urban unincorporated land in Washington County is designated low density residential. Considering ways to use land more efficiently and increase development capacity could have an impact on housing supply.
- Current development code standards allow, but do not encourage, smaller lots and smaller housing units.

Policy and programmatic strategies to reduce barriers to housing development coming out of the project included:

- Refine existing policy foundations to be more supportive of affordable housing.
- Find opportunities to streamline or shorten permitting processes and timelines where possible, including continuing to prioritize development applications for regulated affordable housing projects.
- Subsidize regulated affordable housing through:
 - Continued donations and discounting of public land for regulated affordable housing
 - Enabling additional property tax exemptions or abatements for regulated affordable housing
 - Reducing or waiving System Development Charges (SDCs) and/or development fees and charges.
- Establish a development tax (e.g., a Construction Excise Tax) and/or other value capture incentives to encourage regulated affordable housing.

Since the completion of the project in 2019, Washington County has taken several actions to address regulatory barriers to affordable housing development. These efforts are described in the Strategic Plan, specifically section SP-55.

In 2023, the State legislature passed HB 2001, which included the Oregon Housing Needs Analysis (OHNA). A new component of the State's land use planning system, the OHNA aims to have cities with over 10,000 people estimate housing need by affordability levels over a 20-year planning period to ensure these communities have a variety of affordable housing options. In collaboration with jurisdictions within the county, these efforts will help the County identify and implement actions to address barriers to affordable housing.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSET – 91.410, 91.210(F)

Introduction

This section reviews non-housing community development assets and needs based on data in tables pre-populated by HUD, from the Census, the Bureau of Labor Statics, and the Greater Portland Comprehensive Economic Development Strategy for 2022-2027.

Washington County is part of the tri-county region, including Multnomah County and Clackamas County, that comprises the majority of the Portland Metropolitan Statistical Area. With over 600,000 residents, Washington County is the second most populous county in the state of Oregon. The rural population combined with many people living in the urban unincorporated areas (outside of cities) totals over 260,000—the largest population of people in an Oregon county that live outside of a city. There are 13 incorporated cities in Washington County, ranging from some of the largest cities in the state (Hillsboro and Beaverton) to some of the smallest (Gaston). Washington County is often called the “Silicon Forest” for its status as home to global semiconductor and advanced manufacturing companies, including Intel. It is also a prominent destination for both global corporations—including Nike and Columbia Sportswear—and small businesses, 21,774 of which are located in the county according to the Washington County Economic Development Program’s Progress Report for 2021-2023. Large cities include 13,500 or 69% of small businesses, with urban unincorporated having 4,880 or 25%. Small cities have 2% of the total small businesses while rural areas in the county have 5%. The county is home to over 700 manufacturing companies and a quarter of the state’s manufacturing jobs. Education and Health Care Services and Retail Trade comprise other major industries in Washington County. In the past five years for which data are available (2017-2022), Washington County’s economy grew faster than those of the other two counties in the region with 5% employment growth overall.

TABLE 38: BUSINESS ACTIVITY

BUSINESS BY SECTOR	NUMBER OF WORKERS	NUMBER OF JOBS	SHARE OF WORKERS (%)	SHARE OF JOBS (%)	JOBS LESS WORKERS (%)
Agriculture, Mining, Oil & Gas Extraction	3,735	3,136	1.32%	1.05%	-0.28%
Arts, Entertainment, Accommodations	28,470	27,189	10.09%	9.09%	-1.00%
Construction	13,520	16,223	4.79%	5.42%	0.63%
Education and Health Care Services	58,805	52,554	20.84%	17.56%	-3.27%
Finance, Insurance, and Real Estate	15,249	15,751	5.40%	5.26%	-0.14%
Information	8,184	9,471	2.90%	3.17%	0.27%
Manufacturing	36,682	45,705	13.00%	15.27%	2.28%
Other Services	29,864	35,651	10.58%	11.91%	1.33%
Professional, Scientific, Management Services	32,263	32,171	11.43%	10.75%	-0.68%
Public Administration	7,038	6,394	2.49%	2.14%	-0.36%
Retail Trade	27,196	33,016	9.64%	11.03%	1.40%
Transportation and Warehousing	8,325	6,942	2.95%	2.32%	-0.63%
Wholesale Trade	12,875	15,022	4.56%	5.02%	0.46%
Total	282,206	299,225	100.00%	100.00%	

Source: LEHD Origin-Destination Employment Statistics 2021

TABLE 39: LABOR FORCE

Total Population in the Civilian Labor Force	337,574
Civilian Employed Population 16 years and over	326,423
Unemployment Rate	3.30%
Unemployment Rate for Ages 16-24	6.63%
Unemployment Rate for Ages 25-65	2.82%

Source: 2022 ACS 1-year estimates

TABLE 40: OCCUPATIONS BY SECTOR

OCCUPATIONS BY SECTOR	NUMBER OF PEOPLE
Management, business and financial	64,842
Farming, fisheries and forestry occupations	3,019
Service	45,132
Sales and office	58,509
Construction, extraction, maintenance and repair	21,198
Production, transportation, and material moving	34,758

Source: 2022 ACS 1-year estimates

TABLE 41: TRAVEL TIME

TRAVEL TIME	NUMBER	PERCENTAGE
< 30 Minutes	159,510	67%
30-59 Minutes	69,374	29%
60 or More Minutes	10,378	4%
Total	239,262	100%

Source: 2022 ACS 1-year estimates

TABLE 42: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 25 AND OLDER)

EDUCATIONAL ATTAINMENT	IN LABOR FORCE		NOT IN LABOR FORCE
	CIVILIAN EMPLOYED	UNEMPLOYED	
Less than high school graduate	17,064	723	7,324
High school graduate (includes equivalency)	40,844	2,545	11,637
Some college or Associate's degree	77,197	2,548	17,157
Bachelor's degree or higher	136,423	2,044	18,384

Source: 2022 ACS 1-year estimates

TABLE 43: EDUCATIONAL ATTAINMENT BY AGE

EDUCATIONAL ATTAINMENT	AGE				
	18-24 YRS	25-34 YRS	35-44 YRS	45-65 YRS	65+ YRS
Less than 9th grade	1,457	2,154	3,777	7,787	2,891
9th to 12th grade, no diploma	6,041	3,439	3,359	4,595	3,471
High school graduate, GED, or alternative	16,413	16,434	13,453	25,197	17,532
Some college, no degree	14,300	18,237	14,113	32,651	19,853
Associate's degree	2,391	10,013	9,870	12,018	6,718
Bachelor's degree	7,613	29,944	28,283	39,191	21,514
Graduate or professional degree	485	13,222	20,312	26,062	17,925

Source: 2022 ACS 1-year estimates

TABLE 44: MEDIAN EARNINGS IN THE PAST 12 MONTHS

EDUCATIONAL ATTAINMENT	MEDIAN EARNINGS IN THE PAST 12 MONTHS
Less than high school graduate	\$35,772
High school graduate (includes equivalency)	\$42,206
Some college or Associate's degree	\$50,216
Bachelor's degree	\$76,989
Graduate or professional degree	\$101,337

Source: 2022 ACS 1-year estimates

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Washington County include Education and Health Care Services; Manufacturing; Retail Trade; and Professional, Scientific, Management Services with each sector capturing at least 10% of jobs in the county. Education and health care services and manufacturing make up more than a third of all jobs in the county.

The U.S. Bureau of Labor Statistics additionally publishes a “location quotient” for occupations to assess the concentration of workers by occupation compared to the nation as a whole. Higher location quotients signify local concentrations of employment in that occupation relative to concentrations in that industry in the country as a whole. Semiconductor processing technicians and computer hardware engineers have two of the three highest location quotients of any occupation in the Portland-Vancouver-Hillsboro MSA, demonstrating the prominence of the local semiconductor and advanced manufacturing industries. Personal care and service workers also had a high location quotient.

Describe the workforce and infrastructure needs of the business community.

The Greater Portland Comprehensive Economic Development Strategy for 2022-2027, published in July of 2021, identified several infrastructure and workforce needs of the local business community. These

needs include: improving and expanding the regional talent pipeline with a focus on science, technology, engineering, art, and math (STEAM), and ensuring that all have access to these programs; supporting a competitive economy by investing in innovative businesses and promoting a welcoming culture for talent; and building a resilient region by bolstering physical infrastructure and investing in communities to accommodate an increasingly remote workforce. The plan additionally identifies low wages, unaffordable housing costs, wealth inequality, traffic congestion, air pollution, zoning, and permitting—many of which are identified and addressed in this Plan—as key concerns for economic opportunity in the region.

Sidewalk maintenance is frequently cited as an infrastructure need for business and resident communities. In Washington County’s jurisdictions and unincorporated areas, homeowners are required to maintain sidewalks. However, homeowners struggle to keep up with sidewalk maintenance needs. Without well-maintained sidewalks, walking to school and work can be dangerous. In addition, large areas of unincorporated urban areas are administered by the County and economic development tools such as urban renewal are limited to businesses located within city limits. This means that small businesses in unincorporated areas have no access to façade or tenant improvement grants and limited technical assistance programs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

During the COVID-19 pandemic, Washington County was able to invest federal recovery funds into small businesses and workers, with a particular focus on unincorporated Washington County by partnering with local community-based organizations who provided culturally specific services. The Economic Development Program at the County is currently processing the data collected during this time and collaborating closely with local jurisdictions and other County departments to integrate findings into ongoing planning and programming, recognizing that structural inequities that were exacerbated during the pandemic are critical to address in future investments.

Washington County is home to one of the world’s leading clusters of semiconductor makers, and with the recent announcement of the Governor’s executive order to increase access to industrial lands in the county, the impact of this on the workforce and small businesses is large. This has impacts across industries, many of which are low barrier employment opportunities – including construction, manufacturing, and child care.

Other largescale infrastructure investments such as the Tualatin Valley Highway Corridor transit improvement project led by TriMet and the Metro regional government, have inspired community-led initiatives such as the Tualatin Valley Highway Equity Coalition, which generated an Equitable Development Strategy with a core focus of ensuring retention of affordable housing and anti-displacement strategies for small businesses. Ongoing assessments such as the regional brownfields project and the Urban Services Study have the potential to trigger redevelopment in underinvested areas across the county.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Greater Portland Comprehensive Economic Development Strategy for 2022-2027 acknowledges that the region’s ability to develop, attract, and retain a skilled workforce depends on both the quality

and variety of its talent pipeline (e.g. K-12 educational programming and workforce development programs for wide-ranging industries) and its ability to offer a livable communities for residents.

The target sectors least susceptible to automation—computers and electronics, software, and climate tech—depend on a highly educated workforce. Over three quarters of jobs in the food and beverage, apparel and outdoor, and metals and machinery industries—each identified as key industry clusters in the Strategy—do not require college degrees, though these industries carry risk for automation.

According to HUD tables on education attainment, 42% of the population over 18 years old holds a college degree, including bachelor's or graduate degrees. Another 32% had an associate's degree or had completed some college.

Median income increases as educational attainment increases: according to 2016-2020 ACS data, median incomes were \$27,200 for residents who have not graduated high school, \$33,107 for residents whose highest educational attainment is high school graduation, \$42,339 for residents who have completed some college or an associate's degree, \$63,115 for residents who have completed a bachelor's degree, and \$90,601 for residents who have completed a graduate degree. The greatest gain in income between educational attainment levels happens between individuals with associate's degrees or some college and individuals with bachelor's degrees: relative to those with associate's degrees, residents with bachelor's degrees earn 49% more at the median.

Education and Health Care services employs largest number of workers in the economy at 58,805 of the county's 282,206 employed workers. Higher paying jobs in these industries require advanced degrees, of which the county has a relatively high percentage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Washington County's first Economic Development Program was launched in March 2021, one year after the start of the COVID-19 pandemic. The Program was developed to promote economic prosperity countywide. As the pandemic has ended, and in recognition of ongoing economic challenges, the Program's approach has shifted from a focus on economic recovery to fostering long-term economic resiliency. Working closely with community partners, the Economic Development Program has launched new initiatives in workforce development, small business support, and broadband investment exploration. Washington County is home to many culturally specific community-based business and workforce support organizations, chambers of commerce, and educational institutions. This robust and local economic and workforce ecosystem supports small businesses and workers in accessing resources including education, access to capital, and technical assistance. The regional Workforce Development Board, Worksystems Inc, provides youth and adult services by partnering with these agencies and has been the recipient of county funds on an annual basis for pre apprenticeship and construction programs. In addition, recognizing the large impact of semiconductor investments in the area, the County's Economic Development Program partners with Portland Community College, Intel, and the City of Hillsboro to fund the Quick Start to Semiconductor. The two-week program prepares students for careers in the industry by introducing semiconductor manufacturing concepts, processes, and hands-on applications.

Funded through the American Rescue Plan Act (ARPA), the West Side Works Program is another collaboration with the Workforce Development Board matching students in Portland Community College's Early Childhood Education program with eligible preschools and childcare centers located

within the City of Beaverton and covers the student workers' wages for their first 300 hours on the job. Once this initial period is complete – and if worker and employer are a good fit for one another – businesses have the option to hire their workers permanently.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Economic Development Program participates in various regional and local initiatives that may be supported by the Consolidated Plan. The Program facilitates the Washington County Small Business Support Network which is a collaborative of over 50 organizations. This engagement can leverage intersecting programs and partnerships across the county to increase access to resources for all members of the community.

In partnership with regional economic development agencies, such as the Port of Portland, Metro, Prosper Portland (the City of Portland's Economic Development Agency), Business Oregon, and Worksystems Inc (the regional Workforce Development Agency) the County is committed to investing in a holistic approach to economic development, one that integrates economic opportunity into every service area including transportation, community development, housing, and health and human services.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

The most common housing problem is cost burden; many more households face cost burden than live in housing in severely substandard condition. The two Census tracts with the highest rates of cost burden—where over 60% of households are cost burdened in 2022—are located in west central Forest Grove and northwest Tigard. The next highest rates of cost burden—between 50% and 60% are found in Census tracts in Tualatin and King City. Relatively high rates of cost burden—those where over 40% of households are cost burdened—are also found in north and east Beaverton, southwest Hillsboro, and east central Aloha—the only area located in the unincorporated area of the county. Many of these areas overlap with clusters of community members of Hispanic descent.

Are there areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”)

Broadly speaking, many jurisdictions in Washington County reflect the diversity of the county overall; however, there are racial and ethnic concentrations—areas with especially large shares of the county’s community members of a given race or ethnicity—in some parts of the county. Higher concentrations of Hispanic community members are found in east central Hillsboro, western Beaverton, Aloha, and northwest Cornelius. The county’s Asian population is concentrated in Bethany and Oak Hills, as well as east Hillsboro and west Beaverton. African American community members live throughout the county and have relatively higher concentrations west of Hillsboro and south of Aloha.

Racially/ethnically concentrated areas of poverty (R/ECAPs), per HUD’s definition, involve a racial/ethnic concentration threshold and a poverty test. R/ECAPs have a non-white population of 50% or more. A neighborhood that meets this criterion is a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Based on 2018-2022 American Community Survey data, 21 of the county’s 134 Census tracts meet the racial/ethnic criterion of having less than 50% non-Hispanic White community members, but no tracts have poverty rates equal to or greater than 30.4% (three times the average tract poverty rate of the Portland-Vancouver-Beaverton MSA). Most of the areas that meet the racial criterion for R/ECAPs are located in Cornelius, southwest and east Hillsboro, north Aloha, northeast Beaverton, and northwest of Beaverton.

While there are currently no R/ECAPs in Washington County, there was one R/ECAP located in west central Hillsboro when the County’s 2020-2024 Consolidated Plan was released in 2019.

Census tracts with the highest concentrations of poverty—poverty rates of 25-29%—are located in west central Forest Grove and east central Aloha. These tracts are among those with the highest rates of cost burden in the county.

What are the characteristics of the market in these areas/neighborhoods?

According to 2018-2022 ACS estimates, the 21 Census tracts where less than 50% of community members are non-Hispanic White have lower homeownership rates on average than Washington County overall (46% vs. 61%). Most of these areas are located in Cornelius, southwest and east Hillsboro, north Aloha, northeast Beaverton, and northwest of Beaverton. Though these tracts contain a variety of housing types, they contain more multifamily housing and less single family detached housing than the county overall.

Are there any community assets in these areas/neighborhoods?

The Elsie Stuhr Senior Center (Tualatin Hills Park & Recreation District) and the Hidden Creek Community Center (Hillsboro Parks & Recreation) are located in tracts where less than 50% of community members are non-Hispanic White. Numerous other recreation centers are located in close proximity to tracts where less than 50% of community members are non-Hispanic White. The following parks are located in these tracts.

- Center Street Park
- Veterans Memorial Park
- Barsotti Park
- Tualatin Hills Nature Park
- Whispering Woods Nature Park
- Willow Creek Park
- Orchard Park
- Rock Creek Trail
- Danbury Park
- Orenco Woods Nature Park and Orenco Woods Neighborhood Park
- Paula Jean Park
- Aloha-Huber Park
- Schiffler Park
- Turner Creek Park
- Bicentennial Park
- Free Orchards Park
- East Council Creek Natural Area
- Holcomb Creek Natural Area
- Beaverton Powerline Trail Corridor

Are there other strategic opportunities in any of these areas?

The Rock Creek Campus of Portland Community College is located in tract where less than 50% of community members are non-Hispanic White along the county's northeast border. Its 260-acre campus includes woodlands, wetlands and grassland, a diverse collection of farm animals, 14 career tech programs (including veterinary technology, aviation maintenance, construction, landscape, microelectronics, and auto collision repair), and a 3.6-acre Learning Garden. Rock Creek serves approximately 20,000 students a year. Additional satellite campuses of Portland Community College are located in or around Washington County's tracts where less than 50% of community members are non-Hispanic White:

- The Hillsboro Center is directly adjacent to a majority-minority tract in Hillsboro. Classes at the Hillsboro Center are offered mornings, afternoon and evenings. The Hillsboro Center offers a variety of university transfer courses in Arts/Letters, Social Sciences, and Math/Sciences. Professional/Technical classes include computers and graphic design. Developmental reading, writing, and math are also offered. English as a Second Language (ESL) classes are offered every term.
- Two majority-minority tracts are located next to the Willow Creek Opportunity Center near Hillsboro and Aloha. The Willow Creek Opportunity Center is a 100,000 square-foot one-stop destination for the unemployed and under-employed, and houses programs from the old Washington County Workforce Training Center and partner agencies. Programming at the site, located on TriMet's Blue Max Line, include high school equivalency testing and classes, certified nursing assistant training, medical assisting and emergency medical services.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS – 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Many communities have needs that result from the “digital divide”—unequal access to information and resources due to technological and learning gaps. Access to broadband internet is a common metric for assessing the digital divide, as much of the internet content today requires high speed internet connection. Increasingly public schools provide laptop computers or tablets to students with homework expected to be regularly completed and submitted online. Having high speed internet has become considered an essential utility at home and in the workplace. Despite having high rates of broadband access overall compared to national and state level rates, differences in access by income exist in Washington County: according to ACS estimates, 98% of households with incomes greater than \$75,000 have broadband access, compared to 90% of households earning \$20,000 to \$74,999 and 79% of households earning less than \$20,000.

FIGURE 15: SHARE OF HOUSEHOLDS WITH BROADBAND SUBSCRIPTIONS BY HOUSEHOLD INCOME LEVEL, 2018-2022

Source: 2022 5-year ACS estimates and Root Policy Research.



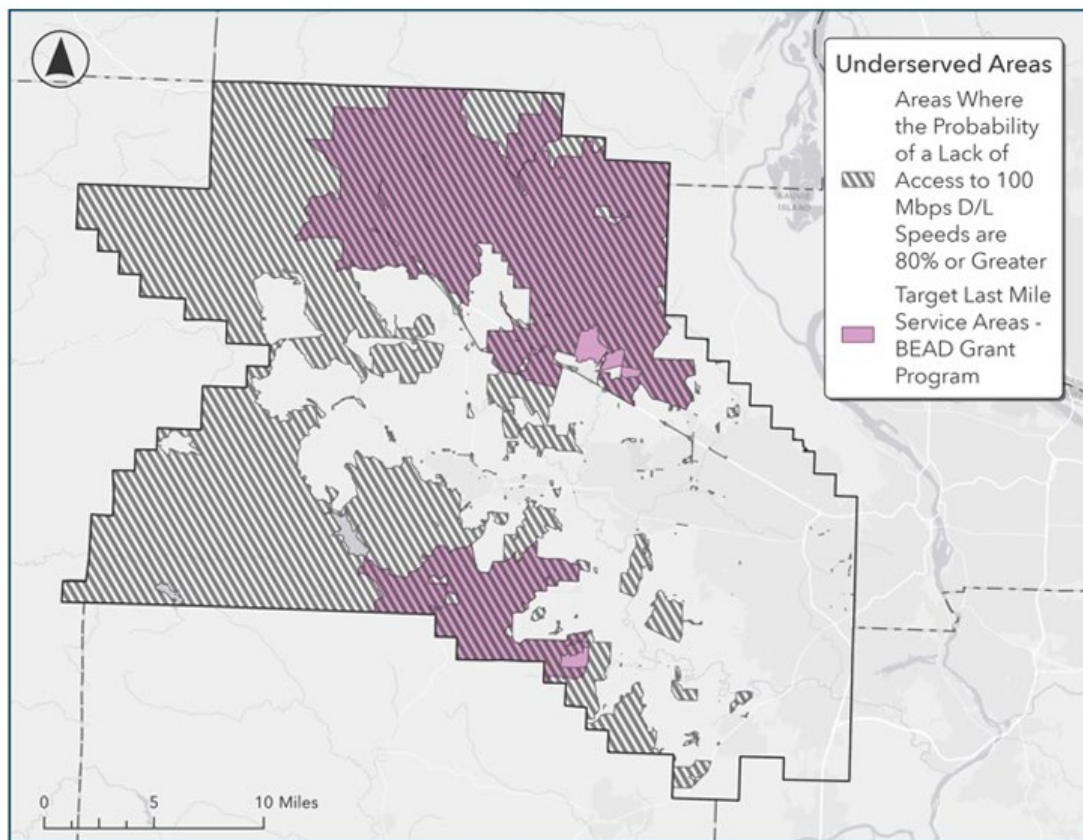
In 2023, Washington County released its Broadband Investment Strategy to better understand community broad band needs and barriers to access, identify policies and investment opportunities to remove barriers to broadband deployment, and accelerate investment in broadband programs and infrastructure. Some key findings of the strategy include:

- Large portions of rural western Washington County lack the infrastructure to access high-capacity broadband;
- In a survey conducted for the strategy, lack of affordability is the primary reason households cited for not having internet;
- Lower-income households are significantly less likely to have in-home internet access than higher-income households.
- Average monthly internet costs are significantly higher than what some households can afford;

- Households are “undersubscribing” to save money;
- There is a lack of awareness of broadband subsidy programs; and
- Households in rural areas experience significantly lower download and upload speeds than average for Washington County households.

In meetings with the Broadband Action Team, County staff identified the need to improve the quality of internet services in certain areas of the county. Attendees explained that while households in many areas of the urban county have broadband infrastructure, many cannot access the internet because of low quality services/connectivity issues. Stakeholders specifically identified pockets in Gaston, Banks, and Gales Creek. Figure 16 shows which areas in the county are underserved by high-capacity broadband and which areas are targeted as “last mile service areas.”

FIGURE 16: WASHINGTON COUNTY UNDERSERVED AREAS AND TARGET LAST-MILE SERVICE AREAS, 2023



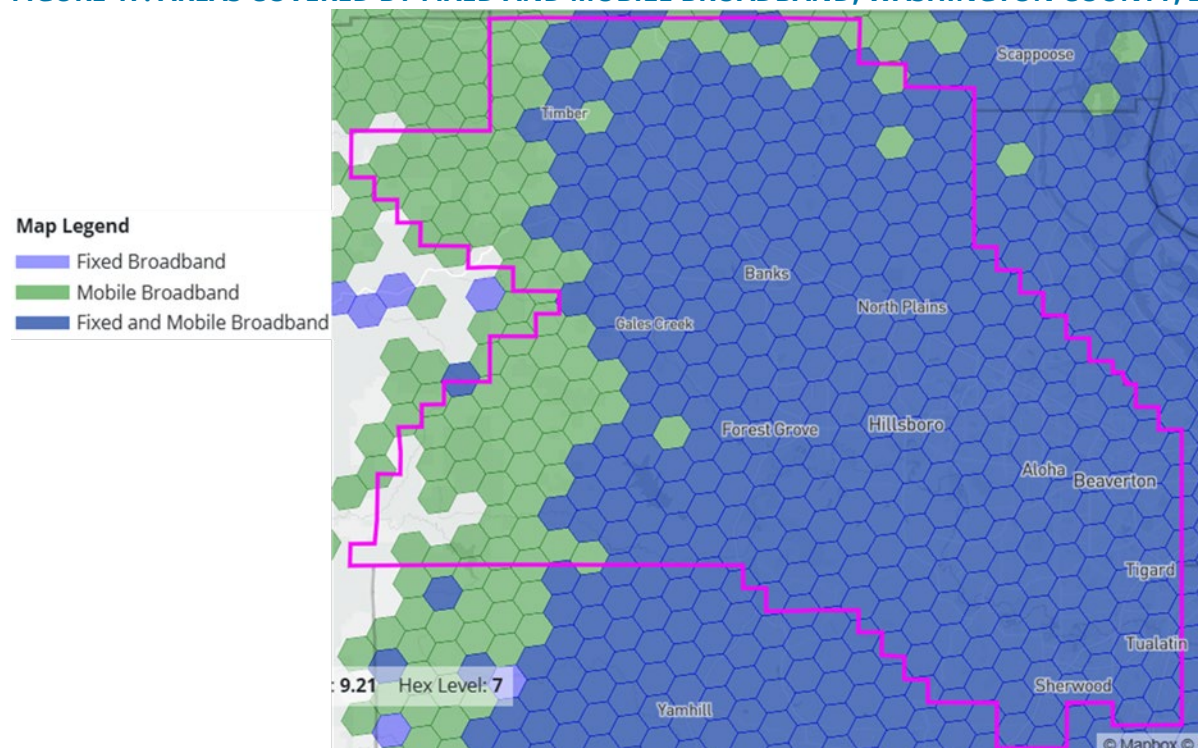
Source: Washington County Broadband Investment Strategy, May 2023.

School districts in the City of Beaverton were also identified as areas in particular need of broadband infrastructure—the Action Team noted that around 10% of students do not have active connectivity outside of the school day. Addressing the digital divide includes both expanding the infrastructure to provide high speed internet to a larger area of the county (particularly rural areas), and subsidizing cost of internet services for low-income households. One stakeholder shared that conversations are

occurring around creating more competition in multifamily complexes for residents to have more affordable choices. Currently, it's typical that complexes have exclusive agreements with one provider.

As shown in Figure 17: Areas Covered by Fixed and Mobile Broadband, Washington County 2024, much of western Washington County and some of northern Washington County is not covered by fixed broadband. Most areas not reached by fixed broadband are covered by mobile broadband, but some areas are not covered by either fixed or mobile broadband.

FIGURE 17: AREAS COVERED BY FIXED AND MOBILE BROADBAND, WASHINGTON COUNTY, 2024



Source: FCC National Broadband Map, accessed 11/2024. <https://broadbandmap.fcc.gov/>

Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.

To reduce the digital divide, stakeholders consulted for the Consolidated Plan strongly urged that the County support small internet providers in rural districts (versus causing business and provider competition). Stakeholders suggested the County and Cities form public and private partnerships to increase access to broadband. Libraries were identified as a particularly effective partnership as these facilities offer free internet services and technology programming.

Stakeholders also emphasized the importance of identifying geographic prioritizations. Specifically, prioritizing funds for broadband infrastructure projects in the City of Banks and Beaverton. The Broadband Action Team (BAT) has discussed creating a Digital Ecosystem across the county where different digital inclusion services are available to the public. Using this tool, the BAT would create a map for the public to access these services.

MA-65 HAZARD MITIGATION – 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Since November 2016, Washington County has been a part of four federal disaster declarations, eight Oregon disaster declarations, and two local disaster declarations—primarily attributable to wildfires, winter storms, and extreme heat events.

According to the Washington County Natural Hazard Mitigation Plan (NHMP) issued in 2023, Washington County is susceptible to the hazards of dam failure, drought, earthquake, extreme heat, flooding, landslides, volcanic ash, wildland fire, windstorms including tornados, and winter storms. All of these hazards except for extreme heat and dam failure were previously identified as risks in the 2017 NHMP. The hazards with the highest probability rankings—indicating that one incident is likely within 10 to 35 years—include (in no particular order): drought, extreme heat, flooding, landslide, wildland fire, windstorms, and winter storms.

Based on a 2023 hazard analysis using a methodology that combines the area’s vulnerability to threats with the probability of threats in the area, the most significant risks include winter storms, earthquakes, and wildland fires. A summary of the report’s assessment of these risks follows.

Winter storms. Washington County has medium vulnerability to winter storms, meaning that 1-10% of the county’s population and property is likely to be affected by an average winter storm event. In the worst case scenario, 5-25% of the county’s population and property could be impacted by a winter storm. The county has a high probability for winter storms, indicating that one incident is likely within 10 to 35 years. Risks associated with winter storms include health concerns such as hypothermia and frostbite, vehicle and transportation accidents, business closures, power outages, road closures, building and roof damages, and interruptions to emergency services.

Wildland fires. Washington County has medium vulnerability to wildland fires, meaning that 1-10% of the county’s population and property is likely to be affected by an average wildland fire event. More specifically, according to the Oregon Wildfire Risk Explorer, areas in western and northern Washington County are most at-risk of wildfire hazards, indicated as having “moderate risk.” In the worst case scenario, more than 25% of the county’s population and property could be impacted by a wildland fire. Wildland fires are highly probable, indicating that one incident is likely within 10 to 35 years. The 2022 multi-hazard report for Washington County created by the Oregon DOGAMI estimated that 2,297 buildings with a cumulative value of approximately \$590 million are exposed to wildfire risk, carrying a potential for up to 3,309 county residents to be displaced by a wildfire.

In addition to wildfires, heat waves and extreme heat events are becoming more frequent while many homes in the county are not properly equipped to handle the impacts of these events. According to a 2023 report put out by the Portland Metro Region Heat Mapping Campaign, “[t]hose who live in historically disinvested neighborhoods, with limited access to resources and greenspace, and those struggling with additional health concerns are all at greater risk when it comes to the impacts of extreme heat.”⁶

⁶ Portland Metro, Oregon, Heat Watch Report, Juen 2024, page 4, <https://www.washingtoncountyor.gov/public-health/documents/portland-metro-region-heat-mapping-report/>

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to 2022 ACS estimates, 62% of occupied rental units in the county are occupied by households earning 80% MFI or less, compared to 31% of owner-occupied units. Renter households often do not have personal financial resources or sufficient insurance to assist them with the impacts of natural hazards. Additionally, the lack of resources can leave these households unable to adequately prepare their homes (e.g., weatherization, repair or rehabilitation) to natural hazards, which can increase their vulnerability to smoke and heat events, long rainy seasons, and snowstorms.

Mobile and manufactured housing is a relatively affordable option for low- and moderate-income households. However, this housing type is particularly vulnerable to certain natural hazards, such as windstorms. In other natural hazard events, such as earthquakes and floods, moveable structures like manufactured homes are more likely to shift on their foundations and create hazardous conditions for occupants.

Multifamily residential buildings—another relatively affordable housing type—also carry greater risks for damage from natural hazards such as earthquakes than single family residential buildings. About 68% of single-family homes and manufactured homes in Oregon have cooling systems compared to 25% of multifamily residences, placing households occupying multifamily residences at heightened vulnerability to health complications from extreme heat events.

Age of housing stock also has implications for hazard risk. Roughly 16%–18% of the housing stock in Washington County was built prior to 1970, before the implementation of floodplain management ordinances. Flood risks to housing stock are greatest in Forest Grove where between 28% and 36% of housing units were built prior to 1970. Countywide, about 50%–52% of the housing stock was built before 1993 and the codification of seismic building standards.

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan section summarizes Washington County's five-year goals and actions to address housing and community needs as described in the Needs Assessment and Market Analysis sections of this plan. Five-year goals are a critical part of the development of the Consolidated Plan. These goals guide funding priorities and allocations, and, as such, housing and community development goals should reflect community priorities and align with complementary goals and initiatives. The goals and priorities articulated below are intended to improve the lives of all low- and moderate-income residents in the county.

Based on input from County and City staff, as well as findings from the quantitative data analysis and community engagement efforts, the following guidance and priorities were utilized to help develop the 2025-29 Consolidated Plan goals:

Guidance: The urgency of the need.

- Priorities: Acute needs, including homelessness, eviction prevention, critical home repair, and special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities: Homeownership gaps; rent stabilization; mental and public health services; childcare/youth; and economic security.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources and which fall within the collective capacity of local service providers to produce.

The goals for the County's 2025-2029 Consolidated Plan are:

- **Increase housing stability of low-income renter households and special populations** (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing-related public services)
- **Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by LMI owners** (e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation)
- **Fund supportive services for low- to moderate-income (LMI) and special needs populations.**

SP-10 GEOGRAPHIC PRIORITIES – 91.415, 91.215(A)(1)

Geographic Area.

Washington County does not designate any geographic area as a priority, CDFI area, local target area or strategy area. The needs in Washington County are great and spread throughout the county.

SP-25 PRIORITY NEEDS – 91.415, 91.215(A)(2)

TABLE 45: PRIORITY NEEDS SUMMARY

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Housing Stability Supportive Services
	Description	The county's most recent full Point-in-Time (PIT) Count took place in 2023 and identified 773 people experiencing homelessness, with approximately 70% of people experiencing sheltered homelessness and 30% experiencing unsheltered homelessness. Levels of homelessness in Washington County have generally increased since 2010, from a low of 522 people counted in 2018 to a high of 808 people counted in 2022. While the number of people counted decreased between 2022 and 2023, the true number of people experiencing homelessness in the county is underrepresented in the PIT Counts.
	Basis for Relative Priority	As highlighted above and through the development of the needs assessment and market analysis, homelessness was identified as an acute need to be addressed throughout the county. As such, the County has designated addressing homelessness as a high priority.
2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other

	Geographic Areas Affected	Countywide
	Associated Goals	Housing Stability Affordable Homeownership and preservation
	Description	Through the development of the needs assessment and market analysis and goal-setting process, more affordable housing opportunities, both rental and for-sale, were identified as high priorities to be addressed. As such, the County has designated increasing affordable housing opportunities as a high priority.
	Basis for Relative Priority	Several housing-related issues were identified throughout the development of this plan, including: • Urgency of the need: eviction prevention, critical home repair • Address homeownership gaps and rent stabilization needs Rental assistance, new construction of affordable rental housing, rental rehabilitation
3	Priority Need Name	Special needs populations
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Countywide
	Associated Goals	Housing Stability Public Facilities and Public Infrastructure Affordable Homeownership and Preservation Supportive Services
	Description	Special needs populations include: • Elderly and frail elderly • Persons living with physical, cognitive, and developmental disabilities • Persons living with mental illness • Persons living with substance abuse challenges • Persons who are justice involved • Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system • Large families and families with children • Manufactured/mobile homeowners • Agricultural workers and families • Extremely low and very low-income households
	Basis for Relative Priority	In Washington County, the special needs populations with the greatest estimated housing and service needs are residents with

		substance abuse challenges (37,343 people), followed by residents living with disabilities (10,243) and elderly residents (8,852). Stakeholders and residents identified several other special needs populations (highlighted above) in need of housing and service support.
4	Priority Need Name	Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Public Facilities and Public Infrastructure
	Description	Residents and stakeholders identified several public facility and public improvement needs throughout the community engagement process. The community survey found that half of respondents identified a need for more mental health centers, followed by more homeless shelters, childcare facilities, and youth centers. Stakeholders and residents also identified a multi-service center that provides housing assistance, service provision and navigation, and basic amenities as a critical need. Additionally, more than a third of survey respondents identified road improvements as a significant need, followed by sidewalks, broadband infrastructure, and street lighting.
	Basis for Relative Priority	The public facilities and infrastructure needs highlighted above were identified throughout the community engagement process as significant needs.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Other
	Geographic Areas Affected	Countywide
	Associated Goals	Public Services
	Description	Several services were highlighted as significant needs by residents and stakeholders, including but not limited to, anti-displacement and rent

		stabilization support, mental and public health services, childcare support and youth services, fair housing activities, and services that support economic security.
	Basis for Relative Priority	The services highlighted above were identified throughout the community engagement process as significant needs.

Source: 2016-2020 ACS

Narrative.

Staff participated in two workshops to review the community engagement findings along with data from the needs assessment and market analysis. The Consortium chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. Priority needs, which are considered in subrecipient awards, reflect the priority needs of community members as communicated through the survey results. The following priority needs will be supported over the next five years.

Homelessness prevention services and support. The 2023 PIT Count found 773 persons experiencing homelessness in Washington County; of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). While the data show a 4% decline in the number of people experiencing homelessness compared to the 2022 PIT Count, the 2024 PIT Count, which counted only those experiencing *sheltered* homelessness, counted 644 individuals living in sheltered homelessness—an increase of 100 people over the past year.

Eviction prevention. Median gross rent has increased by 24% over the last five years—from \$1,371 in 2017 to \$1,697 in 2022. While increases in median income has kept pace with increases in median gross rent, the County’s current supply of rental units undersupplies affordable units for households earning less than 30% of the median family income. According to 2022 1-year ACS data, there are 19,685 renters with income less than 30% and only 3,284 units available at prices affordable to these renters in the county. As such, many renters are forced to live in units that are more expensive than they can afford. In Washington County, there are 17,763 low- to moderate-income renter households experiencing cost burden and an additional 14,596 low- to moderate-income renter households experiencing severe cost burden, who are at higher risk of experiencing eviction. Stakeholders also shared that many low-income residents are looking for rental assistance resources and vulnerable to losing their housing.

Critical home repair. Stakeholders described a significant need for home renovations for disabled homeowners, as well as accessibility improvements to their homes.

Support for special needs populations. In Washington County, the largest population with housing or service needs are community members with alcohol or substance abuse challenges (37,343 persons), followed by community members living with disabilities (10,243 persons) and elderly community members (8,852 persons). Other non-homeless special needs populations identified by community members and stakeholders with significant housing and service needs include extremely low and very low-income households, residents living with mental illness, families with children (particularly families with five or more members), justice involved persons, agricultural workers and families, manufactured/mobile homeowners, and adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system.

Homeownership support. According to the ownership gaps analysis, Washington County renters who wish to buy struggle to find affordable homes until they earn more than 120% MFI. Only 9% of homes sold in the county from February 2024 to July 2024 were affordable to households earning 100% of the Median Family Income (MFI), or the Area Median Income (AMI) for a four-person household. Most affordable homes sold were smaller condominiums or mobile/manufactured homes which may not adequately house a four-person household.

Public services. Including but not limited to rent stabilization support, mental and public health services, childcare/youth, economic security.

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.415, 91.215(B)

Influence of Market Conditions

TABLE 46: INFLUENCE OF MARKET CONDITIONS

AFFORDABLE HOUSING TYPE	MARKET CHARACTERISTICS THAT WILL INFLUENCE THE USE OF FUNDS AVAILABLE FOR HOUSING TYPE
Tenant Based Rental Assistance (TBRA)	Washington County does not use its entitlement funding for tenant based rental assistance (TBRA).
TBRA for Non-Homeless Special Needs	Washington County does not use its entitlement funding tenant based rental assistance (TBRA) for non-homeless special needs.
New Unit Production	There is a significant need for the production of new affordable rental units in Washington County. As noted earlier in the plan, a rental gaps analysis found that the County’s current supply of rental units undersupplies affordable units for households earning less than 30% of median family income. Cumulative shortages—the result of lower income renters renting more expensive units due to the limited supply of units affordable to them—affect renters earning up to 60% MFI. Factors impacting the production of new affordable units in the county include high land and construction costs, as well as high interest rates. Community opposition to development is another factor affecting new unit production. As such, the County will use its CDBG and HOME resources to support the production of new affordable housing units.
Rehabilitation	Due in large part to high construction costs, land costs, and other regulatory constraints, new construction of affordable housing is expensive and can take a long time to build. Specifically, it can be challenging for affordable housing developers to find and piece together financing for their projects, particularly with high interest rates. The market analysis found that about one-third of the county’s residential units were built between 1950 and 1980 and are reaching an age where rehabilitation will be needed. Additionally, there are an estimated 71,406 units in Washington County with one or more “substandard conditions” that could benefit from rehabilitation. More than two-third of survey respondents indicated that rehabilitation of affordable apartments is a high or moderate need, while 60% indicate that rehabilitation of single-family homes is a high or moderate need. Stakeholders spoke of a significant need for rehabilitation activities, particularly for homeowners living in aging manufactured homes. As such, the County will use its CDBG funds to support housing rehabilitation activities.

Acquisition, including preservation	Land costs are a significant barrier to the construction of new affordable housing. Properties that rent at levels affordable to low- or moderate-income because of their age, location, or amenities are an important component of a jurisdiction’s affordable housing inventory. However, particularly in gentrifying areas, this type of affordable rental housing is at risk of being lost. Changing market conditions and neighborhood popularity can lead to owners, who are not subject to affordability requirements, increasing rents or selling properties that displace low-income renters. Therefore, making funds available for the acquisition of unsubsidized affordable housing, as well as preservation of affordable housing, is an important strategy to mitigate displacement and the loss of affordable housing units.

SP-35 ANTICIPATED RESOURCES – 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

TABLE 47: ANTICIPATED RESOURCES

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,013,429	\$43,025	\$20,000	\$2,256,454	\$8,053,716	These funds support non-profit partners through public services/public facilities and city/county partners through infrastructure improvements. Housing rehabilitation programs provide direct community support. The County uses 20% of the grant for CDBG program administration and planning.

HOME	Public - federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,496,184	\$115,150	\$0	\$1,611,334	\$5,984,736	The HOME funds are primarily used towards new unit production, homeownership assistance, and rehabilitation. In addition, the County sets aside 5% for Community Housing Development Organizations (CHDO) operating support and 10% for HOME program administration and planning.
ESG	Public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight Shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	\$152,398	\$0	\$0	\$152,398	\$609,592	ESG funds are used primarily for housing assistance (prevention and re-housing) but can also be used for street outreach and shelter operations. The County uses 7.5% of the grant for ESG program administration and planning.

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

The County identified the importance of leveraging additional resources as one of its guiding principles. Often projects funded with CDBG, HOME, and ESG in the County have significant amounts of matching funds; the County works to align its funding cycles to award funds to project and programs to increase the competitiveness of those projects in seeking additional resources. The County's CDBG scoring criteria awards a higher point value to project proposals that will leverage significant additional resources. ESG program funds leverage additional private, state, and local resources to meet federal requirements. In 2021, a local levy was approved by voters bringing significant local investment in homeless services to the Portland Metropolitan Region, including Washington County. In 2024-2025, this funding totals \$99 million for Washington County. The funding is currently scheduled to sunset in 2030 but will provide significant resources during this Consolidated Plan period that leverage the federal investment of CDBG and ESG many times over. Additionally, HOME funds are typically invested in the development of affordable rental housing as some of the first funding committed to a project, resulting in the leverage of additional resources to fund that project in Low Income Housing Tax Credit Equity, state resources, and local funding that often leverages HOME investment 16 times over. These federal resources are critical to securing additional investment in critical projects throughout the County.

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

The County itself and/or local jurisdictions may dedicate land or property during the Consolidated Plan period for a project that meets needs identified in the plan. In the last Consolidated Plan period, the City of Tigard committed publicly owned land to a HOME-funded affordable housing project, while the City of Cornelius completed critical sidewalk construction and other pedestrian safety projects funding with CDBG in City-owned right-of-way in low- and moderate-income areas. While there are not any areas of land or property currently dedicated to Consolidated Plan needs, it is likely that as projects develop throughout the Consolidated Plan period that publicly owned land will support projects that help achieve Consolidated Plan goals.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.415, 91.215(K)

TABLE 48: INSTITUTIONAL DELIVERY STRUCTURE

RESPONSIBLE ENTITY	RESPONSIBLE ENTITY TYPE	ROLE	GEORAPHIC AREA SERVED
Washington County	Government	Planning Ownership Rental Homelessness Non-homeless special needs Public facilities Neighborhood improvement Public services Economic Development	Jurisdiction
City of Beaverton	Government	Planning Ownership Rental Homelessness Non-homeless special needs Public facilities Neighborhood improvement Public services Economic Development	Jurisdiction
City of Hillsboro	Government	Planning Ownership Rental Homelessness Non-homeless special needs Public facilities Neighborhood improvement Public services Economic Development	Jurisdiction
Housing Authority of Washington County	PHA	Non-homeless special populations Affordable housing- rental Public Housing Rental	Region

Assess of Strengths and Gaps in the Institutional Delivery System.

In addition to the responsible entities included above, non-profit affordable housing developers and non-profit human service providers are also significant partners in the institutional delivery structure.

Washington County has a strong network of housing and service providers to work on homeless and anti-poverty efforts in this jurisdiction. The County's Continuum of Care, administered by the Department of Housing Services with oversight by the Homeless Solutions Advisory Council is comprised of dedicated agencies supporting a system built around coordinated entry. The Coalition of Housing Advocates provides linkages within the housing development community and with local government departments that have a role in housing development. Cities work cooperatively through the Policy Advisory Board in oversight of the CDBG, HOME and ESG programs. County departments coordinate across Housing Services, Health and Human Services, Community Corrections and Land Use and Transportation to ensure that collaboration occurs. Lastly, the County and the cities of Beaverton and Hillsboro work closely together in joint planning efforts to maintain communication across programs. Gaps in the systems occur mainly around funding (availability and alignment of funding source requirements) and around higher-level systems change (region-wide permanent supportive housing efforts, Medicaid supports for housing, etc.).

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

TABLE 49: HOMELESS PREVENTION SERVICES SUMMARY

HOMELESSNESS PREVENTION SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Counseling/Advocacy		X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
STREET OUTREACH SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Law Enforcement	x	x	
Mobile Clinics	x		
Other Street Outreach Services	x	x	

SUPPORTIVE SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
OTHER SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Other	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The County's Department of Housing, Homeless Services Division partners with community-based organizations, affordable housing owners, and independent landlords to provide housing assistance and supportive service programs that help families and individuals achieve housing stability. In 2020, the region's voters passed the Supportive Housing Services measures, which provides the necessary resources to create a system of care that works to end homelessness in the county. In FY2023-24, the County:

- Served more than 10,400 residents through SHS-funded services;
- Helped more than 1,200 residents move into housing through SHS-funded programs;
- Helped more than 4,400 people remain housed with eviction prevention and rent assistance programs; and
- Assisted more than 1,800 residents access shelter across 420 shelter units.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Since 2021, Washington County has implemented a system of care that is strategically coordinated to meet the needs of the county, including investing in community-based providers, engaging local experts and listening to community members with lived experience, and coordinating programming across systems of care. Washington County partners with 24 service providers to provide services to unhoused residents and special needs populations throughout the county. With new resources from the SHS measure, many service providers have been able to build up their capacity, allowing them to better serve residents and ensuring that the system of care is working successfully.

In addition to investing in provider capacity, the County has modernized its governance structure to ensure policy guidance, program oversight, and public transparency. This included a “One Governance” initiative to align multiple advisory bodies into a single governance structure. The Homeless Services Division is also leveraging other systems of care, working closely with the Health and Human Services Department, Community Corrections Department, and health system partners to end homelessness for participants in these adjacent systems.

While the County has made strides in coordinating systems of care and ensuring the service delivery system is responsive and robust, stakeholders and residents identified several challenges in finding and accessing services. A sample of survey responses related to gaps in the service delivery system include:

- “Unincorporated areas of the county are overlooked and residents are forced to go into larger cities for services.”
- “More information on the services that are available and how to apply for them [is needed].”
- “Assistance in locating needed services and assistance to navigate service options, especially for seniors, undereducated folks, and/or those of ethnic cultures.”

Service providers also shared that “distrust of the system” is prevalent among the unhoused community and that lack of sustainable funding streams for shelters and staff has been a challenge to continue to meet community needs. Additionally, survey respondents identified a significant need for more rental subsidies, along with more mental health, substance abuse, fair housing, childcare, and domestic violence services made available to residents. Other challenges identified include challenges meeting the needs of families with children living in rural areas, system of care navigation services, and services targeted at unhoused youth, justice involved residents, and residents living with disabilities.

The greatest gaps in the County's service delivery system and continuum of care are the availability of services and access to resources, programmatic barriers to populations that “fall through the cracks,” and the lack of information on available services and resources available.

Program criteria and requirements can delay or prevent access to needed services and resources which undermines providers’ ability to effectively address needs. Providers offered an example of centralized services and navigation assistance provided by a local organization in Washington County. These services were spoken of favorably—however, the requirement that clients must be actively homeless to receive services presents significant barriers.

There is a lack of services and resources tailored to meet the needs of specific segments of the county's resident population., including single survivors of domestic violence (as opposed to those with children), low-income women, homeless individuals with both mental health and medical needs, and justice-impacted individuals.

Additionally, a large share of eligible individuals and households are unaware of the services and resources offered by Washington County and local jurisdictions.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address gaps in the service delivery system, stakeholders and service providers recommended that the County and cities consider developing “centralized centers” with information on available resources, preferably run by local community nonprofits such as Rotary or Community Action. While this was favorable among stakeholders, many noted that the County likely does not have the funds sufficient to make a high impact on current needs.

Long-term navigators assigned to individuals with complex housing and service needs were also recommended by participants. In this strategy, navigators would be assigned to clients and would stay with them as they progress through the service system and continuum of care (e.g., helping with applications, securing documentation, following up with agencies, etc.). Others recommended ideas and solutions such as more outreach to vulnerable populations, increased communication and collaboration across agencies, peer supports, and formulating committees tasked with monitoring vulnerable households before a crisis occurs (e.g., eviction or foreclosure).

While challenges remain, Washington County has made great strides at closing the gaps in the institutional structure and service delivery system. Since the passage of the SHS measure, the County has seen a 35.5% decline in unsheltered homelessness due to the county's solutions-based approach. After three years of building this system of care, people experiencing homelessness in the county are able to more easily connect with immediate shelter and housing services. Washington County will continue to coordinate with partners and leverage resources to identify strategies and approaches to overcome gaps in the systems of care to better serve households experiencing homelessness and those at-risk of experiencing homelessness.

SP-45 GOALS – 91.415, 91.215(A)(4)

TABLE 50: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Housing Stability	2025	2029	Affordable Housing Non-Homeless Special Needs	Washington County	Homelessness Housing Special Needs Populations	ESG: \$761,990 HOME: \$7,839,870 CDBG: \$375,000	Rental Units added: 498 Household Housing Unit Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons assisted Public service activities for Low/Moderate Income Housing Benefit: 60 households assisted
2	Public Facilities and Public Infrastructure	2025	2029	Non-Housing Community Development	Washington County	Community Development Special Needs Populations	CDBG: \$4,274,008	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 persons assisted
3	Affordable Homeownership and Preservation	2025	2029	Affordable Housing	Washington County	Housing Special Needs Populations	CDBG: \$3,453,573	Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
4	Supportive Services	2025	2029	Homeless Non- Homeless Special Needs Non-Housing Community Development	Washington County	Public Services Homelessness Special Needs Populations	CDBG: \$1,266,260	Public service activities other than Low/Moderate Income Housing Benefit: 8000 persons assisted

TABLE 51: GOAL DESCRIPTIONS

1	Goal Name	Housing Stability
	Goal Description	This goal is to increase housing stability of low-income renter households and special populations. For example, funds could go to rental assistance, new construction of affordable rental housing, rental rehabilitation, and housing-related public services.
2	Goal Name	Public Facilities and Public Infrastructure
	Goal Description	This goal is to improve public facilities and public infrastructure that benefit low-to moderate-income people and neighborhoods.
3	Goal Name	Affordable Homeownership and Preservation
	Goal Description	This goal is to facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income homeowners. For example, funds could be used for downpayment assistance, new construction of affordable ownership housing, and owner-occupied housing rehabilitation.
4	Goal Name	Supportive Services
	Goal Description	This goal is to fund supportive services for low- to moderate-income and special needs populations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

There are a minimum of five regulated affordable housing developments funded or anticipated to be funded with HOME program funds that will provide 498 units of housing affordable to low-income families (at or below 60% AMI) during the Consolidated Plan period. 144 of those 498 units will serve extremely low-income households at or below 30% AMI.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.415, 91.215(C)

Need to increase the number of accessible units (if required by a Section 504 Voluntary Compliance Agreement).

n/a.

Activities to increase resident involvements.

The Housing Authority of Washington County (HAWC) has a Resident Advisory Board (RAB), which provides the opportunity for community members living in public housing or participating in the Section 8 voucher program to provide input and advice regarding significant HAWC policy decisions and its annual agency plans and Moving to Work initiatives. The HAWC aims to have a variety of perspectives on the RAB, including age, disability, family composition, race, ethnicity, and gender. Members serve two-year or three-year terms and are encouraged to re-apply after their term ends. The RAB meets every other month and as of January 2025, holds its meetings virtually.

Additionally, membership of the Housing Advisory Committee includes two residents being assisted by the Housing Authority, and the Housing Authority Board of Directors includes one resident who lives in public housing or is supported by the Section 8 Voucher program. HAWC also supports residents' participation in the Family Self-Sufficiency (FSS) program, an employment and savings incentive program for low-income families that have a Housing Voucher or live in public housing. Participation in the program generally lasts five years, and with the help of a FSS case manager, residents take financial education classes, receive referrals to community partners who provide services for job training, access personal growth counseling, and set up individual savings accounts for education, small businesses, or homeownership.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation.

n/a.

SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING – 91.415, 91.215(H)

Barriers to Affordable Housing

Similar to communities across the country, Washington County faces several barriers impacting the development of affordable housing. Market barriers include high construction costs, including labor, materials, and financing, as well as high land costs.

In 2022, the University of Oregon’s Institute for Policy Research and Engagement commissioned a “Barriers to Housing Production in Oregon Brief.” As part of its research, a survey was administered to local government staff, private sector housing developers, and nonprofit housing developers that asked respondents to identify barriers to housing production in the state of Oregon. The following barriers were identified as “extreme barriers” impacting housing production in the state:

- High construction costs (materials);
- Limited ability for low- and moderate-income households to compete in the market;
- High cost of land;
- High cost/limited supply of skilled labor (e.g., licensed tradespersons);
- Insufficient workers in skilled trades;
- High construction costs (labor);
- Lack of available vacant buildable lots (e.g., for sale or owned by builders);
- High cost/limited supply of construction workers, generally;
- Development not keeping pace with population growth; and
- Lack of larger (5+ acre) development ready tracts.

Through open-ended responses, respondents also identified zoning, state regulations, and wetlands regulations as barriers.

Strategy to Remove or Ameliorate Barriers to Affordable Housing

In response to the 2018 report that identified existing regulatory and code requirements that negatively impact development feasibility and/or increase developments costs for projects, as well as the 2020 Analysis of Impediments to Fair Housing, Washington County has implemented or updated the following regulations and/or policies to mitigate regulatory barriers impacting affordable housing development:

- Adopted a set of Fair Housing-related land use provisions focused on changes to definitions, excluding temporary shelters in an institutional building from the requirement to get a land use permit, and modifying the Group Care facilities definitions and allowances to better align with FHHA.
- Adopted regulations that allow two accessory dwelling units per site and reducing/eliminating design and other requirements.

- Adopted regulations for a flexible design option for regulated affordable housing that provided, among other things, reduced standards and an increase in density.
- Adopted regulations that implemented a variety of recommendations from the Equitable Housing report, including simplifying and reducing setback requirements, easing restrictions on ground floor uses in mixed use buildings, reducing landscape requirements to allow for more area for housing development, and reducing parking and driveway standards.
- Adopted provisions into the development code to allow for Safe Parking facilities.
- Adopted state-required regulations to allow for Middle Housing (duplexes, triplexes, quadplexes, cottage clusters and townhouses) on lots where single detached development is allowed.

An influx of funding has also helped the County increase its inventory of new affordable housing units and prevent residents from experiencing homelessness. On November 6, 2018, voters approved Measure 26-199 and Oregon Measure 102. These measures provided \$652.8 million in resources to the Portland metropolitan region for affordable housing development and allowed the funds to be leveraged with additional resources and partnerships. Washington County jurisdictions received \$192.2 million of the total bond funds, divided up between Washington County (\$118.9 million), the City of Beaverton (\$31.8 million) and the City of Hillsboro (\$41.5 million).

Washington County exceeded its production goals. As of January 2025, the County has built:

- 958 total units (unit goal: 814)
- 359 very affordable units (unit goal: 334)
- 498 family-sized units (unit goal: 498)
- 157 permanent supportive housing units (unit goal: 100)

Additionally, voters approved Measure 26-210 in May 2020, which established income taxes on high-earning households and businesses profits estimated to generate \$200 million per year, for ten years. This is the largest per-capita investment in ending homelessness in the United States. Washington County receives 33.3% of this tax, which equates to approximately \$70 million annually. Over the last three years, the County has seen a decline in unsheltered homelessness by 35.5%. After three years of building this system of care, people experiencing homelessness in the county are able to more easily connect with immediate shelter and housing services.

The County will continue to utilize these resources to create affordable housing opportunities for its residents, as well as assist those in need of services to stay housed.

SP-60 HOMELESSNESS STRATEGY – 91.415, 91.215(D)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Washington County is committed to preventing and ending homelessness. The Homeless Services Division (HSD) partners with community-based organizations, affordable housing owners, and independent landlords to provide housing assistance and supportive service programs that help families and individuals achieve housing stability. Serving as Washington County's Continuum of Care entity, the Homeless Service Division supports a system that provides thousands of families and individuals with emergency shelter, housing navigation, move-in assistance, and wraparound support services every year. These programs are funded with federal, state, and local resources, including the Supportive Housing Services measure.

The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, daytime walk-in centers providing basic need resources, and community partners that include severe weather shelters, meal sites, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. HSD provides multiple coordination services to increase equitable access to programming and ensures efficient and effective outcomes of the county's programs.

Through this engagement, all at-risk and homeless persons are referred to Community Connect, Washington County's coordinated entry system, which:

- Screens individuals for homeless eligibility;
- Assesses their housing and service needs; and
- Refers the homeless individual to programs that can provide client-specific services integrated with housing, linkage to employment and health care resources.

Community Connect works both as a phone line and a data management system accessed by over 150 community workers to coordinate care for the thousands of people served each year. Additionally, HSD supports Built for Zero Case Conferencing, which convenes outreach providers, case managers, and other community workers to strategize intensive coordination and services for people who are struggling to access shelter and housing. HSD also helps to coordinate "housing liaisons," who are expert housing system workers embedded in other systems of care such as behavioral health, disability services, corrections and more, to ensure smooth connections to housing resources and leveraging existing relationships in other service systems.

Some of the organizations in Washington County that reach out to unhoused residents and assess their unmet housing needs include:

- **Community Action**, which provides critical services to low-income families in the areas of housing, homeless services, economic empowerment, family development, and early childhood care and education.
- **Project Homeless Connect Washington County's** Street Outreach team identifies and engages with people living in unsheltered locations, such as in cars, parks, abandoned buildings, encampments, and on the street. They play a critical role in ending homelessness by reaching

people who might not otherwise seek assistance or come to the attention of the homelessness services system.

- **Open Door HousingWorks** provides resources for immediate basic human needs, educates and assists households to obtain and retain affordable permanent housing, and promotes client self determination to achieve a better quality of life for communities of Washington County.
- **HomePlate** is Washington County's only nonprofit provider of drop-in centers and street outreach for young people experiencing homelessness. Their team travels throughout the county meeting youth (ages 12-24) where they are, and provides basic resources like water bottles, snacks, hand warmers, socks, hygiene supplies, and referrals to other community services.
- **Family Promise of Tualatin Valley** provides shelter services and prevention and diversion services to residents of Washington County.
- **Just Compassion of East Washington County** provides shelter services, rapid rehousing, street outreach, case management, and a safe parking program, among other services.

Addressing the emergency and transitional housing needs of homeless persons.

Washington County oversees a complex and coordinated shelter system that provides a steppingstone to long-term housing for people experiencing homelessness. Since 2021, Washington County has been able to successfully expand shelter availability due to funding from the Supportive Housing Services measure and from Governor Kotek's Executive Order 23-02. Because of these new resources, the County now offers over 430 shelter beds/units. Continuing to expand shelter programs reduces the number of individuals and families living on the street and provides a safe and stable respite in the transition to long-term housing.

Below is the list of shelter spaces in Washington County:

Western Washington County (Forest Grove and Cornelius)

- Casa Amparo (20 rooms)
- Cornelius Safe Rest Pods on 4th Avenue (30 pods, temporary)

Hillsboro

- Safe Rest Pods on SW 17th Avenue (30 pods, temporary)
- Safe Place Youth Shelter (12 beds)
- Hillsboro Bridge Shelter (50 rooms, temporary)
- Community Action Family Shelter (5-9 rooms)
- Cloverleaf Shelter (50 beds, temporary)
- *Year-round Hillsboro shelter (75 beds/pods), expected late 2025*

Beaverton and Aloha

- Safe Rest Village at Aloha United methodist Church (30 pods, temporary)
- Veterans Shelter (58 beds)
- Beaverton Temporary Shelter (40 beds, temporary)
- The Beaverton Shelter (60 beds)

Tigard, Tualatin, and Sherwood

- Good Neighbor Center (5-9 rooms)
- Tigard Just Compassion Shelter (60 beds)

- Family Promise of Tualatin Valley (70 rooms)

The Shelter Network works collaboratively to find other housing options, or if none, shelter opportunities within the network of shelters so as to prevent households from living on the street. For example, the City of Beaverton and Just Compassion of East Washington County have safe parking programs, which offer individuals and families a safe and legal place to park their vehicle, while also providing access to sanitation services and consultations with case managers. The nonprofit shelter network provides emergency shelter for persons fleeing domestic violence, families with children, and runaway/homeless youth. Emergency Shelter and Transitional Housing provide people experiencing homelessness with safe temporary housing while more permanent housing can be located. Washington County, through a partnership with agencies and the faith-based organizations, also has a Severe Weather Shelter Response Plan to activate emergency shelters in times of freezing and inclement weather to provide meals and overnight shelter to all residents in need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County's Consolidated Plan strategic goals support the transition of homeless persons to permanent housing by aligning with the goals of the supportive housing services program. The Coordinated Entry system—Community Connect—seeks to divert people from entering emergency shelter, when possible, and support their rapid re-housing into permanent housing with a lease in the formerly homeless individual's name. When this is not possible, the shelter and transitional housing programs focus on providing emergency basic needs in addition to case management services that support the development of a housing plan and focus on increased economic support through earned income and access to mainstream resources. The end goal is always permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Washington County certifies yearly that there are policies regarding discharge planning to minimize homelessness following discharge from publicly funded institutions. Protocols are outlined that address youth exiting foster care, persons leaving the health care system, persons leaving the Oregon State Hospital and inmates released from correctional facilities. In summary, Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans for youth leaving the foster care system. The transition plan is carried out through three different Independent Living Programs. Local hospitals perform discharge in accordance with Standards of Practice governing health care operations. Hospitals work in partnership with community social service providers to refer homeless to appropriate programs. Washington County's Mental Health and the Oregon State Hospital have entered into an agreement concerning policies and procedures to be followed by the local program and the hospital when a patient is admitted and discharged. The Oregon Department of Corrections prepares a discharge plan for inmates as they near release from incarceration and forwards to Washington County's Community Corrections a copy of the individualized Transition Plan. Prison release counselors,

Corrections Center residential counselors and probation/parole officers take an active role in developing transitional release plans that may include provisions for, but are not limited to, housing, employment, continuing education, supportive services, conditions and level of supervision. Community Action works to prevent and end poverty for all low-income people living in Washington County and to prevent individuals from becoming homeless by providing greater access to affordable housing and support services that create opportunities for individuals and communities to thrive and prosper.

SP-65 LEAD-BASED PAINT HAZARDS – 91.415, 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The County's Housing Rehabilitation Program provides loans and grants to qualified owner-occupied homeowners to make critical health and safety repairs, accessibility, and life health and safety to their homes. County staff use the county's tax records to verify the age of homes. If a pre-1978 home is identified, the program is required to verify that the contractor has their Lead Renovation, Repair and Painting Program (RRP) certification and to follow the housing rehabilitation program policies and process to reduce lead-based paint hazards:

- A visual inspection is required on all dwelling units, and if warranted, the dwelling may be X-Ray Fluorescence (XRF) tested, or paint chip samples taken for laboratory testing for the presence of lead-based paint.
- Each applicant that applies for the Housing Rehabilitation Program receives a copy of the Environmental Protection Agency (EPA) booklet 740-F-08-002 titled "Renovate Right" and signs the Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards. For any project that involves lead-based paint, the Housing Rehabilitation Coordinator or Housing Rehabilitation Specialist must have the contractors/subcontractors RPP training Certificate on file before the contract can be awarded.
- After completion of the project, clearance testing is required. Sampling is performed by a certified lead inspector with a third-party laboratory providing the analysis.
- Some work projects may be accomplished without a lead-based paint inspection when it is determined by the Housing Rehabilitation Coordinator/Housing Rehabilitation Specialist that the work will not disturb more than two square feet within a single room or more than 10% of a single lead-based painted component. Examples include, but are not limited to, electrical repair, plumbing repair, roofing, or some heating work.
- If a clearance test is required, the first dust wipes, and/or soils test will be paid for by the Housing Rehabilitation Program. If the testing fails, the contractor is responsible for all additional cleanup work necessary and will pay for further testing until the project passes the test.
- At the homeowner's request, a copy of the laboratory results will be provided within ten business days of the report being received by the Housing Rehabilitation staff.
- In the event the project calls for removal of lead-based paint materials, the charge for the removal will not be applied toward the allowable grant/loan amount for the Rehabilitation Housing Program.
- If a lead-based inspection has been performed and the homeowner(s) alters, modifies, and/or removes, or has someone else alter, modify, and/or remove any material previously identified as containing high levels of lead-based paint from the home prior to the start of the Housing Rehabilitation project, the homeowner may be financially responsible for a lead-based paint clearance inspection and cleaning, if required.
- Only after the Housing Rehabilitation Coordinator or Housing Rehabilitation Specialist receives a satisfactory (passing) report from the laboratory will the 5% retainage be processed for the next payment cycle to the contractor.

The Office of Community Development will have staff or will hire a third-party certified lead-based paint inspector to perform the clearance inspection (collection of dust wipes and applicable work areas). The samples will be sent to an accredited laboratory for analysis for any interior work performed, such as replacing entry doors, and/or windows. A soil analysis from the exterior may also be required.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions detailed above describe the policies and processes used by Washington County's Housing Rehabilitation Program for assessing the presence of lead-based paint, the process and requirements of getting lead-based paint and/or other hazards remediated, and responsibilities of all appropriate parties involved.

How are the actions listed above integrated into housing policies and procedures?

Washington County's Housing Rehabilitation Program follows federal and local regulations including: CFR Part 40-745, Basically CDBG (November 2007) Chapter 17, and EPA, Lead Renovation, Repair and Painting Program (RRP) rules CFR 40-745 Subpart E. The EPA requires that any contractor working on pre-1978 homes have a Renovation, Repair, or Painting (RRP) certification.

SP-70 ANTI-POVERTY STRATEGY – 91.415, 91.215(J)

Jurisdiction goals, programs, and policies for reducing the number of poverty-level families.

While Washington County is home to a variety of high-profile companies, including Nike, Intel, Columbia Sportswear, Tektronix and IBM, and has one of the highest median family incomes of counties in the state, a significant number of Washington County residents struggle to afford basic needs. According to 2023 5-year American Community Survey (ACS) data, there are approximately 47,460 individuals in Washington County living in poverty. The County's economic development and workforce development programs are actively helping to reduce the number of Washington County families experiencing poverty.

The County's Economic Development program was launched in March 2021 to promote economic prosperity countywide. The program's foundation is built on the County's role as a convener and facilitator of local and regional investments and service delivery.

One of the focus areas of the County's equitable economic development framework is the "upward economic mobility of workers." Access to the fundamental elements that allow for meaningful participation in the economy is unequal across communities, including adequate and affordable housing, healthy food, efficient transportation, healthcare, childcare, and education and job training. The County plays a strong role supporting public health and affordable housing, as well as several workforce development and childcare programs. By adding additional focus on upward mobility of workers, the County can complement existing programs that strengthen the full suite of elements needed for people to enjoy healthy and productive lives.

In 2022, Washington County partnered with nine community-based organizations to advance services, trainings, and educational opportunities for local workers. These contracts supported multiple sectors including manufacturing, technology, healthcare, construction, and building trade (pre-apprenticeships) among others. As of 2022, Washington County had invested over \$2.5 million of its federal funding to support the local workforce and for small business development.

How are the jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan.

These anti-poverty strategies directly align with Consolidated Plan goals. Washington County conducts annual application processes for CDBG and HOME funds which informs each Annual Action Plan during the Consolidated Plan period. The County adheres to all HUD requirements for reporting on Consolidated Plan progress.

The successful implementation of these anti-poverty strategies depends on ongoing partnership with other County departments, non-profit service providers, participating cities, non-profit and for-profit affordable housing developers, and advocacy organizations.

The Policy Advisory Board (PAB) oversees implementation of the Consolidated Plan, including the anti-poverty strategies. The PAB is made up of appointed representatives from cities within the County and generally meets monthly. The PAB reviews and approves projects for funding, recommends policy frameworks for local implementation of the CDBG, HOME and ESG programs, and provides a venue for the public hearings described in the Community Participation Plan. Washington County Office of Community Development staffs the PAB.

Additional narrative for Jurisdiction Goals, Programs, and Policies for reducing # of poverty-level

Workforce Development program supported by cities in Washington County include:

- Advance Tigard, which provides career coaching and matching grants to cover up to 50% of career education, skill development, and training for Tigard residents (no matter where they work) and employees of Tigard-based businesses (no matter where they live).
- Hillsboro Makes, which provides high-impact, competitive-wage careers in advanced manufacturing that are easy to access and open to all who are willing to learn and ready to work. This program offers work-based learning internships, apprenticeships, career technical education, short-term training, certificates, and one- and two-year degree programs. Additional educational support in digital literacy and digital inclusion are available, as well as a tuition-free, workforce-focused GED program.
- Westside Works in City of Beaverton, which offers program participants the opportunity who want work and experience in childcare and education. Westside Works serves as the employer of record, pays the participant's wages, and pays a completion incentive to eligible workers.

Washington County also supports two specialized programs that help youth as they transition into adulthood. The goals of these programs are to help them become self-sufficient and to live independently. Both programs are administered by LifeWorks NW, which works to promote a healthy community by providing culturally responsive mental health and addiction services across the lifespan throughout the tri-county area.

- The Transition Age Youth Intensive Services (TAYIS) program supports youth moving from the children's mental health system to the adult system of care. This program helps adolescents and young adults with complex needs with the goal of helping them become as independent as possible. Services include intensive case management, job support, housing support, education support, counseling, and medication support.
- The Early Assessment and Support Alliance (EASA) is a program designed for adolescents and young adults who are experiencing first symptoms of a psychotic disorder. The goal of the program is to help individuals learn how to manage their disorder while also learning how to become an adult. There is a strong focus on school, work, and living independently, with services that include skills training, case management, therapy, and low-dose prescribing.

Additionally, the Housing Authority of Washington County (HAWC) is committed to helping residents of its public housing communities, Housing Choice Voucher (Section 8) holders, and other qualified low-income persons residing in Washington County attain their goals of self-sufficiency. HAWC supports these goals by promoting economic advancement resources. HAWC assists eligible individuals in obtaining employment with the Housing Authority, businesses performing on HUD Section 3 covered contracts or projects, and local employers. An individual who is Section 3 Worker certified is placed on a registry and notified of employment and training opportunities. Opportunities may include professional, technical, construction, maintenance, and administrative work.

Additionally, the HAWC supports the Family Self-Sufficiency (FSS) program, which is an employment and savings incentive program for low-income families that have a Housing Choice Voucher (Section 8) or live in public housing. Specifically, it allows these families to build financial assets as the household increases their earned income.

SP-80 MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

County staff view monitoring as an ongoing process involving continuous communication, analysis of reports and audits, technical assistance, and periodic meetings as needed. It is the responsibility of County staff to keep fully informed concerning project sponsor compliance with program requirements and the extent to which technical assistance is needed.

The overriding goal of monitoring is to ensure that CDBG, ESG and HOME funds are supporting critical services and projects that benefit low- and moderate-income households and communities. This is done by supporting project sponsors in compliance, prevent/identify deficiencies, and design corrective actions to improve or reinforce Sponsor performance as needed. Any identified deficiencies in need of corrective action will be handled through discussion, negotiation, or technical assistance in a manner that maximizes collaboration and maintains a positive relationship between project sponsors and County staff. Monitoring also:

- Ensures accomplishment of service or project.
- Ensures accountability of public funds.
- Ensures compliance with federal requirements.
- Evaluates project performance regularly.
- Provides opportunities to identify project accomplishments as well as successful management, implementation, and evaluation techniques that might be replicated by other project sponsors.

The County conducts monitoring throughout the year and revises its Monitoring Checklist annually to determine which projects are to be monitored. Because it is not always possible that staff are able to monitor all of a project sponsor's activities, projects and/or functions, or even review activities in a specific area spanning a sponsor's entire program year, staff generally review a random sample based on a risk calculation of project files or units to monitor performance. Non-random sampling is used for projects or programs that have only a few files or units to review, for any projects with unresolved problems remaining from previous monitoring visits, for any new types of projects being undertaken, and/or projects considered high risk. Note that any sample review of project sponsor records that raises questions concerning the accuracy of the data indicates the need for further follow-up. For a detailed summary of the monitoring selection process for CDBG, HOME and ESG projects, procedures manuals can be found on the County's website.

All HOME, CDBG, and ESG recipients sign binding contracts that enumerate program requirements. The County regularly monitors grant recipients for compliance with federal requirements including: ADA accessibility, fair housing, lead-based paint, and Davis-Bacon. In addition, the County monitors areas of general management, performance goals, financial management, data collection and reporting, eligibility determinations, nondiscrimination, program outreach, timely reporting, coordination with other programs, and inspection of completed units.

Monitoring includes desk and onsite reviews. Desk monitoring of voucher submittals includes a review of contractual commitments, financial documentation, determination of cost eligibility, drawdown rates, and outcome/performance measurement review. Onsite reviews include an in-depth review of agency, project and client files.

Annual Action Plan

AP-15 EXPECTED RESOURCES – 91.420(B), 91.220 (C)(1,2)

TABLE 52: EXPECTED RESOURCES – PRIORITY TABLE

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,013,429.00	\$43,024.80	\$200,000.00	\$2,256,453.80	\$8,053,716.00	These funds support non-profit partners through public services/public facilities and city/county partners through infrastructure improvements. Housing rehabilitation programs provide direct community support. The County uses 20% of the grant for CDBG program administration and planning.
HOME	Public - federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,496,184.19	\$115,149.60	\$0.00	\$1,611,333.79	\$5,984,736.00	The HOME funds are primarily used towards new unit production, homeownership assistance, and rehabilitation. In addition, the County sets aside 5% for Community Housing Development Organizations (CHDO) Operating and 10% for HOME program administration and planning.

ESG	Public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight Shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	\$152,398	\$0	\$0	\$152,398	\$609,592	ESG funds are used primarily for housing assistance (prevention and re-housing) but can also be used for street outreach and shelter operations. The County uses 7.5% of the grant for ESG program administration and planning.

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

The County identified the importance of leveraging additional resources as one of its guiding principles. and often projects funded with CDBG, HOME, and ESG in the County have significant amounts of matching funds. OCD works to align its funding cycles to award funds to projects and programs to increase the competitiveness of those projects in seeking additional resources. The County's CDBG scoring criteria awards a higher point value to project proposals that will leverage significant additional resources. ESG program funds leverage additional private, state, and local resources to meet federal requirements. In 2021, a local levy was approved by voters bringing significant local investment in homeless services to the Portland Metropolitan Region, including Washington County. In 2024-2025, this funding totals \$99 million for Washington County. The funding is currently scheduled to sunset in 2030 but will provide significant resources during this Consolidated Plan period that leverage the federal investment of CDBG and ESG many times over. Additionally, HOME funds are typically invested in the development of affordable rental housing as some of the first funding committed to a project, resulting in the leverage of additional resources to fund that project - Low Income Housing Tax Credit (LIHTC) equity, state resources, and local funding that often leverages HOME investment 16 times over. These federal resources are critical to securing additional investment in critical projects throughout the County.

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

The County itself and/or local jurisdictions may dedicate land or property during the Consolidated Plan period for a project that meets needs identified in the plan. In the last Consolidated Plan period, the City of Tigard committed publicly owned land to a HOME-funded affordable housing project, while the City of Cornelius completed critical sidewalk construction and other pedestrian safety projects funding with CDBG in City-owned right-of-way in low- and moderate-income areas. While there are not any areas of land or property currently dedicated to Consolidated Plan needs, it is likely that as projects develop throughout the Consolidated Plan period that publicly owned land will support projects that help achieve Consolidated Plan goals.

AP-20 ANNUAL GOALS AND OBJECTIVES – 91.420, 91.220 (C)(3)&(E)

TABLE 53: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Housing Stability	2025	2026	Affordable Housing	Washington County	Housing Special Needs Populations	ESG: \$152,398 CDBG: \$75,000 HOME: \$1,590,365.77	Public service activities other than Low/Moderate Income Housing Benefit: 750 people Public service activities for Low/Moderate Income Housing: 12 households
2	Public facilities and public infrastructure	2025	2026	Non-Housing Community Development	Washington County	Community Development Special Needs Populations	CDBG: 854,801.41	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 people and 105 households
3	Affordable homeownership and preservation	2025	2026	Affordable Housing	Washington County	Housing Special Needs Populations	CDBG: \$690,714.50	Homeowner Housing Added: 2 Homeowner Housing Rehabilitated: 20
4	Supportive services	2025	2026	Homeless Non- Homeless Special Needs Non-Housing Community Development	Washington County	Public Services Homelessness Special Needs Populations	CDBG: \$223,252.07	Public service activities other than Low/Moderate Income Housing Benefit: 2,092 people

TABLE 54: GOAL DESCRIPTIONS

1	Goal Name	Housing Stability
	Goal Description	This goal is to increase housing stability of low-income renter households and special populations. For example, funds could go to rental assistance, new construction of affordable rental housing, rental rehabilitation, and housing-related public services.
2	Goal Name	Public Facilities and Public Infrastructure
	Goal Description	This goal is to improve public facilities and public infrastructure that benefit low-to moderate-income people and neighborhoods.
3	Goal Name	Affordable Homeownership and Preservation
	Goal Description	This goal is to facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income homeowners. For example, funds could be used for downpayment assistance, new construction of affordable ownership housing, and owner-occupied housing rehabilitation.
4	Goal Name	Supportive Services
	Goal Description	This goal is to fund supportive services for low- to moderate-income and special needs populations.

AP-35 PROJECTS – 91.420, 91.220 (D)

TABLE 55: PROJECT INFORMATION

#	PROJECT NAME
1	ESG: Rapid Rehousing
2	HOME: CHDO Operating Grant
3	HOME: Affordable Housing New Construction
4	HOME: Program Administration
5	CDBG: Resident Services
6	CDBG: Public Services
7	CDBG: Facilities and Infrastructure
8	CDBG: Program Administration
9	CDBG: Housing Rehabilitation
10	CDBG: Tigard Homeownership

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

Allocations were prioritized based on 2025-2029 Consolidated Plan goals and guiding principles. The largest obstacle to addressing underserved needs is that the formula allocations of CDBG, HOME and ESG have not been keeping pace with the rate of inflation.

AP-38 PROJECT SUMMARY

TABLE 56: PROJECT DESCRIPTIONS

1	Project Name	ESG: Rapid Rehousing
	Target Area	Washington County
	Goals Supported	Housing Stability
	Needs Addressed	Homelessness Housing Special Needs Populations
	Funding	ESG: \$152,398.00
	Description	ESG funding will be used for rapid rehousing by providing medium-term rental and housing stability case management services for ESG eligible participants. Administrative expenses will not exceed the 7.5% allowed for administration.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 households
	Location Description	Services provided countywide. Services provided countywide. Activities will be delivered through CAO with their office located at 1001 SW Baseline Street, Hillsboro, OR 97123.
	Planned Activities	ESG funds will fund a portion of housing stability case management provided by a Housing Navigator. The remainder of the funds will be used for direct client assistance in the form of medium-term rental assistance. Office of Community Development will use 7.5% allowable for program administration.
2	Project Name	HOME: CHDO Operating Grant
	Target Area	Washington County
	Goals Supported	Housing Stability
	Needs Addressed	Housing
	Funding	HOME: \$50,000

	Description	Home funds will pay fore operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	6380 SW Capitol Highway, Suite 151, Portland, OR 97239 (admin offices).
	Planned Activities	The HOME funds will be used to pay for operating costs related to affordable housing development of the Tier 1 CHDO.
3	Project Name	HOME: Affordable Housing New Construction
	Target Area	Washington County
	Goals Supported	Housing Stability
	Needs Addressed	Housing
	Funding	HOME: \$1,400,200.41
	Description	HOME funds will be used for the new construction of affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	HOME: Program Administration
	Target Area	Washington County
	Goals Supported	Housing Stability
	Needs Addressed	Housing
	Funding	HOME: \$161,133.38
	Description	Oversight, management and monitoring for the HOME Program is budgeted in the amount of \$243,800. Funds from prior year admin amounts and current year program income will be used for these administrative costs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable

	Location Description	328 W Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	HOME funds will provide funding for staffing and administrative costs of the program.
5	Project Name	CDBG: Resident Services
	Target Area	Washington County
	Goals Supported	Housing Stability
	Needs Addressed	Housing Public Services
	Funding	CDBG: \$75,000
	Description	CDBG Funds will be used for resident services
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	750 persons
	Location Description	Community Partners for Affordable Housing will provide resident services at the following property locations: • Greenburg Oaks Apartments - 11905 SW 91st Ave, Tigard, OR 97223 • The Knoll at Tigard - 12291 SW Knoll Dr, Tigard, OR 97223 • Oleson Woods - 9140 SW 91st Ave, Tigard, OR 97223 • Metzger Park - 10045 SW 85th Ave, Tigard, OR 97223 • Red Rock Creek Commons, 11090 SW 68th Pkwy, Tigard, OR 97223 • Reedville Apartments: 21195 SW Alexander St, Aloha OR 97003 • Juniper Gardens: 2718 Juniper Street Forest Grove, OR 97116 • Plaza los Amigos: N. Davis Street, Cornelius, OR 97113 • Cornelius Park: 481 S. Alpine St., Cornelius, OR 97113 • Jose Arciga: 2922 19th Ave., Forest Grove, OR 97116 • Willow Park: 2824 22nd Ave. Forest Grove, OR 97116 • Elm Park: 2350 Elm St. Forest Grove, OR 97116
	Planned Activities	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project at two non-profit . This includes a portion of the salaries of the Resident Services Manager, and six (6) Resident Services Coordinators.

6	Project Name	CDBG: Public Services
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Homelessness Special Needs Populations Public Services
	Funding	CDBG: \$233,252.07
	Description	CDBG funds will be used to support nonprofits throughout the county including those providing homeless services, youth outreach, and senior services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1252 individuals
	Location Description	Public services will occur throughout Washington County exclusive of Beaverton and Hillsboro.
	Planned Activities	CDBG will fund public services throughout Washington county, exclusive of Beaverton and Hillsboro, including those providing homeless services, youth outreach, and senior services.
7	Project Name	CDBG: Facilities and Infrastructure
	Target Area	Washington County
	Goals Supported	Public Facilities and Public Infrastructure
	Needs Addressed	Special Needs Populations Community Development
	Funding	CDBG: \$854,801.43
	Description	CDBG funds will support facilities and infrastructure projects for low- and moderate-income benefit.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	355
	Location Description	SW Todd Street and SW Linda Lane from SW Murray Boulevard to SW Devonwood Avenue, and SW 137th, SW 138th, and SW 139th Avenues from SW Todd Street to SW Linda Lane
	Planned Activities	CDBG Funds will cover construction costs.

8	Project Name	CDBG: Program Administration
	Target Area	Washington County
	Goals Supported	Housing Stability Public Facilities and Public Infrastructure Affordable Homeownership and Preservation Supportive Services
	Needs Addressed	Homelessness Housing Special Needs Populations Community Development Public Services
	Funding	CDBG: \$402,685.80
	Description	General administration, management, and oversight of Washington County's CDBG program. The CDBG funded portion of administrative costs is no longer sufficient to fully fund the administrative budget.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1252 individuals
	Location Description	328 West Main Street, Suite 100
	Planned Activities	CDBG funding will support administrative costs associated with carrying out the 2025 Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, Office of Community Development may apply up to 20% of that amount to address administrative expenses incurred through June 30, 2026. Any unspent CDBG Administrative funds at the end of the year will be used to cover CDBG expenditures.
9	Project Name	CDBG: Housing Rehabilitation
	Target Area	Washington County
	Goals Supported	Affordable Homeownership and Preservation
	Needs Addressed	Housing Special Needs Populations
	Funding	CDBG: \$555,000.00

	Description	CDBG Funds will be used to provide housing rehabilitation through grants to persons over the age of 62 and/or persons with a disability to make urgent home repairs or accessibility improvements for low-income homeowners or renters and low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton and Hillsboro residents to make needed repairs to the owner-occupied homes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123. Homeowners will be assisted throughout Washington County (excluding the City of Beaverton and City of Hillsboro).
	Planned Activities	CDBG funds will provide assistance for professional services, construction related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities, as well as implementation, monitoring, and coordination of the County's Housing Rehabilitation Programs.
10	Project Name	CDBG: Tigard Homeownership
	Target Area	Washington County
	Goals Supported	Affordable Homeownership and Preservation
	Needs Addressed	Housing
	Funding	CDBG: \$135,714.50
	Description	CDBG funds will support homeownership of low- to moderate-income households in the City of Tigard.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	The activities will occur in the City of Tigard in the zip codes of 97223 and 97224
	Planned Activities	CDBG funds will support the acquisition and eligible repairs for two housing units in the City of Tigard.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220 (F)

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

CDBG projects will serve residents within Washington County, excluding City of Beaverton and City of Hillsboro which have their own CDBG entitlement.

TABLE 57: GEOGRAPHIC DISTRIBUTION

TARGET AREA	PERCENTAGE OF FUNDS
Washington County	100
Washington County – not including the City of Beaverton and the City of Hillsboro	

Rationale for the priorities for allocating investments geographically.

This Strategic Plan does not designate any geographic area as a priority, CDFI Area, Local Target Area or Strategy Area. The needs in Washington County and the cities of Hillsboro and Beaverton are great and spread throughout the County.

AP-55 AFFORDABLE HOUSING – 91.420, 91.220 (G)

Introduction.

Washington County will continue to support the development and preservation of affordable housing with HOME funds in 2025. CDBG funds will be used for rent assistance and rental and owner-occupied housing rehabilitation programs in all areas of Washington County outside of Beaverton and Hillsboro. The Office of Community Development HOME Program coordinates with the Housing Authority of Washington County to encourage use of Project-Based Section 8 vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2025 include providing weatherization, rehabilitation, and accessibility improvements to affordable rental and owner-occupied properties. The proposed actions are supported by strategies within the Strategic Plan that prioritize state and local funding sources for affordable housing, and advocate for alignment of federal programs.

Other actions that the County proposes to take in 2025 to foster affordable housing include:

- Providing a reliable source of operating subsidy to Tier 1 Community Housing Development Organization (CHDO).
- Providing set-aside of up to \$40,000 of its CDBG Public Services funding to support onsite resident services for Tier 1 CHDOs.
- Streamlining Compliance initiative involving Oregon Housing and Community Services and other jurisdictions in the state to reduce the duplicative monitoring and inspection requirements resulting from having multiple funding entities invest in individual projects.
- Washington County's Long-Range Planning will address a number of affordable housing Tier 1 work tasks

TABLE 58: ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED

HOUSEHOLD TYPE	# OF HOUSEHOLDS
Homeless	12
Non-Homeless	10
Special-Needs	12
Total	34

TABLE 59: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

SUPPORT TYPE	# OF HOUSEHOLDS
Rental Assistance	12
Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	34

Discussion.

Affordable housing activities will include 12 units assisted through ESG rental assistance programs and an estimated 20 existing units will be rehabilitated serving non-homeless households. This will include 8 households assisted through the County's Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program. In addition, an estimated 12 special needs households will be assisted through the County's Housing Access and Repair for the Disabled and Elderly (HARDE) program to help make necessary repairs to their homes.

AP-60 PUBLIC HOUSING – 91.420, 91.220 (H)

Introduction.

Public housing was established by the federal government to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Residents of public housing pay approximately 30% of their monthly adjusted household income for rent. There are 244 units of Low Rent Public Housing in Washington County. The portfolio is considered scattered site because more than half of the units are single family homes. The largest single property is 17 units. These units provide much-needed deeply subsidized rentals for extremely and very low-income households in the county, yet the supply is inadequate to meet demand.

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

Public Housing continues to be underfunded in both the operations and capital needs. Nationwide there is a \$50 billion capital needs backlog. Locally we estimate the backlog to be in between \$2.5-\$5 million dollars. HAWC is utilizing a Section 18 application to dispose of 60 of the highest cost and most geographically dispersed units in the portfolio. Residents would receive a Tenant Protection Voucher and assistance to move. Proceeds from the sale would be utilized to purchase multifamily affordable housing properties at 60% AMI. HAWC will complete an updated Physical Needs Assessment to review needs of the portfolio.

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

The Housing Authority of Washington County (HAWC) has a Resident Advisory Board (RAB), which provides the opportunity for community members living in public housing or participating in the Section 8 voucher program to provide input and advice regarding significant HAWC policy decisions, its annual agency plans, and Moving to Work initiatives. HAWC aims to have a variety of perspectives on the RAB, including age, disability, family composition, race, ethnicity, and gender. Members serve two-year or three-year terms and are encouraged to re-apply after their term ends. The RAB meets every other month and as of January 2025, holds its meetings virtually on Zoom.

Additionally, membership of the Housing Advisory Committee includes two residents being assisted by the Housing Authority, while the Housing Authority Board of Directors includes one resident who lives in public housing or is supported by the Voucher program. HAWC also supports residents' participation in the Family Self-Sufficiency (FSS) program, an employment and savings incentive program for low-income families that have a Housing Voucher or live in public housing. Participation in the program generally last five years, and with the help of a FSS case manager, residents take financial education classes, receive referrals to community partners who provide services for job training, access personal growth counseling, and set up individual savings accounts for education, small businesses, or homeownership.

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

The Housing Authority of Washington County is designated as a High Performing Agency.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.420, 91.220 (I)

Introduction.

Homelessness is a community concern with no jurisdictional boundaries and can best be addressed through a comprehensive plan implemented through collaborative partnerships to care for this most vulnerable population. In 2020, with the passage of a significant regional levy, a Local Implementation Plan was created to scaleup system goals and planned investments in alignment with existing plans. Washington County's Homeless Services System is guided by the regionally established values for the SHS program and the long-held values of our Continuum of Care:

- Strive toward stable housing for all using a housing first approach;
- Fund proven solutions;
- Leverage existing capacity and resources;
- Evolve systems to improve
- Demonstrate outcomes and impact with stable housing solutions;
- Ensure strong collaboration, system alignment, transparent oversight and accountability;
- Center people with lived experience; and
- Embrace regionalism and local expertise.

This Action Plan identifies how to best deploy resources available through the Community Development Block Grant (CDBG), HOME Investment Partnerships, and the Emergency Solutions Grant (ESG) programs. Washington County has awarded funding to five different non-profits agencies for FY 2025 to carry out CDBG-funded projects that provide assistance to persons who are homeless or at-risk of becoming homeless. Washington County will use FY 2025 ESG funds primarily for rapid re-housing activities.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:

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

The one-year Action Plan goals to support outreach activities to homeless persons and assessing their individual needs align with Homeless Services Work Plan goals by supporting strategies to link people to appropriate shelter and housing opportunities and removing barriers to engagement. The engagement of unsheltered persons is performed through a collaborative network of homeless outreach staff, daytime walk-in centers providing basic need resources, and community partners that include severe weather shelters, meal sites, and clothing closets. Through this engagement, unsheltered individuals access Community Connect, Washington County's coordinated entry system.

Washington County maintains adequate outreach capacity to ensure full geographic coverage of the county and engage with unsheltered individuals to assess their individual needs and barriers related to shelter and housing, and facilitate rapid exits from the streets. Outreach coordination includes weekly

case conferencing to facilitate collaborative problem solving and coordination across outreach, shelter and housing providers.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Washington County oversees a coordinated shelter system that provides a steppingstone to long-term housing for people experiencing homelessness. Since 2021, Washington County has been able to successfully expand shelter availability due to funding from the Supportive Housing Services measure and from Governor Kotek's Executive Order 23-02. Because of these new resources, the County now offers over 430 shelter beds/units. Continuing to expand shelter programs reduces the number of individuals and families living on the street and provides a safe and stable respite in the transition to long-term housing.

The Shelter Network works collaboratively to find other housing options, or if none, shelter opportunities within the network of shelters so as to prevent households from living on the street. For example, the City of Beaverton and Just Compassion of East Washington County have safe parking programs, which offer individuals and families a safe and legal place to park their vehicle, while also providing access to sanitation services and consultations with case managers. The nonprofit shelter network provides emergency shelter for persons fleeing domestic violence, families with children, and runaway/homeless youth. Emergency Shelter and Transitional Housing provide people experiencing homelessness with safe temporary housing while more permanent housing can be located. Washington County, through a partnership with agencies and the faith-based organizations, also has a Severe Weather Shelter Response Plan to activate emergency shelters in times of freezing and inclement weather to provide meals and overnight shelter to all residents in need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Moving chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth into permanent housing independent living is the primary priority of the Homeless Services Plan. One year Action Plan goals include:

- Average Shelter Stay at 100 days or less;
- 75% Positive exits from shelter; and
- 90 day average time from housing program enrollment to Housing move in date

These goals are guided by our Continuum's Housing First approach to connecting households to the most appropriate resource available and utilizing progressive engagement practices to right size interventions over time to help households obtain and maintain housing.

Utilizing a “no wrong door” approach to Coordinated Entry and expanding access points to culturally specific organizations, increased street outreach, and increased coordination between shelters and housing programs, our Continuum continues to focus on ensuring access to prevention and rehousing supports for households at risk of or experiencing homelessness. The Coordinated Entry system - Community Connect –seeks to divert people from entering emergency shelter, when possible, and support their rapid exit to a permanent housing destination. Federal, State, regional, and local funds are leveraged to provide Supportive Housing, Long-term and Short-term Rent Assistance, and Housing Placement services. The Continuum is focused on developing a system of care that is responsive to the housing needs of the homeless population and maximizing resources to will implement housing and service programs with new approaches to quality of care that includes culturally responsive standards of care requirements and trainings for all providers and a network of culturally specific service provider organizations.

Community Action Organization will receive an estimated \$140,968 in ESG funds to support rent assistance, financial assistance, and housing relocation and stabilization services to serve approximately 12 low-income households.

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

The one-year Action Plan goals to support low-income persons from becoming homeless align with the Homeless Services Workplan by supporting strategies to:

- Operate a Universal Point of Referral for At-Risk Tenancies (Community Connect) to remove barriers to accessing resources, thus preventing homelessness and providing a rapid entry system to re-housing for homeless persons.
- Supporting Homeless Prevention and Rapid Re-Housing and One-Month Emergency Rental Assistance programs to prevent homelessness as a result of episodic incidents coupled with underemployment, unemployment or related economic factors.
- Supporting prevention of homelessness for runaway and unaccompanied youth, including Family Mediation and Reunification Services.

Washington County certifies yearly that there are policies regarding discharge planning to minimize homelessness following discharge from publicly funded institutions. Protocols are outlined that deal with youth exiting foster care, persons leaving the health care system, persons leaving the Oregon State Hospital and inmates released from correctional facilities. In summary, Oregon's Department of Human Services' Child Welfare Division prepares individual discharge plans for youth leaving the foster care system. The transition plan is carried out through three different Independent Living Programs. Local hospitals perform discharge in accordance with Standards of Practice governing health care operations. Hospitals work in partnership with community social service providers to refer homeless to appropriate programs. Washington County's Mental Health and the Oregon State Hospital have entered into an agreement concerning policies and procedures to be followed by the local program and the hospital when a patient is admitted and discharged. The Oregon Department of Corrections prepares a discharge

plan for inmates as they near release from incarceration and forwards to Washington County's Community Corrections a copy of the individualized Transition Plan. Prison release counselors, Corrections Center residential counselors and probation/parole officers take an active role in developing transitional release plans that may include provisions for, but are not limited to, housing, employment, continuing education, supportive services, conditions and level of supervision.

Discussion.

Consultation with Washington County's Housing and Supportive Services Network (HSSN) and Homeless Solutions Advisory Council, the Continuum of Care (CoC) body provides for the participation of local homeless service providers and not less than one homeless individual or formerly homeless individual in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County homeless programs. Policies and other decisions resulting from this consultation process include how to allocate funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and development of policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS).

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.420, 91.220 (J)

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

The County's Land Use & Transportation Long-Range Planning team has several affordable housing Tier 1 tasks on their Work Program that they are currently addressing to remove barriers to affordable housing development in the county. These include:

Task 1.1 - Housing Production/Housing Affordability

Collaborate with the Department of Housing Services and Office of Community Development to modify County regulations to encourage development of a greater variety of housing types, enhance housing affordability and address housing-related legislative changes made in 2022 and 2023. The expected modifications will be extensive. Staff will:

- Participate in development and implementation of state legislation, including rulemaking, as needed.
- Propose changes to Comprehensive Plan elements, including the Community Development Code (CDC), to meet state law and rule requirements and reduce regulatory barriers to incentivize growth and variety in housing supply and make it less complex to build smaller, more affordable homes. Consider ways to incentivize retention of existing housing stock on development sites, which is typically more affordable than comparable new housing.
- Participate in local implementation of middle housing and identify CDC refinements for consistency with policy changes for middle housing and to eliminate procedural and regulatory barriers to middle housing.
- Coordinate with state, Metro and local cities on Regional Housing Needs Analysis, Housing Capacity Analyses and Housing Production Strategies (extent of work is still to be determined).
- Propose amendments to Comprehensive Framework Plan for the Urban Area (CFP) policies related to anti-harassment and anti-discrimination.
- Work with Housing Services to amend the CDC to allow conversions of existing hotels and motels to affordable housing and shelter facilities in all land use districts as required under recent state law changes (HB 3261 and HB 2006).
- Amend the CDC and CFP consistent with forthcoming recommendations and policy changes resulting from the governor's Executive Order No. 23-04, Establishing a Statewide Housing Production Goal and Housing Production Advisory Council.

Task 1.2 - Community Development Code (CDC) Assessment

Assess the structure and function of the CDC. Consider ways to simplify, streamline and improve its efficiency to facilitate its use by applicants and staff. Reduce regulatory and procedural barriers to development, with a focus on housing. The assessment will include review for: consistency with federal,

state, regional and local requirements and policies; inconsistent, outdated, repetitive or subjective standards; and best practices. This would be Phase 1 of a multiphase and multiyear process to update the CDC and would identify the next steps in the update process.

Past years included Code changes to facilitate a broader range of housing types, including attached housing and other units considered “middle housing”, that can assist with production of smaller and potentially more affordable housing. Those regulations are being implemented, and refinements are being considered.

The County will also address aim to address barriers to affordable housing through the OHNA requirements.

AP-85 OTHER ACTIONS – 91.420, 91.220 (K)

Introduction.

The following is a discussion of the actions planned in 2025 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

Developing housing for the underserved needs of homeless individuals is one of the most challenging aspects of affordable housing development. In Washington County, housing for extremely low-income individuals (persons earning thirty percent MFI) continues to be a High Priority. HOME funds will be used to leverage units supported by Section 8 Project-based vouchers for the creation of housing that is affordable to extremely low-income persons. This leverage allows developments to house extremely low-income households, while still receiving full rental revenue that can support project operations.

Actions planned to foster and maintain affordable housing.

Washington County will continue to foster development and preserve/maintain affordable housing in 2025 utilizing CDBG funds. CDBG funds will be utilized to maintain older single-family homes owned by low-income and disabled households, as well as support new single-family development. Other actions that the County proposes to take in 2025 to foster affordable housing include:

- Providing a reliable source of operating subsidy to Tier 1 Community Housing Development Organizations (CHDOs).
- Providing an additional benefit to Tier 1 CHDOs by setting aside \$35,000 of its CDBG Public Services funding to support services provided to low-income residents of their housing developments.
- Allocating approximately 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation programs which help people to remain in their homes.
- Continuing participation in the Streamlining Reporting initiative involving Oregon Housing and Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements.
- Supporting rent assistance and housing stability case management.

Actions planned to reduce lead-based paint hazards.

The Washington County Community Development Housing Rehabilitation Coordinator is currently certified as a lead-based paint risk assessor, but the County will continue to contract our assessments for lead. In addition, the HOME Investment Partnerships Program rarely sees rental and owner-occupied developments constructed prior to 1978 come in for funding. In the few instances it has occurred, these applicants already have clearance for lead-based paint hazards. While it is rare to fund HOME activities in housing built before 1978 that does not yet have clearance, Washington County will follow the Lead Safe Housing Rule to ensure any lead-based paint hazards are abated, mitigated and cleared when present in housing assisted with federal funds.

Actions planned to reduce the number of poverty-level families.

Washington County's public service and rental/owner-occupied housing programs are the primary vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the 2025 Action Plan include provision of supportive services for low-and-moderate income households (ESG). Several policies support these overarching goals. The County allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Washington County also allocates a percentage of public service funding to support resident services at properties owned by Community Housing Development Organizations (CHDOs). These resident services are critical to ensuring pathways to self-sufficiency while living in affordable housing.

Actions planned to develop institutional structure.

Collaboration, coordination and communication are strong in Washington County with relationships and advocacy in groups such as the Housing and Supportive Services Network of Washington County and the Coalition of Housing Advocates. These groups work to ensure there are a continuum of housing and services for low-income households, people experiencing homelessness, and populations with special needs. Referrals are made between agencies and, oftentimes, housing providers reach out to service providers for on-site resident services or recruitment of tenants.

In the County's last Consolidated Plan, gaps in the institutional delivery identified in the institutional structure and service delivery system centered on the difficulty in finding units for the hard-to-house populations. With the passage of the Supportive Housing Services measure in 2021, the County has made great strides at increasing its shelter capacity. As such, the County has seen a 35.5% decline in unsheltered homelessness. After three years of building this system of care, people experiencing homelessness in the county are able to more easily connect with immediate shelter and housing services. Throughout the community engagement process, residents and stakeholders identified specific groups that face challenges and barriers to accessing services they need. While funding is now available to address these supportive housing needs, Washington County will continue to coordinate with partners over the next year and leverage resources to identify strategies and approaches to overcome gaps in the county's system of care.

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

Projects funded with CDBG in PY 2025 will support the ongoing work of local funding sources – the Metro Affordable Housing Bond and the Metro Supportive Housing Services Measure – which have transformed the landscape of affordable housing and supportive services in the past four years. Housing developments are frequently required to provide permanent supportive housing within the development, and to create partnerships with organizations to provide culturally specific, supportive services onsite. State resources have also emphasized permanent supportive housing.

AP-90 PROGRAM-SPECIFIC REQUIREMENTS – 91.420, 91.220 (L)(1,2,4)

Community Development Block Grant Program (CDBG) | Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	35,411
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	35,411

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low-and moderate-income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low-and moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

HOME is not being proposed to provide forms of assistance beyond those listed in 24 CFR 92.205(b).

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

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows: Upon sale of the property or transfer of title, the HOME investment will be recaptured from the net proceeds. Only in cases where net proceeds (sales price minus loan repayment and closing costs) are insufficient 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, will the HOME investment amount that must be recaptured be reduced. In order to ensure compliance with the recapture provisions, restrictions will be incorporated into each project Deed of Trust and Promissory Note and must be included in the signed written agreement. The restrictions are as follows:

- The County reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

In addition, the HOME-assisted homebuyer may sell their unit at any time during the period of affordability to any willing buyer, and at the price the market will bear. In cases where there is indirect and direct subsidy, the recapture amount will be limited to the direct subsidy amount only. The direct subsidy includes the HOME investment that enabled the homebuyer to purchase the property (e.g. down payment assistance, purchase price buy-downs and funds for closing costs). Indirect subsidies include development subsidies provided to the nonprofit developer of the housing.

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

When HOME program funds are used for the acquisition or construction of regulated affordable rental housing there are multiple documents recorded on the title of the property that ensure applicable CFRs, including 24 CFR 92.254(a)(4) are met. Recorded documents include a promissory note, trust deed, and declaration of restrictive covenants. Specifically, the declaration of restrictive covenants enforces that the federal requirements run with the land and must be carried forward to a subsequent owner in the event the property is sold or foreclosed upon.

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

HOME funds will not be used to refinance existing debt secured by multi-family housing in PY 2025.

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

n/a.

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

n/a.

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

n/a.

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

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

Agencies receiving ESG funds will be monitored annually to ensure that program guidelines are being followed. Monitoring procedures will include verification of income and homeless documentation. In addition, before reimbursement can be made verification will be required including certification of homelessness, lease documents, and income calculations, as well as cancelled checks and invoices. In addition, the contract requires quarterly reimbursement requests, certification of match, and timely expenditure of funds.

An expanded version of ESG written standards can be found on the County Website at:

<https://www.washingtoncountyor.gov/commdev/policies-and-procedures>

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

Agencies receiving ESG funding must use a barrier level assessment tool as part of complying with policies and procedures for Washington County's coordinated and centralized assessment system called Community Connect. These policies and operating procedures have been adopted under the local Continuum of Care (CoC) in Washington County. Grant recipients and subrecipients under the CoC and ESG Programs must use Community Connect which was established by the CoC, in accordance with requirements established by HUD, to ensure that screening, assessment, and referral of program participants is consistent with the written standards established.

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

Washington County commenced a consultation process with its Continuum of Care, through its Homeless Solutions Advisory Council (Solutions Council), to provide for the participation of local homeless service providers in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under ESG. Policies and other decisions resulting

from this consultation process include how to allocate the ESG funds each year (between what eligible activities), the amount of funds distributed between activities, developing performance standards and evaluating outcomes, and policies and procedures related to the administration and operation of the County's Homeless Management and Information System (HMIS). First OCD staff consulted with the Solutions Council Performance Evaluation subcommittee in May 2024 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation was taken before the Solutions Council at its May 2024 meeting to approve the proposed allocations. The decision to have one application for an organization to receive ESG funding for the entire 2025-2029 Consolidated plan period with the flexibility to transition between eligible activities with the consultation of the CoC was made. This application process was conducted in November 2024-March 2025 with Community Action receiving the award. It was decided in partnership with the Solutions Council to use FY 2025 ESG funds primarily for rapid re-housing activities

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

Washington County Office of Community Development (OCD) consulted with members of the Homeless Solutions Advisory Council (Solutions Council) the Continuum of Care (CoC) board for the area to discuss the activities to be funded under regulatory guidelines of ESG. The Solutions Council Performance Evaluation subcommittee was consulted with in May 2024 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation was taken before the Solutions Council at its May 2024 meeting to approve the proposed allocations. Participants of these meetings included current recipients under the Emergency Solutions Grant program, persons with lived experience, and other service providers in the area representing all segments of the CoC including domestic violence providers, permanent supportive housing providers, emergency shelter providers, and emergency service providers.

5. Describe performance standards for evaluating ESG.

During the past year, OCD has used specific performance objectives and outcomes for all of its programs based on consultations with the Solutions Council Performance Evaluation Subcommittee. Maps have been appended to the 2025 Action Plan to indicate the type and location of projects and services that will be funded under the Washington County Consortium's HOME, ESG and CDBG programs, as well as the type and location of projects that will be funded under the City of Beaverton and the City of Hillsboro's CDBG program.

City of Hillsboro Consolidated Plan



Executive Summary

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

Introduction

This document is the City of Hillsboro’s five-year Consolidated Plan for Fiscal Years 2025-2029, which identifies the strategies, goals, and priorities that will guide the city’s use and investment of the federal Community Development Block Grant through June 2030. It is required that these funds must benefit low- and moderate-income households within the City of Hillsboro.

HUD block grant funds covered by this plan include:

Community Development Block Grant (CDBG): CDBG primarily funds community and economic development activities. Examples of eligible activities include:

- Building and rehabilitating community centers and nonprofit facilities.
- Improving public infrastructure such as constructing sidewalks and lighting.
- Supporting skill development, job acquisition and technical/advisory assistance to micro- enterprise businesses; and
- Providing direct services to eligible individuals.

CDBG funds can also be used for housing activities such as home repair/rehabilitation, accessibility improvements to accommodate persons living with disabilities, and downpayment assistance for homebuying.

Consolidated Plans are required by the U.S. Department of Housing and Urban Development (HUD) for local jurisdictions to receive federal housing and community development block grant funds. The Consolidated Plan is:

- A planning document that builds upon existing community participatory processes.
- An application for federal funds under HUD’s CDBG formula grants program; and
- A strategy to guide federal funding allocations, programs, policies, and priorities.

Recipients of HUD block grant funds are also required to prepare an Annual Action Plan which details how funds will be allocated in the current program year. This document combines the five-year Consolidated Plan with the 2025 Action Plan for the City of Hillsboro.

The 2025-2029 Consolidated Plan covers the five-year timeframe from July 1, 2025, to June 30, 2030.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City, in collaboration with Washington County’s Office of Community Development and the City of Beaverton, has developed the following guidance and associated priorities for the 2025-2029 Consolidated Plan:

Guidance: The urgency of the need.

- The most acute needs identified include homelessness, eviction prevention, critical home repair, and supporting special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities identified to address these challenges include addressing homeownership gaps, supporting rent stabilization and economic security efforts, and funding mental and public health services, childcare and youth services.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of City of Hillsboro service providers.

- The City will work with its partners to prioritize alignment with other current local planning efforts and to prioritize projects which leverage resources and fall within the collective capacity of local service providers

For more detailed information, please reference the lead agency's plan.

Evaluation of past performance

The City of Hillsboro evaluates its past performance based on the Consolidated Annual Performance & Evaluation Reports (CAPER) during the 2020-2024 Consolidated Plan, developed in collaboration with Washington County's Office of Community Development and the City of Beaverton. Over the past four years, the City has funded several local non-profit organizations to help expand affordable housing options, improve public facilities, and implement activities that highlight housing.

Specifically, the City has:

- Supported 80 housing rehabilitation projects that benefited low- and moderate-income households in Hillsboro.
- Helped with 21 affordable homeownership acquisitions/homebuyer assistance benefitting low- and moderate-income households throughout the city.
- Helped complete two public facility improvement projects—one shelter benefitting at-risk homeless youth and one homeless day center facility assisting 1,913 people.
- Provided housing education throughout the city.

Summary of community participation process and consultation process

For the development of the 2025-29 Consolidated Plan, County and City staff launched a community survey to understand housing and neighborhood preferences and identify housing and community needs. The survey was available for residents to take online and via paper copies between March 6, 2024, and June 12, 2024, and was available in Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, Somali, and English. Survey promotion materials were also distributed in these languages. A complete summary of the survey results can be found in Appendix C of this Consolidated Plan.

A total of 2,269 Washington County residents participated in the community survey, including 502 Hillsboro residents. Primary findings from an analysis of responses provided by Hillsboro residents include:

- **Housing needs.** The top housing needs articulated by respondents living in Hillsboro include the construction of affordable rental housing (67%), affordable rental housing for older adults (63%), permanent supportive housing (59%), rental assistance (50 percent), and the rehabilitation of affordable apartments (48%).
- **Other housing challenges.** Almost half (45%) of Hillsboro respondents are worried that they will be retaliated against if they report harassment by their neighbors, building staff, or landlord and just under a third (32%) have a disability but cannot get around their neighborhood due to poor/dangerous infrastructure.
- **Rent increases.** Four in five Hillsboro renter respondents (80%) experienced rent increases in the last year—a slightly higher share than renter respondents in Beaverton (74%) and the balance of Washington County (76%).
- **Public facility needs.** The highest ranked public facility needs were mental health centers (59%), homeless shelters (55%), domestic violence shelters (44%), centers for abused or neglected children (43%), and schools (42%).
- **Public service needs.** Nearly two thirds of respondents (64%) identified mental health services as a significant public service need, followed by substance abuse services (56%), rental housing subsidies (54%), domestic violence services (47%), fair housing activities (47%), and housing information and referral services (44%).
- **Infrastructure needs.** The highest ranked infrastructure needs were sidewalks (39%), broadband infrastructure (33%), street lighting (30%), and road improvements (29%).
- **Other challenges.** Over four in ten Hillsboro respondents (43%) feel that there are incompatible uses located in or adjacent to neighborhoods in the city and/or county—a significantly higher share than Beaverton (23%) and the balance of Washington County (32%). Specifically, most resident respondents cited concerns related to the airport, air pollution/poor air quality, unhealthy industries near residential areas, and landfills/dumps.

Additionally, County and City staff engaged with several stakeholders, agencies, and organizations working directly with special needs populations in Washington County, as well as organizations with expertise in the areas of broadband, natural disaster and hazard mitigation, economic development, healthcare, homelessness, and infrastructure. Consultations with stakeholders included in-depth interviews, roundtable events, and large group meetings and presentations. A summary of what was heard can be found in Appendix B of this Consolidated Plan.

Summary of public comments

Comments received during the December 4, 2024, public hearing included:

- Consideration of community context for project size (e.g., communities with smaller lot sizes may be better suited for smaller projects to be integrated within the area compared to larger projects);
- More resources are needed to serve youth populations and young adults; and
- More 3- to 4-bedroom units are needed in the county, particularly for larger families.

Comments received during the March 24- April 24 public comment period included:

- Highlighting the importance of funding for unhoused youth and young adults. Gratitude for mentioning youth over 90 times throughout the plan and highlighting them as a special needs population.
- Concern with the Ma-40 Section regarding public policies (particularly related to zoning) that are barriers to the development of affordable housing and residential development generally.

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

All comments received were accepted.

Summary

The 2025-2029 Consolidated Plan articulates and summarizes the housing and community development needs identified in the Needs Assessment and Housing Market Analysis and heard throughout the community engagement process. The County and the cities of Beaverton and Hillsboro used these findings to develop guiding principles that informed the priorities, goals, and strategies that will be addressed and implemented over the next five years. These priorities, strategies, and goals are summarized in the Strategic Plan while the implementation actions are identified in the Action Plan.

Guiding Principles

- The urgency of the need
- Ability to address housing and service gaps
- Ability to leverage

Priority Needs

- Homelessness prevention services and support
- Eviction prevention
- Critical home repair
- Support for special needs populations
- Homeownership support
- Public services, including but not limited to, mental and public health services, childcare/youth, and economic security.

Goals

- Increase housing stability of low-income renter households and special populations (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing related public services)
- Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.
- Facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income owners (e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation)
- Fund supportive services for low- to moderate-income and special needs populations.

The City of Hillsboro will continue to work to comply with changing federal guidance as it applies to these programs.

The Process

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200 (B)

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

The City of Hillsboro is a Community Development Block Grant (CDBG) Entitlement Community which provides for the receipt of CDBG funds to benefit Hillsboro community members solely. The City of Hillsboro is a member of the Washington County Consortia, with the County's Office of Community Development and the City of Beaverton. Washington County is the lead agency in the HOME Consortium, as well as the lead agency in the development of the 2025-2029 Consolidated Plan.

TABLE 1: RESPONSIBLE AGENCIES

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
CDBG Administrator	Hillsboro	City of Hillsboro – Community Development Department

Consolidated Plan Public Contact Information

Ann Hawkins
Community Development Program
Coordinator City of Hillsboro
150 E. Main Street, Fourth
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503-681-5209 phone
ann.hawkins@hillsboro-oregon.gov

PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(I)

Introduction

The City of Hillsboro strives to connect with all entities in the community and county who serve low- and moderate-income communities. The City recognizes that it takes input from the entire community to identify the needs and determine areas where service can be enhanced. In collaboration with Washington County and the City of Beaverton, the City participated in a comprehensive consultation process in the development of the Consolidated Plan.

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

City of Hillsboro's activities that enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies are numerous. The City encourages and accepts funding applications from housing and health service non-profit providers including: Xpose Hope: Kim's Place, Haven Homes, All God's Children Daycare, CASA for Children, Centro Cultural Del Condado De Washington, Working Theory Farm, HomePlate Youth Services, Project Homeless Connect, Oregon Food Bank, St. Vincent de Paul.

The City's Affordable Housing program utilizes local funds and other incentives to support affordable housing developments in partnership with additional local, state and federal sources. The City partners on the implementation of the Metro Bond, a \$652 million affordable housing bond measure.

Furthermore, City staff continues to recruit and maintain working relationships with affordable and private housing developers to further development of affordable housing in the city of Hillsboro. Since implementing the Metro Bond Funds, a total of 235 units have been added to the local housing inventory in three projects. Finally, City staff works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate the Supportive Services Network and regularly attends its monthly meetings as well as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Hillsboro does not receive, nor allocate, ESG funding. However, in conjunction with The Washington County Office of Community Development (OCD) works with the Solutions Council, the Continuum of Care (CoC) body for the area, to ensure a coordinated and collaborative approach to the work to make homelessness in Washington County rare, brief and non- recurring. The Solutions Council provides high-level oversight to the large suite of programs and services provided to Washington County households who are at risk of losing their housing or are unhoused. One of the primary goals of the Solutions Council is to ensure that the broadest possible array of voices from the Washington County community, and those

those who have faced housing crises and/or homelessness, have access to the planning process and implementation of programs or program changes.

The Solutions Council meets monthly on the third Thursday of every month from 2:00 pm to 3:00 pm. The Solutions Council engages with and promotes Washington County's homelessness response plans and encourages collaborative partnerships across a wide array of service systems. Additionally, as the CoC for the area, the Solutions Council provides oversight of budgeting and program investments for all funding for homeless services including the voter-approved Supportive Housing Services measure, the Governor's Executive Order initiative on homelessness, and other state, federal and local resources.

The County also supports operation of Community Connect, the County's Coordinated and Centralized Assessment System (CCAS) for the provision of housing+ and homeless services in Washington County. For the development of this Consolidated Plan, OCD consulted with the Solutions Council on the draft goals and priorities after consulting with the Housing and Supportive Services Network to help identify the current needs of homeless persons (including chronically homeless individuals and families, families with children, veterans, and youth) and persons at-risk of homelessness—which informed the Needs Assessment section of this plan.

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

The City of Hillsboro does not receive, nor allocate, ESG funding. However, in conjunction with Washington County Office of Community Development, the city has consulted with the Homeless Solutions Advisory Council (Solutions Council) to discuss the allocation of Emergency Solutions Grant (ESG) funding for eligible activities, develop ESG performance standards, and provide on-going evaluation of ESG projects to refine established ESG policies for the provision of housing and homeless services in Washington County. Consultation with the Solutions Council provided the forum for the participation of local homeless service providers in considering and making policies and decisions regarding any facilities, services, or other eligible activity that receives funding under Washington County's homeless programs. Policies and other decisions resulting from consultation with the Solutions Council include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, as well as the development of a process to ensure that policies and procedures related to the administration and operation of the County's ESG-funded programs and Homeless Management and Information System (HMIS) are evaluated annually.

The Solutions Council Performance Evaluation subcommittee was consulted in May 2024 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation was taken before the Solutions Council at its May 2024 meeting to approve the proposed allocations. OCD will continue to consult with the CoC annually to determine activities funded. Additionally, the ESG subrecipient presents accomplishments to the Performance Evaluation subcommittee annually.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Hillsboro
	Agency/Group/Organization Type	Other government - local
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Hillsboro Fire and Rescue Department: Emergency Mangement Program assisted with the completion of the Hazard Mitigation section of the Consolidated Plan.

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

No agencies were intentionally excluded from the consultation for development of this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

TABLE 3: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

NAME OF PLAN	LEAD ORGANIZATION	HOW DO THE GOALS OF YOUR STRATEGIC PLAN OVERLAP WITH THE GOALS OF EACH PLAN?
Continuum of Care	Washington County	Homeless individuals are a prioritized population in Washington County's Strategic Plan.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Tri-County Metropolitan area (inclusive of Washington, Clackamas and Multnomah Counties) has very strong connections amongst local jurisdictions of government quasi-government agencies.

Continued cooperation, coordination and communication is essential to the positive and effective delivery of services to the community. The City has strong and lasting ties to each of these agencies and strives to align and coordinate services throughout the region. The implementation of the Consolidated Plan has taken the State, County and City plans into account in all areas possible.

City of Hillsboro staff participate in the Northwest Association of Community Development Managers (NWACDM), which is a coalition of Community Development Block Grant (CDBG) entitlement communities from Region X. Staff attend bi-monthly board calls and bi-monthly member calls which provide an opportunity for training, support, and collaboration. In addition, a staff member serves as the NWACDM President.

Washington County, the City of Beaverton, and the City of Hillsboro work together as a consortium in the development of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report. Throughout this Consolidated Planning period, the consortium worked together to draft shared goals for this plan period to ensure coordination of efforts throughout the county.

PR-15 CITIZEN PARTICIPATION - 91.401, 91.105, 91.200(C)

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

In collaboration with the County's Office of Community Development and the City of Beaverton, the City of Hillsboro participated in a robust community engagement strategy to help inform the development of the 2025-29 Consolidated Plan. Collectively, over 500 community members participated in the development of the City's Consolidated Plan with over 3,000 residents and stakeholders participating in the development of Washington County's Consolidated Plan.

COMMUNITY SURVEY

To help inform how its block grant funds should be prioritized, Washington County and the cities of Beaverton and Hillsboro developed a community needs survey to better understand respondents' greatest housing, infrastructure, public service, and economic development needs. The survey was available online from March 6, 2024, to June 12, 2024, in English and 11 Safe Harbor languages (Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, and Somali); paper copies of the survey were available. A total of 2,269 residents participated in the community needs survey— including 502 Hillsboro residents. Overall, most surveys were taken in English (2,210 surveys) or Spanish (51 surveys). A complete summary of the survey findings can be found in the Community Engagement Findings report section in the appendix.

The County broadened community participation by working with trusted groups and networks that serve populations with special needs and/or local communities to promote the survey. (Staff distributed information to several community partners—see Appendix B for outreach and promotion efforts). County staff also broadened participation by mailing paper copies of the survey to 500 former housing rehabilitation and woodstove exchange clients. The majority of those who received mailed copies of the survey were of low to moderate income, have a disability, and/or are elderly. Promotional flyers were translated into the Safe Harbor languages to increase participation among persons with limited English proficiency (LEP). These efforts provided unique perspectives, which were considered in developing the guiding principles for fund allocation and goal- setting.

Impact on goal setting. City of Hillsboro staff participated in two workshops with the County and the City of Beaverton to review the community engagement findings along with data from the needs assessment and market analysis. The agencies chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. Priority needs, which are considered in subrecipient awards, reflect the priority needs of community members as communicated through the survey results.

PUBLIC MEETINGS AND OPEN HOUSE EVENTS

Additionally, Consortia members held a series of public meetings and open houses to receive feedback on the draft Consolidated Plan goals and priorities. The following public meetings were attended by OCD and/or City staff:

- **Housing Advisory Committee** meeting, September 26, 2024

- **Advisory Council on Racial Equity** meeting, October 7, 2024
- **Beaverton City Council**, October 15, 2024
- **Committee for Community Involvement**, October 15, 2024
- **Homeless Solutions Advisory Council**, October 17, 2024

Two open house events and an online survey were held to receive feedback on the draft Consolidated Plan goals and priorities. A complete summary of the open house events can be found in the Community Engagement Findings report section in the appendix.

- Open house event hosted at the **Tigard Library**, October 16, 2024
- Open house event hosted at **Centro Cultural de Washington County**, October 17, 2024
- Open house event available as a survey

Please reference the Washington County (Lead Agency) PR15 for detailed summary.

TABLE 4: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

SORT ORDER	MODE OF OUTREACH	TARGET OF OUTREACH	SUMMARY OF RESPONSE/ ATTENDANCE	SUMMARY OF COMMENTS RECEIVED	SUMMARY OF COMMENTS NOT ACCEPTED AND REASONS	URL (IF APPLICABLE)
1	Community Survey	Non-targeted/ broad community	2,269 survey responses overall, including 502 Hillsboro residents.	Please see Appendix B— Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
2	Public Meeting	Non-targeted/ broad community	A Housing Advisory Committee meeting was held on September 26, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/documents/september-2024-hac-meeting-minutes/download?inline
3	Public Meeting	Non-targeted/ broad community	An Advisory Council on Racial Equity meeting was held on November 4, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://washingtoncounty.civicweb.net/Portal/MeetingInformation.aspx?Id=12837
4	Public Meeting	Non-targeted/ broad community	A Beaverton City Council meeting was held on October 15, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://beaverton.granicus.com/GenerateAgendaViewer.php?view_id=2&clip_id=2927
5	Public Meeting	Non-targeted/ broad community	A Committee for Community Involvement meeting was held on October 15, 2024 . Approximately 16 members of the public were in attendance.	Please see Appendix B— Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	https://www.washingtoncountyor.gov/oeic/documents/cciminutes101524-0/download?inline
6	Public Meeting	Non-targeted/ broad community	A Homeless Solutions Advisory Council meeting was held on October 17, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/homeless-services-division/documents/101724-solutions-council-meeting-agenda/download?inline

7	Public Meeting	Non-targeted/ broad community	An open house event was held on October 16, 2024 at the Tigard Public Library. There were 14 members of the public in attendance.	Please see Appendix B—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
8	Public Meeting	Non-targeted/ broad community	An open house event was held on October 17, 2024 at Centro Cultural de Washington County. There were 7 members of the public in attendance.	Please see Appendix B—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
9	Community Survey	Non-targeted/ broad community	OCD staff also set up a “virtual” open house event to provide input on the Consolidated Plan. 12 survey responses were received.	Please see Appendix B—Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
10	Public hearing	Non-targeted/ broad community	A public hearing was held during the Policy Advisory Board (PAB) on September 12, 2024 . No members of the public attended the hearing.	n/a	n/a	https://www.washingtoncountyor.gov/commdev/documents/minutes/3/download?inline
11	Public hearing	Non-targeted/ broad community	A public hearing was held on December 4, 2024 . There were 8 members of the public in attendance.	Please see Appendix B—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
12	Public hearing	Non-targeted/ broad community	A public hearing was held on April 2, 2025 . No members of the public attended the hearing.	n/a	n/a	n/a.
13	Public Hearing	Non-targeted/ broad community	A public hearing will be held on April 24, 2025 . No members of the public attended the hearing.	Please see Appendix B - Community Engagement Findings.	All comments were reviewed and accepted.	n/a.

Needs Assessment

NA-05 OVERVIEW

This section of the Consolidated Plan summarizes the needs of low income and special needs populations in Hillsboro. It begins with an overview of affordability challenges in the city.

A note on terminology. Eligibility for housing programs is generally based on where a resident's income falls within HUD-determined Area Median Income (AMI) categories. AMI varies by county or metropolitan statistical area and is dependent on household size. When referring to a four-person household, Area Median Income is called Median Family Income (MFI). Washington County is part of the Portland- Vancouver-Hillsboro, OR-WA MSA, where the overall MFI (the AMI for a four-person household) is \$116,900.

Throughout this report, "MFI" is used when the four-person AMI or the MFI has been applied to the income distribution of households of all sizes. "AMI" is used in instances where AMI limits in calculations vary by household size.

Affordability. The 2022 median gross rent for units in Hillsboro is \$1,786, higher than that of the county overall (\$1,697) and that of Beaverton (\$1,665). To afford rent and utilities for a median-priced unit, a Hillsboro household would need to earn over \$71,000 or 67% AMI. This rent is too high for many renter households in the city: 41% of the city's renters do not earn enough to afford a median-priced unit. The city's median gross rent increased by 24%—a rate similar to that at which median household income increased—between 2017 and 2022.

According to a rental affordability gaps analysis conducted within the City of Hillsboro Housing Needs Analysis Report in December 2023, the city has more renter households earning incomes below \$15,000, between \$15,000 and \$24,999, between \$25,000 and \$34,999, and between \$35,000 and \$49,999 than rental units priced affordably for these households. A similar analysis showed that rental affordability gaps affect households at lower income levels—up to \$35,000—in neighboring Beaverton.

Hillsboro's current homeownership rate is 51%—ten percentage points lower than that of the county overall, equal to that of Beaverton, and reflective of a four-percentage point decrease in homeownership since 2017. A purchase gaps analysis conducted in the city's above-cited Housing Needs Analysis showed that owner households earning \$50,000 or less seeking to buy a different home in Hillsboro will have trouble finding an affordable home. This is partially due to rapidly appreciating home values: between 2017 and 2022, median home values increased by 52% (from \$350,000 to \$531,100), over twice the simultaneous increase in median household income (23%).

An analysis of home sales from October 2021 to October 2022 in the Housing Needs Analysis showed that 95% of homes sold for more than \$350,000. Based on this analysis and assuming current mortgage rates (6.87%—a high rate which drives down affordability), households earning 100% MFI could afford less than 7% of homes sold in Hillsboro. A supplemental analysis of Zillow data shows that the average home in Hillsboro has been unaffordable to households earning 100% MFI since 2016.

ACS data show Hillsboro to have the lowest vacancy rate in the county at 2.3% (compared to 2.5% in Washington County overall) in 2022. As vacancy rates around 5% typically indicate a

competitive equilibrium in the housing market, Hillsboro's low vacancy rate indicates high competition for very limited housing supply. By contrast, Hillsboro's vacancy rate was near 7% in 2017.

Cost burden and severe cost burden. Cost burden is defined as a household spending more than 30% of income on housing costs. Severe cost burden is defined as a household spending more than 50% of income on housing costs.

According to 2016-2020 CHAS data, 11,355 households in Hillsboro are cost burdened. Renters make up about 64% of cost burdened households and are twice as likely as owners to experience cost burden: 40% of renter households in Hillsboro are cost burdened, compared to 20% of owner households.

For both renters and owners, the largest number of households paying more than 30% and less than 50% of income on housing costs (experiencing cost burden, but not *severe* cost burden) earn 51-80% MFI. The largest group of *severely* cost-burdened households earn 0-30% MFI, and the majority are renters. This is because these extremely low-income renters have such trouble finding affordable units, they are almost all severely cost burdened, rather than cost burdened. Severely cost burdened owners generally represent owners who cannot afford to keep up with property taxes and home insurance costs and are usually elderly owners.

Ownership statistics. Overall, 51% of Hillsboro households own their homes (a rate 10 percentage points lower than that of the county overall). By contrast, the homeownership rate for African American households in Hillsboro is 16%, significantly lower than that in the county overall (30%) and in Beaverton (29%). African American households in Washington County experienced an 18-percentage point reduction in homeownership at the county level since 2017, and this reduction was even greater in Hillsboro at 22 percentage points.

According to ACS data, Native Hawaiian/Pacific Islander households are estimated to have the lowest homeownership rate in the city at 7% (compared to 25% in the county overall), though this estimate is subject to substantial margin of error.

Publicly assisted housing. The City of Hillsboro has over 2,500 subsidized affordable units in 77 separate properties. These are properties that are funded through HUD programs, tax credits and other programs which guarantee subsidized rents for qualified households. The high share of renters still paying over 30% of their income towards housing costs indicates that there is an ongoing need for rental units at the lowest price points. Hillsboro is currently home to one property, the Montebello Apartments, dedicated to agricultural workers with 47 units.

Homelessness. Homelessness in Hillsboro is tracked in collaboration with Washington County and Hillsboro. The 2023 Point-In-Time (PIT) Homeless Count performed in January found a total of 773 people experiencing homelessness in Washington County. Of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). These data show a decline in Washington County's homeless population. In the past year, homeless persons in the county declined by 4% (or 35 fewer homeless people). Chronically homeless individuals dropped at a much higher rate during this time for an overall percentage decrease of 22%.

While the number of homeless individuals has stabilized based on the most recent full PIT Count (2023), homelessness continues to be an issue in the region overall, as the supply of affordable housing units fails to meet the demand through a range of low/moderate income levels. The January 2024 PIT Count, which included only those experiencing *sheltered* homelessness, counted 644 individuals living in sheltered homelessness in Washington County—up from 543 people experiencing sheltered homelessness in 2023.

Non-Homeless Special Needs. Of Hillsboro’s special needs populations, small families, large families, and households containing a person with a disability have the highest rates of housing needs at 73%, 64%, and 44%, respectively. Elderly households also have a high rate of housing needs at 38%.

Housing Needs of Special Needs Populations, Hillsboro, Current and Future Growth

	Total	Current		Future Housing	
		#with Need	%with Need	Change in Need in 5 Housing Years	Need
Low Income Small Related Households	5,720	4,150	73%	4,213	63
Low Income Large Related Households	1525	980	64%	995	15
Single Person Households	12,540	734	6%	745	11
Households with LEP	2,909	237	8%	241	4
Households with Disabilities	8,135	3,540	44%	3,594	54
<i>Hearing/Vision Impairment</i>	3,785	1,500	40%	1,523	23
<i>Ambulatory Limitation</i>	3,880	2,000	52%	2,031	31
<i>Cognitive Limitation</i>	3,700	1,670	45%	1,695	25
<i>Self-Care/Independent Living Limitation</i>	3,690	1,840	50%	1,868	28
Elderly Households	7,823	2,970	38%	3,015	45
Frail Elderly Population	1,381	157	11%	160	2
Victims of Domestic Violence	3,187	327	10%	332	5

Note: See description of operational definition of these groups below.

Source: CHAS 2016-2020, 20221-year and 5-year ACS estimates, CDC, U.S. Department of Health, Oregon Public Health Division.

Five-year needs projections. Extremely low-income households (earning below 30% of MFI) and very low-income households (earning between 31% and 50% of MFI) have the highest rates of housing need— 82% and 86%, respectively. Low-income households (earning between 51% and 80% of MFI) also have a high rate of housing need at 65%.

Housing Needs of Low-Income Populations, Hillsboro, Current and Future Growth

	Total	Current		Future Housing	
		#with Need	%with Need	Change in Need in 5 Housing Years	Need
Extremely Low-Income Households (<30% AMI)	3,355	2,735	82%	2,777	42
Very Low-Income Households (30-50% AMI)	3,680	3,155	86%	3,203	48
Low Income Households (50-80% AMI)	6,875	4,490	65%	4,558	68
Low to Moderate Income Households (80-100% AMI)	5,000	1,115	22%	1,132	17

Note: See description of operational definition of these groups below.

Source: CHAS 2016-2020, 20221-year and 5-year ACS estimates, CDC, U.S. Department of Health, Oregon Public Health Division.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Related households are households consisting of families of 2-4 members (small, related households) or 5 or more members (large, related households), and their counts and needs are based on 2016-2020 CHAS cost burden data. Needs for single person households are based on their current ACS poverty rate. An “LEP household” has Limited English Proficiency, meaning that no household member 14 years old and over (1) speaks only English or (2) speaks a non-English language and speaks English "very well." Their needs are based on the share of LEP households living in poverty.

Counts of households with disabilities, households with disabilities by type, elderly households (containing at least one-member aged 62 or older), and their needs come from 2016-2020 CHAS data. Persons with disabilities may be captured in multiple categories if they have multiple types of disabilities and may also be represented in the elderly category. Frail elderly residents are those who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework; their needs are calculated by applying the ACS poverty rate for elderly residents. Victims of domestic violence include rape, physical violence and/or stalking by an intimate partner and their count applies national domestic violence rates to ACS population counts, and their needs are derived from applying the national rate at which domestic violence survivors require housing assistance in their lifetime.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.415, 91.215 (F)

Describe the jurisdiction's need for public facilities.

In Hillsboro, there is a need for the following types of public facilities: mental health centers, homeless shelters, domestic violence shelters, centers for abused children, schools, childcare centers, and youth centers.

The priorities established for the 2025-2029 Consolidated Plan include the support of public facilities which will help create inclusive and thriving community spaces that will ensure access to resources and opportunities. The existing City of Hillsboro Comprehensive Plan lays out a wide range of public facility improvements over the coming years. Major non-housing priorities range for improved modes of transportation, water supply and treatment improvements and new public safety facilities.

How were these needs determined?

Washington County and the Cities of Beaverton and Hillsboro conducted a community survey of non-housing community development needs which was available between March 2024 and June 2024. The survey was targeted to providers of services to low- and moderate-income persons in the County (non-profits, and city/county departments). The areas of need surveyed included public facilities in which open-ended responses were also analyzed.

Describe the jurisdiction's need for public improvements.

In Hillsboro, there are needs for the following types of public infrastructure: sidewalks, broadband infrastructure, street lighting, road improvements, street tree planting, and community gathering spaces including parks and event spaces. In the recent community survey of non-housing community development needs, Hillsboro residents reported a greater need for sidewalks than residents of other areas of the county.

The City of Hillsboro Comprehensive plan focuses on four goals for parks and recreation in the future: Opportunities, Connectivity, Ecology, and Funding. The upcoming Parks and Recreation System Plan identifies community needs for the next 15 years.

While the combination of limited CDBG funding capacity and federal restrictions related to Davis Bacon and Buy America Build America, make annual investment in this activity cost a challenge, the City is committed to annually reviewing how CDBG funds can be leveraged to assist in the development of these activities.

How were these needs determined?

See the methodology described under Public Facilities above.

Describe the jurisdiction's need for public services.

In Hillsboro, there are needs for the following types of public services: mental health services, substance abuse services, rental housing subsidies, fair housing activities, domestic violence services, housing information/referral services, childcare services, and services for abused children.

Hillsboro residents ranked mental health services, substance abuse services, rental housing subsidies, and housing information/referral services as “high need” at greater rates than residents of Beaverton and other areas of the county in the survey of non-housing community development needs. In addition, there were reported needs for microenterprise support. While Hillsboro does not utilize CDBG funds to support public services, the city does allocate \$200,000 in local funds annually to support public service providers in Hillsboro through its Community Services grant program.

How were these needs determined?

See the methodology described under Public Facilities above.

Housing Market Analysis

MA-05 OVERVIEW

ACS data show Hillsboro to have the lowest vacancy rate in the county at 2.3% (compared to Washington County at 2.5%) in 2022. As vacancy rates around 5% typically indicate a competitive equilibrium in the housing market, Hillsboro's low vacancy rate indicates high competition for very limited housing supply. By contrast, Hillsboro's vacancy rate was near 7% in 2017.

Rental market. The 2022 median gross rent for units in Hillsboro is \$1,786, higher than that of the county overall (\$1,697) and that of Beaverton (\$1,665). To afford rent and utilities for a median-priced unit, a Hillsboro household would need to earn over \$71,000 or 67% AMI. This rent is too high for many renter households in the city: 41% of the city's renters do not earn enough to afford a median-priced unit. The city's median gross rent increased by 24%—a rate similar to that at which median household income increased—between 2017 and 2022.

According to a rental affordability gaps analysis conducted within the City of Hillsboro Housing Needs Analysis Report in December 2023, the city has more renter households earning incomes below \$15,000, between \$15,000 and \$24,999, between \$25,000 and \$34,999, and between \$35,000 and \$49,999 than rental units priced affordably for these households. A similar analysis showed that rental affordability gaps affect households at lower income levels—up to \$35,000—in neighboring Beaverton.

For sale market. Hillsboro has a low homeownership rate relative to the county overall: 51% of Hillsboro households own their homes (a rate ten percentage points lower than that of the county overall and equal to that of Beaverton). This reflects a four-percentage point decrease in homeownership in Hillsboro between 2017 and 2022.

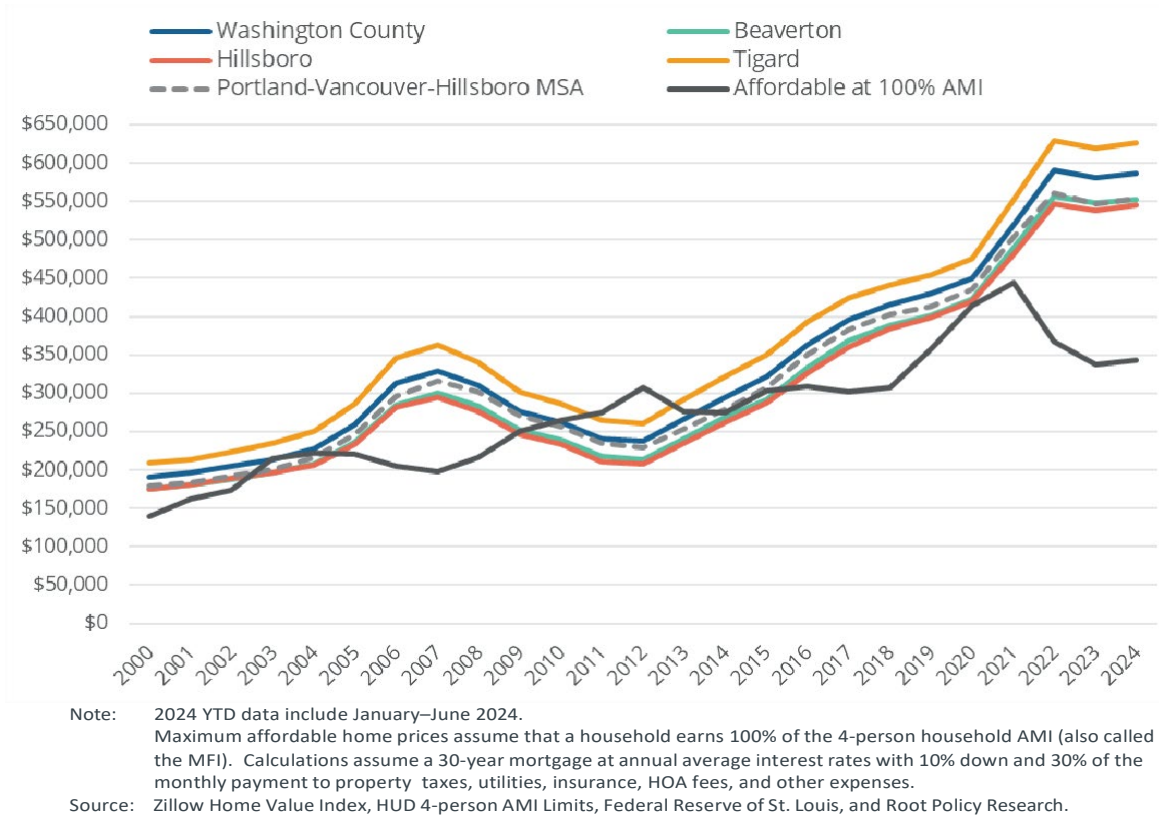
According to ACS data, non-Hispanic White households have the highest homeownership rate in Hillsboro, followed by American Indian/Alaska Native households at 57% (subject to large margins of error) and Asian households at 49%. Homeownership rates are much lower for African American households (16%) and Native Hawaiian/Pacific Islander households (7%, subject to large margins of error). Hillsboro's African American homeownership rate is significantly lower than that in the county overall (30%) and in Beaverton (29%). African American households in Washington County experienced an 18-percentage point reduction in homeownership at the county level since 2017, and this reduction was even greater in Hillsboro at 22 percentage points.

Over the last twenty years, Hillsboro's sale prices have been slightly lower than Beaverton's, lower than the county's, and higher than those in the U.S. overall. As shown in the figure below, typical home prices increased steadily from 2012 to 2020. Price growth accelerated with the pandemic, reaching a high of \$547,000 in Hillsboro in 2022. Typical home prices have decreased slightly and stabilized since 2022. Year-to-date in 2024, a typical-priced home in Hillsboro costs around \$545,000—approximately \$42,000 less than that in the county overall (\$587,000).

The figure also presents the maximum affordable home price for households earning the Area Median Income for a four-person household each year. Typical-priced homes have been unaffordable to households earning 100% MFI in Washington County since 2014 and in Hillsboro and Beaverton since 2016. Rising interest rates caused significant decreases in

purchasing power for homebuyers between 2021 and 2023, increasing the gap between typical home prices and what buyers can afford. In 2024 year-to-date, Hillsboro’s typical home price of \$545,000 is \$202,000 more expensive than the maximum affordable purchase price for median-earning households (\$343,000).

Typical Home Price and Affordability at 100% MFI, Washington County and by Jurisdiction, 2000– 2024 YTD



ACS data provide additional detail on home purchase affordability: between 2017 and 2022, median home values increased by 52% (from \$350,000 to \$531,100), over twice the simultaneous increase in median household income (23%).

A purchase gaps analysis conducted in the city’s above-cited Housing Needs Analysis showed that owner households earning \$50,000 or less seeking to buy a different home in Hillsboro will have trouble finding an affordable home. An analysis of home sales from October 2021 to October 2022 in the Housing Needs Analysis showed that 95% of homes sold for more than \$350,000. Based on this analysis and assuming current mortgage rates (6.87%—a high rate which drives down affordability), households earning 100% MFI could afford less than 7% of homes sold in Hillsboro, meaning that there are very few homes available for low- to moderate-income renter households who may wish to buy homes.

A supplemental analysis of renters’ ability to purchase homes in Hillsboro using 2022 5-year ACS data is shown in the table below. Here, the supply of owner-occupied units at various affordability levels is compared to the income distribution of the county’s renter households—roughly, the income distribution of the county’s potential first-time home buyers.

The difference between the share of renter households earning incomes within a given range and the share of homes that are affordable at prices within this income level's price range is presented in the "Renter Purchase Gap" column. The "Cumulative Gap" column shows the difference between the share of renter households earning between \$35,000 and a given income level (households earning less than \$35,000 are excluded as they are least likely to transition to homeownership) and the share of homes that are priced at and below that income level's maximum purchase price.

The analysis shows that renter households face shortages in affordable supply of homes for sale until they earn substantially more than \$100,000 a year: 62% of renter households earn less than \$100,000 a year, and only 10% of the city's owner-occupied units are affordable to them. Renter households earning up to \$150,000 may also face constrained supply because shortages do not fully dissipate until supply sufficiently outweighs demand: 84% of renters earn less than \$150,000, while 47% of homes are affordable at this income level. This analysis assumes a 10% down payment on a 30-year mortgage at a current rate of 6.87% and assumes that 30% of the total monthly housing payment goes to taxes, insurance, and other expenses.

Purchase Affordability Gaps for Renter Households, Hillsboro, 2022/2024

Renter Purchase Gaps					
Income Range	Maximum Affordable Price	% of Renter Households	% of Homes Affordable	Renter Purchase Gap	Cumulative Gap
Less than \$5,000	\$14,807	1%	1%	-1%	excluded
\$5,000 to \$9,999	\$29,611	1%	0%	-1%	excluded
\$10,000 to \$14,999	\$44,418	3%	1%	-2%	excluded
\$15,000 to \$19,999	\$59,225	2%	1%	-1%	excluded
\$20,000 to \$24,999	\$74,032	2%	0%	-2%	excluded
\$25,000 to \$34,999	\$103,646	5%	0%	-5%	excluded
\$35,000 to \$49,999	\$148,067	12%	0%	-12%	-9%
\$50,000 to \$74,999	\$222,103	20%	1%	-19%	-28%
\$75,000 to \$99,999	\$296,138	15%	5%	-10%	-38%
\$100,000 to \$149,999	\$444,208	21%	38%	16%	-21%
\$150,000 or more		16%	53%	37%	

Note: Calculations assume a 30-year mortgage at a 6.87% interest rate with 10% down and 30% of the monthly payment to property taxes, utilities, insurance, HOA fees, and other expenses. Calculations approximate affordability in 2024 by using 2022 ACS renter income and home value data (the most recent data available) with interest rates representative of 2024 conditions.

Source: 2022 5-year American Community Survey (ACS) and Root Policy Research.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.410, 91.210(F)

Introduction

This section reviews non-housing community development assets and needs based on data in tables pre-populated by HUD, from the Census, the Bureau of Labor Statics, and the Greater Portland Comprehensive Economic Development Strategy for 2022-2027.

Washington County and Hillsboro are part of the tri county region, including Multnomah County and Clackamas County, that comprise the majority of the Portland Metropolitan Statistical Area. Historically and today, the City of Portland sits at the center of the region’s economic activity. It is important to note, however, that Washington County is much more than a “bedroom community” to the City of Portland: it is often called the “Silicon Forest” for its status as home to global semiconductor and advanced manufacturing companies including Intel (Hillsboro’s top employer). It is also a prominent destination for both global corporations—including Nike and Columbia Sportswear—and small businesses, 21,774 of which are located in the county according to the Washington County Economic Development Program’s Progress Report for 2021-2023. The county is home to over 700 manufacturing companies and a quarter of the state’s manufacturing jobs—Hillsboro alone is home to over 15% of the state’s manufacturing jobs. Education and Health Care Services and Retail Trade comprise other major industries in Washington County. In the past five years for which data are available (2017-2022), Washington County’s economy grew faster than those of the other two counties in the region with 5% employment growth overall.

TABLE 5: BUSINESS ACTIVITY

BUSINESS BY SECTOR	NUMBER OF WORKERS	NUMBER OF JOBS	SHARE OF WORKERS (%)	SHARE OF JOBS (%)	JOBS LESS WORKERS (%)
Agriculture, Mining, Oil & Gas Extraction	684	53	1%	0%	-1%
Arts, Entertainment, Accommodations	3,303	4,674	7%	6%	-1%
Construction	2,784	3,397	6%	4%	-2%
Education and Health Care Services	9,073	10,511	18%	13%	-5%
Finance, Insurance, and Real Estate	2,498	2,962	5%	4%	-1%
Information	1,393	2,748	3%	3%	0%
Manufacturing	9,074	22,967	18%	29%	11%
Other Services	1,591	3,227	3%	4%	1%
Professional, Scientific, Management Services	4,982	3,578	10%	5%	-5%

Public Administration	4,810	9,621	10%	12%	2%
Retail Trade	4,575	6,646	9%	8%	-1%
Transportation and Warehousing	2,140	3,923	4%	5%	1%
Wholesale Trade	2,216	4,531	5%	6%	1%
Total	49,213	78,838	100.0%	100.0%	

Source: LEHD Origin-Destination Employment Statistics 2021

TABLE 6: LABOR FORCE

Total Population in the Civilian Labor Force	67,609
Civilian Employed Population 16 years and over	65,719
Unemployment Rate	2.80%
Unemployment Rate for Ages 16-24	7.56%
Unemployment Rate for Ages 25-65	2.06%

Source: 2022 ACS 1-Year

TABLE 7: OCCUPATIONS BY SECTOR

OCCUPATIONS BY SECTOR	NUMBER OF PEOPLE
Management, business and financial	10,251
Farming, fisheries and forestry occupations	1,089
Service	8,330
Sales and office	11,218
Construction, extraction, maintenance and repair	5,181
Production, transportation, and material moving	9,061

Source: 2022 ACS 1-Year

TABLE 8: TRAVEL TIME

TRAVEL TIME	NUMBER	PERCENTAGE
< 30 Minutes	33,055	69%
30-59 Minutes	12,569	26%
60 or More Minutes	2,416	5%
Total	48,040	100%

Source: 2022 ACS 1-Year

TABLE 9: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 25 AND OLDER)

EDUCATIONAL ATTAINMENT	IN LABOR FORCE		NOT IN LABOR FORCE
	CIVILIAN EMPLOYED	UNEMPLOYED	
Less than high school graduate	3,886	0	2,066
High school graduate (includes equivalency)	8,991	242	1,893
Some college or Associate's degree	18,865	222	2,689
Bachelor's degree or higher	24,302	720	2,890

Source: 2022 ACS 1-Year

TABLE 10: EDUCATIONAL ATTAINMENT BY AGE

EDUCATIONAL ATTAINMENT	AGE				
	18-24 YRS	25-34 YRS	35-44 YRS	45-65 YRS	65+ YRS
Less than 9th grade	298	1,090	431	1,213	659
9th to 12th grade, no diploma	767	1,044	1,088	1,086	880
High school graduate, GED, or alternative	3,125	3,423	2,085	5,618	2,033
Some college, no degree	2,423	3,503	3,283	6,618	3,164
Associate's degree	721	3,518	2,201	2,653	1,819
Bachelor's degree	974	6,148	4,290	4,873	1,751
Graduate or professional degree	222	5,107	3,863	3,631	2,067

Source: 2022 ACS 1-Year

TABLE 11: MEDIAN EARNINGS IN THE PAST 12 MONTHS

EDUCATIONAL ATTAINMENT	MEDIAN EARNINGS IN THE PAST 12 MONTHS
Less than high school graduate	\$37,101
High school graduate (includes equivalency)	\$46,594
Some college or Associate's degree	\$51,111
Bachelor's degree	\$78,951
Graduate or professional degree	\$104,712

Source: 2022 ACS 1-Year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Manufacturing sector provides the greatest share of total jobs based in Hillsboro at 29.1%. Education and Healthcare Services has the next greatest share of Hillsboro's jobs (13.3%), followed by Retail Trade (8.4%). Workers living in Hillsboro primarily work in Manufacturing and Education & Health Care Services—each of which accounts for 18.4% of jobs held by workers living in Hillsboro. Professional, Scientific, and Management Services employs the next greatest share of Hillsboro workers (10.1%).

Describe the workforce and infrastructure needs of the business community.

Hillsboro, Oregon, is a key hub for high-tech industries, including semiconductors, advanced manufacturing, biotechnology, and information technology. As the region continues to grow, the business community faces critical infrastructure and workforce challenges. One of the most pressing issues is the limited supply of industrial land, which constrains expansion opportunities for existing companies and limits the attraction of new businesses. Ensuring industrial site readiness through zoning, utility development, and transportation infrastructure investments is essential for sustaining economic growth. Additionally, small businesses require access to affordable commercial space, high-speed broadband, and business support services to thrive in an increasingly competitive market. The demand for a highly skilled workforce continues to be a top priority across industries, particularly in STEM fields. Hillsboro's industry targets including semiconductor manufacturing, biotechnology, information technology, and advanced manufacturing, all require a skilled workforce. Addressing these workforce gaps requires strong partnerships between industry, education, and workforce development organizations to create training pipelines aligned with employer needs.

Several workforce programs and pathways are actively working to meet these challenges. The Advanced Manufacturing Training & Education Collaborative of Hillsboro (AMTECH) brings together industry leaders, educators, and workforce partners to develop training programs that support the region's growing manufacturing sector. Local institutions such as Portland Community College and Oregon Institute of Technology offer degree and certificate programs in engineering, manufacturing, and IT, while apprenticeship programs and industry certifications provide alternative pathways into high-demand fields. Programs such as the Hillsboro Advanced Manufacturing Apprenticeship program introduce students to careers in semiconductors and high-tech manufacturing, helping to build a strong talent pipeline.

To ensure long-term economic sustainability, Hillsboro must continue to invest in infrastructure improvements and workforce development initiatives. Working with partner agencies to expand industrial land availability through strategic land use planning, improving transportation networks, and enhancing access to workforce housing will be essential to supporting business growth. Strengthening STEM education at all levels, from K-12 to postsecondary institutions, will help prepare the next generation for high-wage careers in advanced industries. By fostering collaboration between government, businesses, and educational institutions, Hillsboro can position itself as a leader in innovation and economic opportunity.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives

that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The federal CHIPS and Science Act and the Oregon CHIPS Act have catalyzed significant economic growth in Hillsboro, with Intel's recent award of federal CHIPS Act funding further solidifying the region's position as a leading hub for semiconductor manufacturing. Of the approximate \$7.86 billion awarded to Intel, approximately \$1.9 billion has been identified to be spent in Hillsboro. In addition to and in support of the Federal Chips and Science Act, Oregon signed into law the Oregon CHIPS Act in 2023. This legislation allocated \$240 Million for investment into Oregon's semiconductor industry and workforce development. This has had a significant economic impact on Hillsboro, particularly by spurring large-scale investments in the semiconductor industry. These planned investments have led to projected increased job creation in semiconductor manufacturing, advanced manufacturing, engineering, and other supply chain sectors. This projected growth of industry investment, as well as growth in workforce demand, places great importance on our workforce development pathways, business support, and infrastructure enhancements.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Hillsboro offers an educated and talented workforce particularly skilled in occupations supporting computer & electronics manufacturing, biotechnology, information technology, and advanced manufacturing. According to ACS data on educational attainment 91% of residents 25 and over, are a high school graduate or higher, while 42% of residents 25 and over hold a Bachelor's degree or higher. Hillsboro has a high concentration of advanced degree holders, given the research & development centric nature of much of the work being done in Hillsboro's semiconductor industry.

Hillsboro's well-educated workforce is concentrated in advanced manufacturing, computer & electronics manufacturing, and biotechnology. With Hillsboro's long history of specialized workforce concentration comes an organic alignment of our workforce and Hillsboro's prevalent industries. Efforts to align our workforce with industry needs and strengthen pathways for skilled, qualified workers will continue through deeper collaboration between higher education institutions and industry partners.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Hillsboro is actively investing in workforce training initiatives to address industry needs and support economic growth. These programs promote job creation, economic mobility, and access to high-demand careers.

The Advanced Manufacturing Training & Education Collaborative of Hillsboro (AMTECH) brings together industry leaders, educators, and community partners to strengthen Hillsboro's workforce pipeline for semiconductors, advanced manufacturing, and high-tech industries. Through this program the group:

- Aligning training programs with industry demands.
- Expanding hands-on learning opportunities.
- Addressing skills gaps to support the region's semiconductor and manufacturing workforce.

Additionally, the City supports Portland Community College's Quick Start Program, designed to rapidly train workers for semiconductor and manufacturing careers through a concentrated skills development and certification course. Graduation from this course leads directly to interviews by local semiconductor manufacturing companies. Hillsboro's efforts include working with our community-based organizations like Centro Cultural Prosperidad's prosperity center. This center is dedicated to developing workforce skills in our community members that will help them upskill and find opportunities for economic mobility.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Please see the above description of current workforce training initiatives.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

The most common housing problem is cost burden; many more households face cost burden than live in housing in severely substandard condition. As discussed earlier, cost burden is defined as a household spending more than 30% of income on housing costs and severe cost burden is defined as a household spending more than 50% of income on housing costs.

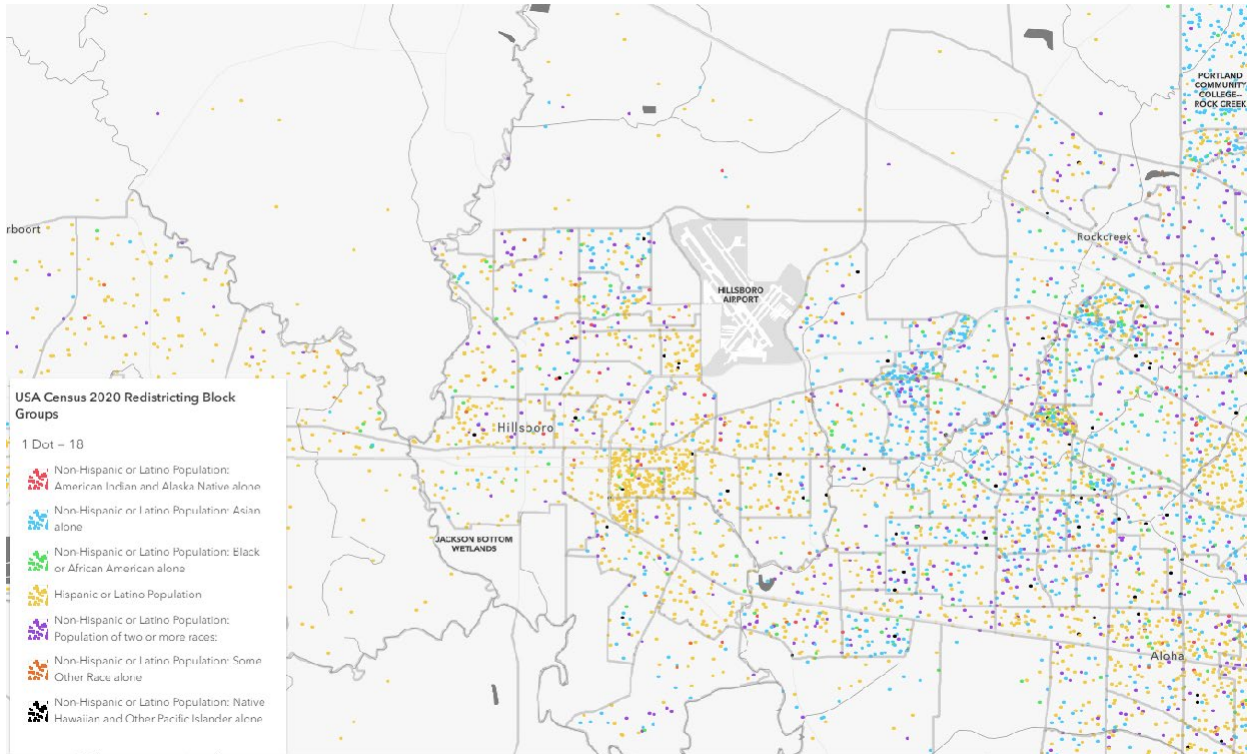
The highest rates of cost burden—between 40% and 50%—in Hillsboro exist in southwest and northeast Hillsboro. These areas correspond to the Central and East neighborhoods of Hillsboro.

Are there areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”)

Hillsboro’s racial and ethnic distribution is slightly more diverse than that of Washington County overall. The city’s population is 55% non-Hispanic White (v. 61% in Washington County), 21% Hispanic/Latino (v. 18% in the county), 12% Asian (v. 11% in the county), 3% African American (v. 2% in the county), and 7% other/two or more races (v. 7% in the county). The map below shows that there are higher concentrations of Hispanic residents in the area east of Downtown Hillsboro and Asian residents in east Hillsboro.

Racially/ethnically concentrated areas of poverty (R/ECAPs), per HUD’s definition, involve a racial/ethnic concentration threshold and a poverty test. R/ECAPs have a non-white population of 50% or more. A neighborhood that meets this criterion is a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Based on 2018-2022 American Community Survey data, 21 of the county’s 134 Census tracts meet the racial/ethnic criterion of having less than 50% non-Hispanic White residents, but no tracts currently have poverty rates equal to or greater than 30.4% (three times the average tract poverty rate of the Portland-Vancouver-Beaverton MSA). Within Hillsboro, most areas that meet the racial criterion for R/ECAPs are located in the Calle Diez neighborhood and east Hillsboro. Currently, there is one R/ECAP area in the City of Hillsboro, census tract 324.09. These areas correspond to Hillsboro’s Central and East neighborhoods.

Racial and Ethnic Concentrations, Hillsboro, 2020



Note: White, Non-Hispanic Households were removed to accurately view minority populations. No R/ECAPs exist in Hillsboro.

Source: 2020 U.S. Census and Esri Demographics: <https://www.arcgis.com/home/item.html?id=30d2e10d4d694b3eb4dc4d2e58dbb5a5>.

What are the characteristics of the market in these areas/neighborhoods?

According to 2022 5-year ACS estimates, within Hillsboro, most areas that meet the racial criterion for R/ECAPs are located in southwest and east Hillsboro, corresponding to tracts in Hillsboro's Central and East neighborhoods. These areas have a lower homeownership rate than Hillsboro overall (31% vs. 51%). Relative to the city's housing stock, these tracts' housing stocks are comprised less of single family detached units and more of multifamily units.

Are there any community assets in these areas/neighborhoods?

The Central neighborhood has higher walkability near the city's commercial center and good access to transit, including bus and light rail. The East neighborhood has access to transit, with less immediate walkability, and is close to US-26, an important regional highway with access to Portland's city center.

Are there other strategic opportunities in any of these areas?

One area of the East neighborhood that meets the racial criterion for R/ECAPs falls within the Hillsboro Industrial District—a district home to many of Oregon's largest and most economically vital companies such as Intel, Qorvo, Thermo Fisher Scientific, Genentech, Oracle, and Nike.

Several more tracts that meet the racial criterion for R/ECAPs in the Central neighborhood are also located in the Downtown Hillsboro and Southwest Industrial District, which includes an urban renewal district, two Enterprise Zones, vertical housing incentives, an industrial district, and competitive rates for retail, office, and industrial space. Finally, some of these areas are in the AmberGlen/Tanasbourne area, a designated regional center that contains commercial and residential development that is set to receive future pedestrian and bike improvements and intensification of development near transit corridors.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW AND MODERATE-INCOME HOUSEHOLDS – 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Many communities have needs that result from the “digital divide”—unequal access to information and resources due to technological and learning gaps. Access to broadband internet is a common metric for assessing the digital divide, as much of the internet content today requires high speed internet connection. Despite having high rates of broadband access overall compared to national and state level rates, differences in access by income exist in Hillsboro: according to ACS estimates, 98% of households with incomes greater than \$75,000 have broadband access, compared to 92% of households earning

\$20,000 to \$74,999 and 79% of households earning less than \$20,000.

SHARE OF HOUSEHOLDS WITH BROADBAND SUBSCRIPTIONS BY HOUSEHOLD INCOME LEVEL, 2018-2022

Source: 2022 5-year ACS estimates and Root Policy Research.

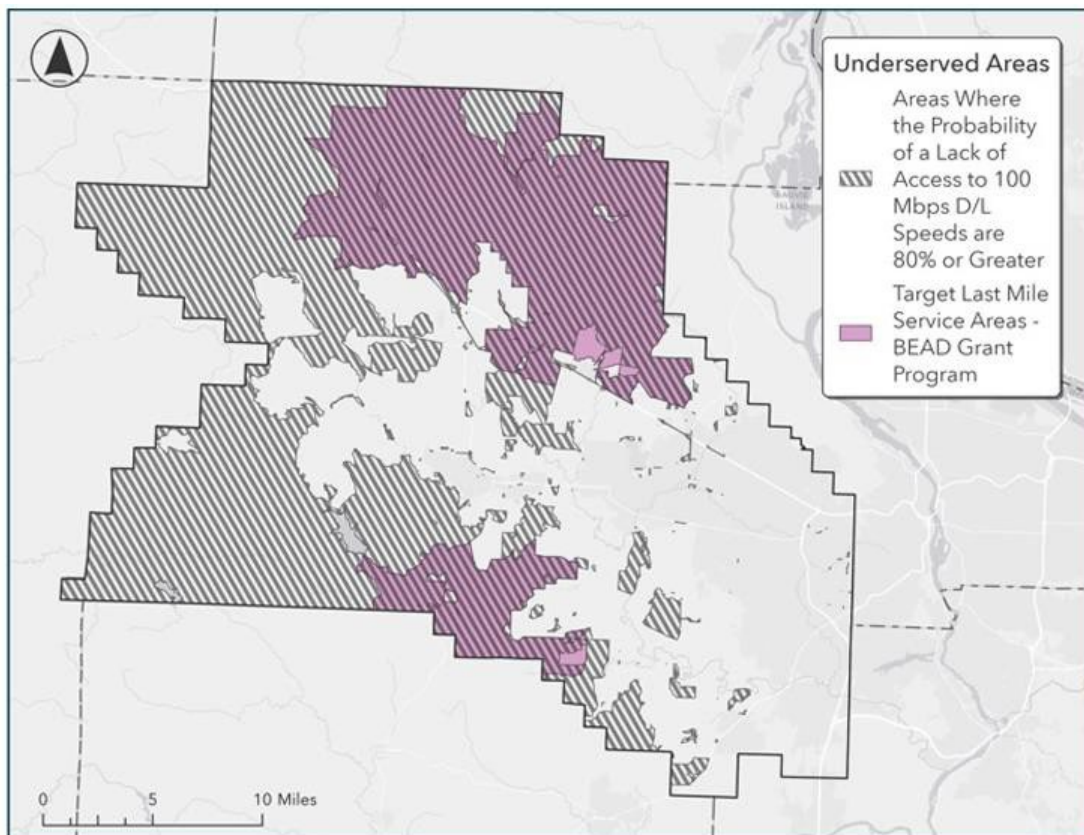


In 2023, Washington County released its Broadband Investment Strategy to better understand community broad band needs and barriers to access, identify policies and investment opportunities to remove barriers to broadband deployment, and accelerate investment in broadband programs and infrastructure. Some key findings of the strategy include:

- Large portions of rural western Washington County lack the infrastructure to access high- capacity broadband.
- In a survey conducted for the strategy, lack of affordability is the primary reason households cited for not having internet.
- Lower-income households are significantly less likely to have in-home internet access than higher-income households.
- Average monthly internet costs are significantly higher than what some households can afford

- Households are “undersubscribing” to save money.
- There is a lack of awareness of broadband subsidy programs; and
- Households in rural areas experience significantly lower download and upload speeds than average for Washington County households. In meetings with the Broadband Action Team, County staff identified the need to improve the quality of internet services in certain areas of the county. Attendees explained that while households in many areas of the urban county have broadband infrastructure, many cannot access the internet because of low quality services/connectivity issues. Stakeholders specifically identified pockets in Gaston, Banks, and Gales Creek. The figure below shows which areas in the county are underserved by high-capacity broadband and which areas are targeted as “last mile service areas.”

WASHINGTON COUNTY UNDERSERVED AREAS AND TARGET LAST-MILE SERVICE AREAS, 2023



Source: Washington County Broadband Investment Strategy, May 2023.

In meetings with the Broadband Action Team, County staff identified the need to improve the quality of internet services in certain areas of the county. Attendees explained that while households in many areas of the urban county have broadband infrastructure, many cannot access the internet because of low quality services/connectivity issues. Stakeholders specifically identified pockets in Gaston, Banks, and Gales Creek.

Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.

To reduce the digital divide, stakeholders consulted for the Consolidated Plan strongly urged that the County work to support small internet providers in rural districts (versus causing business and provider competition). Stakeholders would like to see the County and Cities form various public and private partnerships to increase access to broadband. Libraries were identified as a particularly effective partnership as these facilities offer free internet services and tech programming. Individuals also emphasized the importance of identifying geographic prioritizations. More specifically, prioritizing funds for broadband infrastructure projects in the City of Banks and Beaverton.

The City of Hillsboro created the HiLight network, a net neutral, city-provided, affordable fiber network internet service. The City recognizes broadband internet as an essential service and intends for HiLight's competition with market broadband providers to result in increased service options, lowered prices, and faster connectivity speeds.

Construction of the HiLight FTTH distribution network is expected to continue for the next several years to reach all neighborhoods in Hillsboro. Construction of the distribution system will be accomplished in phases, organized around five fiber huts. The distribution network construction will extend the HiLight fiber optic lines from the fiber huts to the area outside each Hillsboro residence and business.

Construction of the Southwest Hillsboro phase was completed at the end of 2021. Areas east of SW 10th Avenue and north of TV Highway, as well as parts of South Hillsboro, were completed in 2022 and the early part of 2023. Neighborhoods south of TV Highway were the focus of construction in 2023 and 2024. Other phases of Hillsboro will be completed in the years ahead.

MA-65 HAZARD MITIGATION – 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Since November 2016, Washington County has been a part of four federal disaster declarations, eight Oregon disaster declarations, and two local disaster declarations— primarily attributable to wildfires, winter storms, and extreme heat events.

According to the Washington County Natural Hazard Mitigation Plan (NHMP) issued in 2023, Washington County is susceptible to hazards dam failure, drought, earthquake, extreme heat, flooding, landslides, volcanic ash, wildland fire, windstorms including tornados, and winter storms. All of these hazards except for extreme heat and dam failure were previously identified as risks in the 2017 NHMP. The hazards with the highest probability rankings—indicating that one incident is likely within 10 to 35 years—include (in no particular order): drought, extreme heat, flooding, wildland fire, windstorms, and winter storms.

Based on a 2023 hazard analysis using a methodology that combines the area’s vulnerability to threats with the probability of threats in the area, the most significant risks include winter storms, windstorms, and earthquake. A summary of the report’s assessment of these risks follows.

Winter storms. Hillsboro has medium vulnerability to winter storms, meaning that 1-10% of the county’s population and property is likely to be affected by an average winter storm event. In the worst-case scenario, greater than (>)25% of the county’s population and property could be impacted by a winter storm. The county has a high probability for winter storms, indicating that one incident is likely within 10 to 35 years.

Risks associated with winter storms include health concerns such as hypothermia and frostbite, vehicle and transportation accidents, business closures, power outages, road closures, building and roof damages, and interruptions to emergency services.

Windstorms. The city’s vulnerability to windstorms (including tornado) is a medium vulnerability with a max threat and a high probability, meaning that more than 10% of the county’s population and property is likely to be affected by an average windstorm. In the worst-case scenario, more than 25% of the county’s population and property could be impacted by a windstorm.

Wildland fires. Hillsboro has medium vulnerability to wildland fires, including wildfire smoke, meaning that 1- 10% of the county’s population and property is likely to be affected by an average wildland fire event. In the worst-case scenario, more than 25% of the county’s population and property could be impacted by a wildland fire. Wildland fires are highly probable, indicating that one incident is likely within 10 to 35 years. The 2022 multi- hazard report for Washington County created by the Oregon DOGAMI estimated that 2,297 buildings with a cumulative value of approximately \$590 million are exposed to wildfire risk, carrying a potential for up to 3,309 county residents to be displaced by a wildfire.

In addition to wildfires, heat waves and extreme heat events are becoming more frequent while many homes in the county are not properly equipped to handle the impacts of these events. According to a 2023 report put out by the Portland Metro Region Heat Mapping Campaign, “[t]hose who live in historically disinvested neighborhoods, with limited access to resources and greenspace, and those struggling with additional health concerns are all at greater risk when it comes to the impacts of extreme heat.”¹

Describe the vulnerability to these risks of housing occupied by low- to moderate-income households based on an analysis of data, findings, and methods.

According to 2022 ACS estimates, 62% of occupied rental units in the county house households earning 80% MFI or less, compared to 31% of owner-occupied units. Renter households often do not have personal financial resources or sufficient insurance to assist them post disaster, but owner households have more assets at risk of natural hazards.

Mobile and manufactured housing is a relatively affordable option for low- and moderate-income households. However, this housing type is particularly vulnerable to certain natural hazards, such as windstorms. In other natural hazard events, such as earthquakes and floods, moveable structures like manufactured homes are more likely to shift on their foundations and create hazardous conditions for occupants.

Multifamily residential buildings—another relatively affordable housing type—also carry greater risks for damage from natural hazards such as earthquakes than single family residential buildings. About 68% of single-family homes and manufactured homes in Oregon have cooling systems compared to 25% of multifamily residences, placing households occupying multifamily residences at heightened vulnerability to health complications from extreme heat events.

Age of housing stock also has implications for hazard risk. Roughly 16%–18% of the housing stock in Washington County was built prior to 1970, before the implementation of floodplain management ordinances. Countywide, about 50%–52% of the housing stock was built before 1993 and the codification of seismic building standards. Earthquake-related risks to housing stock are likely lowest in Hillsboro and Sherwood, which have the greatest percentages of housing units built after 1990.

¹ Portland Metro, Oregon, Heat Watch Report, Juen 2024, page 4, <https://www.washingtoncountyor.gov/public-health/documents/portland-metro-region-heat-mapping-report/>

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan section summarizes the City of Hillsboro's five-year goals to address housing, and community needs as described in the Needs Assessment and Market Analysis sections of this plan. Five- year goals are a critical part of the development of the Consolidated Plan. These goals guide funding priorities and allocations, and, as such, housing and community development goals should reflect community priorities and align with complementary goals and initiatives. The goals and priorities articulated below are intended to improve the lives of all low- and moderate-income residents in Hillsboro.

Based on input from City and County staff, as well as findings from the quantitative data analysis and community engagement efforts, the following guidance and priorities were utilized to help develop the 2025-29 Consolidated Plan goals:

Guidance: The urgency of the need.

- Priorities: Acute needs, including homelessness, eviction prevention, critical home repair, and special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities: Homeownership gaps; rent stabilization; mental and public health services; childcare/youth; and economic security.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources, and which fall within the collective capacity of local service providers to produce.

The goals for the County's 2025-2029 Consolidated Plan are:

- **Increase housing stability of low-income renter households and special populations** (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing-related public services)
- **Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by LMI owners** (e.g., downpayment assistance, new construction of affordable ownership housing, owner- occupied rehabilitation)
- **Fund supportive services for low- to moderate-income (LMI) and special needs populations.** While this is a goal established within the 2025-2029 Consolidated Plan, the City of Hillsboro does not fund supportive services with CDBG funds.

SP-10 GEOGRAPHIC PRIORITIES – 91.415, 91.215(A)(1)

Geographic Area.

TABLE 12: GEOGRAPHIC PRIORITY AREAS

1	Area Name	City of Hillsboro
	Area Type	Local Target area
	Other Target Area Description	
	HUD Approval Date	
	% of Low/Mod	
	Revital Type	Other
	Other Revital Description	CDBG Entitlement
	Identify the neighborhood boundaries for this target area	
	Include specific housing and commercial characteristics of this target area	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Describe the basis for allocating investments geographically within the state

The City of Hillsboro has not designated any specific geographic area as a priority. Allocations are normally made for activities benefiting low- to moderate-income persons and/or neighborhoods. The City has set as a priority investing in public facilities and public improvement projects benefiting low- and moderate-income persons and/or neighborhoods to maintain and improve health, livability and safety. However, Hillsboro Housing Market Analysis identified concentrated areas of poverty within the City. The City will continue to work with local partners to make improvements in areas identified in the area of poverty.

SP-25 PRIORITY NEEDS – 91.415, 91.215(A)(2)

TABLE 13: PRIORITY NEEDS SUMMARY

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Hillsboro
	Associated Goals	Supportive Services
	Description	The 2023 PIT Count found 773 persons experiencing homelessness in Washington County; of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). While the data show a 4% decline in the number of people experiencing homelessness compared to the 2022 PIT Count, the 2024 PIT Count, which counted only those experiencing sheltered homelessness, counted 644 individuals living in sheltered homelessness—an increase of 100 people over the past year. Additionally, 55% of Hillsboro survey respondents identified a critical need for more homeless shelters.
	Basis for Relative Priority	As highlighted above and through the development of the needs assessment and market analysis, homelessness was identified as an acute need to be addressed throughout the county. As such, the City has designated addressing homelessness as a high priority.
2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Hillsboro

	Associated Goals	Housing Stability Affordable Homeownership
	Description	Through the development of the needs assessment and market analysis and goal-setting process, more affordable housing opportunities, both rental and for-sale, were identified as high priorities to be addressed. As such, the City has designated increasing affordable housing opportunities as a high priority.
	Basis for Relative Priority	Several housing-related issues were identified throughout the development of this plan, including: • Urgency of the need: eviction prevention, critical home repair • Address homeownership gaps, rent stabilization needs • Rental assistance, new construction of affordable rental housing, rental rehabilitation
3	Priority Need Name	Special needs populations
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	City of Hillsboro
	Associated Goals	Housing Stability Public Facilities and Public Infrastructure Affordable Homeownership
	Description	Special needs populations include: • Elderly and frail elderly • Persons living with physical, cognitive, and developmental disabilities • Persons living with mental illness • Persons living with substance abuse challenges • Persons who are justice involved • Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system • Large families and families with children • Manufactured/mobile homeowners • Agricultural workers and families • Extremely low and very low-income households
	Basis for Relative Priority	In Washington County, the special needs populations with the greatest estimated housing and service needs are residents with substance abuse challenges (37,343 people), followed by residents living with disabilities (10,243) and elderly residents (8,852). Stakeholders and residents identified several other special needs populations (highlighted above) in need of housing and service support.

4	Priority Need Name	Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Hillsboro
	Associated Goals	Public Facilities and Public Infrastructure
	Description	Residents and stakeholders identified several public facility and public improvement needs throughout the county. The community survey found that half of respondents identified a need for more mental health centers, followed by more homeless shelters, childcare facilities, and youth centers. Stakeholders and residents also identified a multi-service center that provides housing assistance, service provision and navigation, and basic amenities as a critical need. Additionally, more than a third of survey respondents identified road improvements as a significant need, followed by sidewalks, broadband infrastructure, and street lighting.
	Basis for Relative Priority	The public facilities and infrastructure needs highlighted above were identified throughout the community engagement process as significant needs.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	City of Hillsboro
	Associated Goals	Supportive Services
	Description	Several services were highlighted as significant needs by residents and stakeholders, including but not limited to, anti-displacement and rent stabilization support, mental and public health services, childcare support and youth services, fair housing activities, and services that support economic security.
	Basis for Relative Priority	The services highlighted above were identified throughout the community engagement process as significant needs.

Source: 2016-2020 ACS

Narrative.

City of Hillsboro staff participated alongside the County and City of Beaverton in two workshops to review the community engagement findings along with data from the needs assessment and market analysis. The County chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. Priority needs, which are considered in subrecipient awards, reflect the priority needs of community members as communicated through the survey results. The following priority needs will be supported with the City's federal block grant allocations over the next five years.

Homelessness prevention services and support. The 2023 PIT Count found 773 persons experiencing homelessness in Washington County; of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). While the data show a 4% decline in the number of people experiencing homelessness compared to the 2022 PIT Count, the 2024 PIT Count, which counted only those experiencing sheltered homelessness, counted 644 individuals living in sheltered homelessness—an increase of 100 people over the past year. Additionally, 55% of Hillsboro survey respondents identified a critical need for more homeless shelters.

Eviction prevention. The City of Hillsboro's median gross rent in 2022 for units in Hillsboro is \$1,786, higher than that of the county overall (\$1,697) and that of Beaverton (\$1,665). To afford rent and utilities for a median-priced unit, a Hillsboro household would need to earn over \$71,000 or 67% AMI. This rent is too high for many renter households in the city: 41% of the city's renters do not earn enough to afford a median-priced unit. HUD data show that 11,355 households are cost burdened, with renters making up nearly two thirds of households (64%) experiencing cost burden. Renter households are twice as likely as owners to experience cost burden. Stakeholders also shared that many low-income residents are looking for rental assistance resources and vulnerable to losing their housing.

Critical home repair. Stakeholders described a significant need for home renovations for disabled homeowners, as well as accessibility improvements to their homes.

Homeownership support. Hillsboro's current homeownership rate is 51%—ten percentage points lower than that of the county overall, equal to that of Beaverton, and reflective of a four-percentage point decrease in homeownership since 2017. A purchase gaps analysis conducted in the city's above-cited Housing Needs Analysis showed that owner households earning \$50,000 or less seeking to buy a different home in Hillsboro will have trouble finding an affordable home. This is partially due to rapidly appreciating home values: between 2017 and 2022, median home values increased by 52% (from \$350,000 to \$531,100), over twice the simultaneous increase in median household income (23%).

Public facilities and public infrastructure. To improve public facilities and public infrastructure that benefit low and moderate income people and neighborhoods, the City of Hillsboro will utilize the stakeholder responses as well as other City plans to structure, leverage and support eligible activities when possible.

The Con Plan goals align with the Housing and Public Facilities and Services goals of the City's comprehensive plan. The City of Hillsboro will look to prioritize opportunities that leverage its federal resources with other available state and local resources to help address local needs.

SP-35 ANTICIPATED RESOURCES – 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

Introduction

The City of Hillsboro is an Entitlement Community and receives CDBG funds directly from HUD. The following estimates are based on the PY2025 Annual Allocation of \$681,847.

TABLE 14: ANTICIPATED RESOURCES

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public - federal	<i>Acquisition Admin and Planning Housing Public Improvements Public Services</i>	\$681,847	\$0	\$100,174	\$782,021	\$2,727,388	Estimated CDBG Annual Allocation for 2025-26 is \$681,847. Estimated annual allocation remains \$2,727,388 for the remaining years of consolidated plan. $\$681,847 \times 5 = \$3,509,409$ for a total five-year community investment.

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

The City allocates funds toward housing and community development goals from its CDBG allocation and City general funds. The City uses general funds to support public service activities and CDBG program administration. The City also leverages CDBG funds when it awards subrecipients projects by providing additional points when scoring project proposals to those organizations that leverage additional funding for projects.

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

The City is evaluating land donations or write-downs of City-owned and other public-owned parcels with acreage that may be suitable for affordable housing development. Eliminating or greatly reducing land costs has significant economic benefit to affordable housing development feasibility.

Discussion

The City of Hillsboro committed all except \$100,174 of the PY24 allocation. The prior year's commitments of \$574,639 are projected to be fully expended by the end of the program year, June 30, 2025.

- Unobligated funds carried over to the new program year - \$100,174
- Fair Housing Council of Oregon funds carried over to the new program year - \$4,032

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.415, 91.215(K)

Explain the Institutional Structure through which the jurisdiction will carry out its Consolidated Plan, including private industry, non-profit organizations, and public institutions.

TABLE 15: INSTITUTIONAL DELIVERY STRUCTURE

RESPONSIBLE ENTITY	RESPONSIBLE ENTITY TYPE	ROLE	GEORAPHIC AREA SERVED
Proud Ground	Subrecipient	Ownership	Jurisdiction
Office of Community Development	Subrecipient	Rehabilitation	Jurisdiction
Fair Housing Council of Oregon	Subrecipient	Other	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System.

Washington County has a strong network of housing and service providers to work on homeless and anti-poverty efforts in this jurisdiction. The County's Continuum of Care, administered by the Department of Housing Services with oversight by an oversight board, the Homeless Solutions Advisory Council has built up an amazing array of dedicated agencies supporting a system that is built around coordinated entry. A Coalition of Housing Advocates provides linkages within the housing development community and with local government departments that have a role in housing development. Cities work cooperatively through the Policy Advisory Board in oversight of the CDBG, HOME and ESG programs. County departments coordinate across Housing Services, Health and Human Services, Community Corrections and Land Use and Transportation to ensure that collaboration occurs. Lastly, the County and the cities of Beaverton and Hillsboro work closely together in joint planning efforts to maintain communication across programs. Gaps in the systems occur mainly around funding (availability and alignment of funding source requirements) and around higher-level systems change (region-wide permanent supportive housing efforts, Medicaid supports for housing, etc.).

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

The services available targeted at people experiencing homelessness and people living with HIV are shown in Table 16.

TABLE 16: HOMELESS PREVENTION SERVICES SUMMARY

HOMELESSNESS PREVENTION SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Counseling/Advocacy	x	x	
Legal Assistance	x		
Mortgage Assistance	x		
Rental Assistance	x		
Utilities Assistance	x		
STREET OUTREACH SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Law Enforcement	x	x	
Mobile Clinics			
Other Street Outreach Services (Point in Time)	x	x	
SUPPORTIVE SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Alcohol & Drug Abuse	x	x	x
Child Care	x	x	
Education	x		
Employment and Employment Training	x	x	
Healthcare	x	x	x
HIV/AIDS	x	x	x
Life Skills	x	x	x
Mental Health Counseling	x	x	x
Transportation	x		x
OTHER SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Other	x	x	x

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to the services listed above.

Homeless persons seeking assistance through the County's Community Connect coordinated entry system for homeless and at-risk individuals are also assessed for participation in mainstream resources including Temporary Assistance to Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), public health plans, employment and housing services for which they may be eligible.

For health care, case managers and agencies enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Virginia Garcia Memorial Health Center is a FQHC (Federal Qualified Health Center) that provides culturally appropriate mainstream health care to homeless clients with chronic health conditions.

For mental health, area provider agencies include Lifeworks Northwest, New Narrative, and Sequoia Mental Health Services, Inc. who enroll clients in the Oregon Health Plan and work with clients to create individualized plans to manage mental health challenges. The mental health providers work closely with homeless service providers to provide access to mental health services.

For access to employment services, agencies such as Community Action, New Narrative, and Washington County Department of Housing Services partner with Worksystems, Inc. as appropriate to connect clients with training, education, mentoring and coaching to gain employment. In addition, Lifeworks Northwest assists homeless clients receiving mental health services with the Supported Employment Program.

Washington County has a housing liaison program that is funded through the Supportive Housing Services Program. These liaisons are embedded in five County Health and Human Services Department Programs: Hawthorn Walk-in Center, Maternal, Child, and Family Program, Behavioral Health Intensive Care Coordination, Developmental Disabilities Division, and Disability Aging and Veteran Services Program. These liaisons are employed and supported by community-based housing service organizations and provide case consultation and connection to housing resources, increasing access to services for people experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address gaps in the service delivery system, stakeholders and service providers recommended that the County and Cities consider developing “centralized centers” with information on available resources, preferably run by local community nonprofits such as Rotary or Community Action. While this was favorable among stakeholders, many noted that the County likely does not have the funds sufficient to make a high impact on current needs.

Long-term navigators assigned to individuals with complex housing and service needs were also recommended by participants. In this strategy, navigators would be assigned to clients and would stay with them as they progress through the service system and continuum of care (e.g., helping with applications, securing documentation, following up with agencies, etc.). Others recommended ideas and solutions such as more outreach to vulnerable populations, increased communication and collaboration across agencies, peer supports, and formulating committees tasked with monitoring vulnerable households before a crisis occurs (e.g., eviction or foreclosure).

While challenges remain, Washington County has made great strides at closing the gaps in the institutional structure and service delivery system. Since the passage of the SHS measure, the County has seen a 35.5% decline in unsheltered homelessness due to the county’s solutions-based approach. After three years of building this system of care, people experiencing homelessness in the county are able to more easily connect with immediate shelter and housing services. Throughout the community engagement process, residents and stakeholders identified specific groups that face challenges and barriers to accessing services they need. Washington County will continue to coordinate with partners and leverage resources to identify strategies and approaches to overcome gaps in the systems of care to better serve households experiencing homelessness and those at-risk of experiencing homelessness.

SP-45 GOALS – 91.415, 91.215(A)(4)

TABLE 17: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Housing Stability	2025	2029	Affordable Housing	City of Hillsboro	Housing Special Needs Populations	CDBG: \$25,000	
2	Public Facilities and Public Infrastructure	2025	2029	Non-Housing Community Development	City of Hillsboro	Community Development Special Needs Populations	CDBG: \$550,000	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit 1500 Persons Assisted
3	Affordable home ownership	2025	2029	Affordable Housing	City of Hillsboro	Housing Special Needs Populations	CDBG: \$2,825,000	Direct Financial Assistance to Homebuyers: 20 households assisted Homeowner Housing Rehabilitated: 75 Household Housing Units
4	Supportive services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Hillsboro	Homelessness Public Services	n/a	n/a

TABLE 18: GOAL DESCRIPTIONS

1	Goal Name	Housing Stability
	Goal Description	This goal is to increase housing stability of low-income renter households and special populations. For example, funds could go to rental assistance, new construction of affordable rental housing, rental rehabilitation, and housing-related public services.
2	Goal Name	Public facilities and public infrastructure
	Goal Description	This goal is to improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.
3	Goal Name	Affordable homeownership
	Goal Description	This goal is to facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income homeowners. For example, funds could be used for downpayment assistance, new construction of affordable ownership housing, and owner-occupied housing rehabilitation.
4	Goal Name	Supportive services
	Goal Description	This goal is to fund supportive services for low- to moderate-income and special needs populations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Washington County's Office of Community Development manages the HOME program for the Consortium, which the City of Hillsboro is a member.

SP-65 LEAD-BASED PAINT HAZARDS – 91.415, 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The City of Hillsboro partners with the Washington County Office of Community Development to administer the City's housing rehabilitation program to Hillsboro residents. The City's Housing Rehabilitation program is the primary method used to reduce lead-based paint hazards in homes in Hillsboro.

The County's Housing Rehabilitation Program provides loans and grants to qualified owner-occupied homeowners to make critical health and safety repairs, accessibility, and life health and safety to their homes. County staff uses the county's tax records to verify the age of homes. If a pre-1978 home is identified, the program is required to follow the rules and regulations listed below as well as verify that the contractor has their Lead Renovation, Repair and Painting Program (RRP) certification. A summary of OCD's housing rehabilitation program policies and process to reduce lead-based paint hazards is described below:

- A visual inspection is required on all dwelling units, and if warranted, the dwelling may be XRF tested, or paint chip samples taken for laboratory testing for the presence of lead-based paint.
- Each applicant that applies for the Housing Rehabilitation Program receives a copy of the EPA booklet 740-F-08-002 titled "Renovate Right" and signs the Disclosure of Information on Lead- Based Paint and Lead-Based Paint Hazards. For any project that involves lead-based paint, the Housing Rehabilitation Coordinator or Housing Rehabilitation Specialist must have the contractors/subcontractors RPP training Certificate on file before the contract can be awarded.
- After completion of the project, clearance testing is required. Sampling is performed by a certified lead inspector with a third-party laboratory providing the analysis.
- Some work projects may be accomplished without a lead-based paint inspection when it is determined by the Housing Rehabilitation Coordinator/Housing Rehabilitation Specialist that the work will not disturb more than 2 square feet within a single room or more than 10% of a single lead- based painted component. Examples include, but are not limited to, electrical repair, plumbing repair, roofing, or some heating work.
- If a clearance test is required, the first dust wipes, and/or soils test will be paid by the Housing Rehabilitation Program. If the testing fails, the contractor is responsible for all additional cleanup work necessary and will pay for further testing until the project passes the test.
- At the homeowner's request, a copy of the laboratory results will be provided within ten (10) business days of the report being received by the Housing Rehabilitation staff.
- In the event the project calls for removal of lead-based paint materials, the charge for the removal will not be applied toward the allowable grant/loan amount for the Rehabilitation Housing Program.
- If a lead-based inspection has been performed and the homeowner(s) alters, modifies, and/or removes, or has someone else alter, modify, and/or remove any material previously identified as containing high levels of lead-based paint from the home prior to the start of the Housing Rehabilitation project, the homeowner may be financially responsible for a lead-based paint clearance inspection and cleaning, if required.
- Only after Housing Rehabilitation Coordinator or Housing Rehabilitation Specialist receives a satisfactory (passing) report from the laboratory will the 5% retainage be

processed for the next payment cycle to the contractor.

How are the actions listed above integrated into housing policies and procedures?

Washington County's Office of Community Development administers the housing rehabilitation program for the City of Hillsboro. The housing rehabilitation program provides grants to qualified owner-occupied homeowners for housing repair and accessibility. As described above, the County's Office of Community Development has developed specific housing rehabilitation program policies that among other things, articulate the process of how to address lead-based paint hazards and increase access to housing without lead-based paint hazards.

Additionally, the County's housing rehabilitation program is required to follow the rules and regulations of the U.S. Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA), and all other federal or state rules and regulations regarding lead-based paint. These regulations can be found in the CFR Part 40-745, Chapter 17 of Basically CDBG (November 2007), and EPA's Lead Renovation, Repair and Paint Program (RRP) rules, CFR 40-745 Subpart E. The EPA rule requires that any contractor working on pre-1978 homes have an RRP certification.

SP-70 ANTI-POVERTY STRATEGY – 91.415, 91.215(J)

Jurisdiction goals, programs, and policies for reducing the number of poverty-level families.

Family households in Washington County have higher median household incomes at almost \$118,200 per year. (According to 2022 1-year ACS data). This is slightly higher than household incomes for families in Hillsboro at \$117,140 during this time. Families in Beaverton had lower household incomes earning about \$107,800 per year (at the median).

Though Washington County and Hillsboro have higher wages and household incomes, a large (and growing) number of families still struggle to afford housing and other items to meet their household needs. Of family households in the county, 4% have incomes below the poverty line. Families with children experience higher rates of poverty in Washington County at 7% (according to 2022 1-year ACS data).

Poverty rates are disproportionately high for single female households at 14%. Of these single female households, minorities and households with children experience dramatically higher rates of poverty. Around one in five (19%) single females with children were living in poverty and 59% of minority female households were in poverty in 2022. (This compares to only 14% of non-Hispanic White single female households living in poverty during this time).

Families in poverty are at significant risk of housing instability and homelessness. Of total homeless households in Washington County in 2023, 11% were families with children. Over half (52%) of which were female adults; 65% were White; and 24% Hispanic or Latino. Homelessness among families has declined over the last year (by 22% or 17 fewer families) which is likely due to regional and local efforts to increase shelter capacity and expand supportive services. Given the rise in housing prices (and stagnant wages), Washington County will continue these efforts and partnerships to reduce homelessness for families.

Anti-Poverty Strategies

Affordable housing is the foundation for achieving stability and self-sufficiency which can lead to positive outcomes around health, employment, and educational achievement. Supporting affordable housing efforts and aligning those efforts, when possible, with employment opportunities is a best practice strategy towards combating poverty.

A Regional Affordable Housing Bond was passed by voters in November 2018. A primary focus of these funds was to support units affordable to households at or below 30 percent MFI. Collectively, Washington County jurisdictions received \$192.2 million of the total bond funds, which were divided up between Washington County (\$118.9 million), the City of Beaverton (\$31.8 million), and the City of Hillsboro (\$41.5 million). As of December 2024, Washington County has exceeded its production goals stated at the outset of the bond. Specifically, the County estimated building:

- **814** total housing units. Currently, 508 units have been completed, while another 450 units are in progress for a total of **958 housing units**.
- **334** very affordable (affordable to households at or below 30% MFI) housing units. Currently, 257 units have been completed, while another 102 units are in progress for a total of **359 housing units**.
- **498** family-sized housing units. Currently, 292 units have been completed, while another 206 units are in progress for a total of **498 housing units**.
- **100** permanent supportive housing units, which include wrap-around supportive services for persons who are chronically homeless (living with a disability). Currently, 105 units have been completed, while another 52 units are in progress for a total of **157 housing units**.

With bond funding, the overall goal for the City of Hillsboro is to support the creation of at least 284 affordable housing units, with 117 of the units affordable to households at or below 30% MFI and 142 family- sized units. As of June 2024, the City of Hillsboro achieved 76% of its total housing unit goal, 77% of its goal for housing units serving households at 30% MFI, and 106% of its goal for family-size units, with 67% of its funding committed. Planning is underway for a final project that will utilize the remaining funding to meet and exceed the city's production targets.

In addition to the passage of the Affordable Housing Bond in 2018, the region's voters passed a Supportive Housing Services Measure in May 2020, which established an income tax on high-earning households and business profits estimated to generate \$200 million per year, for ten years. This is the largest per-capita investment in ending homelessness in the United States. Washington County receives 33.3% of this tax, which equates to approximately \$70 million annually. These resources include, but are not limited to:

Emergency services such as outreach and shelter

- Emergency services such as outreach and shelter
- Placement into housing
- Help paying rent (both emergency and long-term rent assistance)
- Advocacy and case management
- Services in the areas of mental health, physical health, language and culture needs, education, employment, addiction and recovery, tenant rights, and others.

For FY23-24, with these resources, Washington County aims to:

- Release 500 RLRA vouchers and place at least 500 households in Permanent Supportive Housing (scattered site). This program is designed to support Population A households and seniors with fixed incomes aged 55 and older.
- Assist 300 households through the Enhanced Rapid Rehousing program, which increases access to housing options for households that require medium-term rent assistance support and case management services until they are able to achieve financial independence.
- Support 200 households through the Move in Ready Fund, which provides short-term financial assistance to resolve homelessness for households that do not need case management supports.
- Support 500 households with eviction prevention funding.
- Achieve a housing retention rate of 85% for households placed in permanent supportive housing (PSH) and those supported with rapid re-housing/short-term rent assistance.

Public and private non-profit sector institutions have focused their efforts in the areas of employment, education (early childhood and K-12) and health initiatives linked to housing as a way to address poverty. The State of Oregon has proposed various initiatives in these areas as have foundations such as Meyer Memorial Trust and Enterprise and local efforts such as Washington County Thrives.

How are the jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan.

The Washington County Office of Community Development, in collaboration with the City of Beaverton and Hillsboro, are the entities responsible for implementation of the Consolidated Plan.

The cities of Beaverton and Hillsboro and Washington County conduct an annual application process for Community Development Block Grant funds. A parallel process is conducted simultaneously for HOME funds (by the County), following the same general procedures for evaluating and rating projects. The results of this project selection process form the basis of the annual Action Plans, which describe in detail how funds will be allocated to help implement the Consolidated Plan.

Each fall, the City of Hillsboro prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which describes the achievements of the prior year and year-to-date under the Consolidated Plan and reports how actual achievements compare to the benchmarks set in the Consolidated Plan. As necessary, adjustments to the benchmarks in the Consolidated Plan may be made through formal amendments to the Consolidated Plan.

The successful implementation of these anti-poverty strategies depends on ongoing partnership with other County departments, non-profit service providers, participating cities, non-profit and for-profit affordable housing developers, and advocacy organizations. Within Washington County, coordination will occur through the following entities:

The Policy Advisory Board (PAB) oversees implementation of the Consolidated Plan, including the anti-poverty strategies. The PAB is made up of appointed representatives from cities within the County and generally meets monthly. The PAB reviews and approves projects for funding, recommends policy frameworks for local implementation of the CDBG, HOME and ESG programs, and provides a venue for the public hearings described in the Community Participation Plan. Washington County Office of Community Development staffs the PAB.

The Coalition of Housing Advocates (CHA) provides a means to discuss and develop solutions to housing problems and to disseminate information. The CHA meets monthly and is staffed by the Department of Housing Services.

The Housing and Supportive Services Network (HSSN) provides networking and education opportunities to service providers working in the region and housing and supportive services assignments alongside the Continuum of Care. It meets monthly and is staffed by the Department of Housing Services.

City of Hillsboro

The City has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn a living wage. Workforce development and training efforts are supported through the City's Economic Development Department's Prosperidad and Cocinemos programs. These programs assist low- and moderate-income persons gain job skills and small business development. The City also supports the following community initiatives; housing rental assistance, utility assistance, the expansion of day shelter hours for people experiencing homelessness, and the funding of an outreach worker connecting youth living in homelessness through HomePlate Youth Services.

The City actively supports affordable housing through its rehabilitation program which provides home repair and accessibility improvements grants to low- and moderate households. The City also provides housing acquisition assistance to lower-income homebuyers in forms of downpayment

assistance grants. In addition, the City has funded an Affordable Housing fund and an allocation of regional bond proceeds to support the development of affordable housing within the City.

SP-80 MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The goal and purpose of the City's monitoring plan is to provide a control mechanism designed to review performance over a period of time and to evaluate compliance of non-profit subrecipients funded with Community Development Block Grant (CDBG) funds.

The monitoring plan positions the City to make informed judgements about subrecipient's program effectiveness, efficiency, and their ability to prevent fraud, waste, and abuse of public funds. Monitoring also allows the City to provide technical assistance to help subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity, and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies and highlight accomplishments and best practices that can be duplicated. The areas monitored may include, but are not limited to: 1) Overall management system, record keeping and progress in activities, 2) National Objectives, 3) Client file review, 4) Environmental Review, 5) Financial management, 6) Procurement, 7) Efforts to use small, minority- and women-owned businesses, 8) Labor Standards, 9) Section 3, 10) Non-construction contracts between sub-recipients and consultants, 11) Acquisition/relocation compliance with Uniform Relocation Act.

Monitoring will consist of both desk and on-site reviews. On-site reviews will consist of periodic site visits which will include an in-depth review of agency, project and client files. Desk monitoring of voucher submittals includes a review of contractual commitments, financial documentation, determination of cost eligibility, drawdown rates, and outcome/performance measurement review.

Through on-site and desk monitoring, the City can determine whether the program participant's performance meets program requirements and improve program participant performance by providing technical assistance. The specific purposes of monitoring are to:

- Validate the accuracy of information presented by the program participants.
- Follow-up on problems identified during the monitoring visit.
- Determine compliance for those activities where there is sufficient information to make eligibility and/or national objective determinations.
- Evaluate the reasonableness of judgments made for those activities that necessarily involve high levels of program participant judgment.
- Ascertain the Sponsor's ability to ensure that activities carried out meet compliance requirements.
- Verify the accuracy of the program participant's records; and,
- Identify apparent causes of any problem(s) and offer recommendations for corrective actions.

The following criteria are parameters for site visits risk assessments for subrecipients:

1. At least one Housing Rehabilitation Activity, annually.

2. Any subrecipient not under an agreement during the previous three years.
3. As necessary any activity determined to have potential areas and levels of risk, annually.

Eligibility and National Objective Compliance criteria

The specific categories of eligible activities under which an activity may be carried out by a program participant using CDBG funds are found at 24 CFR 570.201 through 24 CFR 570.206. The criteria for determining whether an activity addresses one or more of the three national objectives are found at 24 CFR 570.208.

Documentation

As described in the CDBG regulations at 24 CFR 570.200(a), each Sponsor is required to maintain records that fully describe the assisted activity, including related financial and eligibility information, typically to show that the project funded with CDBG funding is benefitting low- and moderate-income individuals.

The required documentation that must be maintained by the program participant is described at 24 CFR 570.506(a) and (c) for eligibility and at 24 CFR 570.506(b) for national objectives.

Annual Action Plan

AP-15 EXPECTED RESOURCES – 91.420(B), 91.220 (C)(1,2)

Introduction

The City of Hillsboro is an Entitlement Community and receives CDBG funds directly from HUD. The following estimates are based on the PY 2025 Annual Allocation of \$681,847

TABLE 19: EXPECTED RESOURCES

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$681,847	\$0	\$100,174	\$782,021	\$2,727,388	CDBG funds are used toward housing, Public Facilities, and Fair Housing Activities. Estimated CDBG Annual Allocation for 2025-26 is \$607,331. Estimated annual allocation remains \$2,429,324 for the remaining years of consolidated plan. $\$607,331 \times 5 = \$3,036,655$ for a total estimate.

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

The City allocates funds toward housing and community development goals from its CDBG allocation and City general funds. The City uses general funds to support public service activities and CDBG program administration. The City also leverages CDBG funds when it awards subrecipient projects by providing additional points when scoring project proposals to those organizations that leverage additional funding for projects.

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

The City is evaluating land donations or write-downs of City-owned and other public-owned parcels with acreage that may be suitable for affordable housing development. Eliminating or greatly reducing land costs has significant economic benefit to affordable housing development feasibility.

Discussion

The City of Hillsboro committed all except \$100,174 of the PY24 allocation. The prior year's commitments of \$574,639 are projected to be fully expended by the end of the program year, June 30, 2025.

- Unobligated funds carried over to the new program year - \$100,174
- Fair Housing Council of Oregon funds carried over to new program year - \$4,032

AP-20 ANNUAL GOALS AND OBJECTIVES – 91.420, 91.220(C)(3)&(E)

TABLE 20: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Affordable Homeownership	2025	2029	Affordable Housing	City of Hillsboro	Housing	CDBG: \$340,000	Direct Financial Assistance to Homebuyers: 5 households assisted
2	Housing stability	2025	2029	Affordable Housing	City of Hillsboro	Housing	CDBG \$235,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Public Facility and Public Infrastructure	2025	2029	Non-Housing Community Development	City of Hillsboro	Community Development	CDBG \$202,021	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit 5 persons assisted

TABLE 21: GOAL DESCRIPTIONS

1	Goal Name	Affordable homeownership and preservation
	Goal Description	This goal is to facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income homeowners. For example, funds could be used for downpayment assistance, new construction of affordable ownership housing, and owner-occupied housing rehabilitation.
2	Goal Name	Housing Stability
	Goal Description	This goal is to increase housing stability of low-income renter households and special populations. For example, funds could go to rental assistance, new construction of affordable rental housing, rental rehabilitation, and housing-related public services.
3	Goal Name	Public facilities and public infrastructure
	Goal Description	This goal is to improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Washington County's Office of Community Development manages the HOME program for the Consortium, which the City of Hillsboro is a member.

AP-35 PROJECTS – 91.420, 91.220 (D)

Introduction.

The following projects are based on the City’s identified priority needs and activities. The City plans to use CDBG funds to provide one (1) Home Acquisition program, one (1) Housing Rehabilitation program, and one (1) Public Facility Investment. All three project activities target low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income.

TABLE 22: PROJECT INFORMATION

#	PROJECT NAME
1	Proud Ground Homebuyer Assistance 2025-2026
2	Office of Community Development Housing Rehabilitation 2025-2026
3	City of Hillsboro – CDBG Administration 2025 – 2026

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

The City of Hillsboro’s allocation for the 2025-2026 Action Plan aligns with the strategies identified in the 2025-2029 Consolidated Plan.

AP-38 PROJECT SUMMARY

Project Summary Information.

TABLE 23: GOAL DESCRIPTIONS

1	Project Name	Proud Ground Homebuyer Assistance 2025-2026
	Target Area	City of Hillsboro
	Goals Supported	Affordable Homeownership
	Needs Addressed	Housing
	Funding	CDBG: 345,000.00
	Description	Funding will support the acquisition and necessary repairs/replacements of owner-occupied housing. Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken are to assist in the home acquisition of five homes for low- and moderate-income households.
	Location Description	Hillsboro City limits
	Planned Activities	CDBG funds will be used to aid with acquisition, repairs/replacement, and homeowner education and counseling.

2	Project Name	Office of Community Development Housing Rehabilitation 2025-2026
	Target Area	City of Hillsboro
	Goals Supported	Housing Stability
	Needs Addressed	Housing
	Funding	220,000
	Description	Office of Community Development of Washington County provides necessary repairs to homes owned by low and moderate-income homeowners. - Objective Category: Decent Housing- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 14A
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken are to rehabilitate owner-occupied homes for approximately 11 households.
	Location Description	Hillsboro City limits.

	Planned Activities	CDBG funds will be used to assist with professional services, construction-related costs, and other eligible permits and fees associated with carrying out the City's Housing Rehabilitation Program.

3	Project Name	City of Hillsboro - CDBG Administration 2025-2026
	Target Area	City of Hillsboro
	Goals Supported	Housing Stability
	Needs Addressed	Housing
	Funding	CDBG: \$15,000
	Description	CDBG Administrative funds will be used for allowable expenses related to program management and technical assistance. This amount does not exceed the 20% cap set under the regulations. Matrix Code: 21D
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken are to improve and expand Fair Housing education that will benefit landlords, residents, and city staff.
	Location Description	Hillsboro City limits.
	Planned Activities	CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2025 Action Plan Annual Goals and Priority needs.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220 (F)

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

The geographic service area is the Hillsboro city limits.

TABLE 23: GEOGRAPHIC DISTRIBUTION

TARGET AREA	PERCENTAGE OF FUNDS
City of Hillsboro	100

Rationale for the priorities for allocating investments geographically.

The City of Hillsboro has not designated any specific geographic area as a priority. The location of programs depends on funding requests, as the City's program is partially driven by an annual competitive application process. This process includes the release of the Notice of Funding Availability, the submission of applications from non-profit partners, staff review of the applications, provision of technical assistance to ensure the eligibility of proposed activities, and final review and approval by the City's Finance Committee, which is composed of City Council members.

Discussion.

All CDBG funds allocated to the City of Hillsboro will be directed toward activities and projects that benefit low- and moderate-income individuals residing within the city limits of Hillsboro.

AP-85 OTHER ACTIONS – 91.420, 91.220 (K)

Introduction.

The City of Hillsboro takes the following actions to overcome barriers to meeting the needs of low- and low-moderate income populations, promote and sustain affordable housing, reduce lead-based paint hazards, decrease the number of families living in poverty, strengthen institutional frameworks, and improve coordination between public and private housing and social service agencies.

To address these needs, the City partners with social service agencies and nonprofit organizations. A significant portion of the funding for these initiatives comes from the City's local funds. Programs funded through these resources include, but are not limited to, grants for social service providers, affordable housing gap financing for new developments, workforce development, homelessness services, and a variety of programs that support low- and moderate-income residents. As a result, the City's CDBG funds can be concentrated on housing rehabilitation, affordable homeownership programs, Fair Housing initiatives, and other public facility projects aligned with City Council priorities.

The City will continue to work to comply with changing federal guidance as it applies to these programs.

Actions planned to address obstacles to meeting underserved needs.

The City of Hillsboro's strategy to overcome barriers in meeting the needs of low and low-moderate income populations focuses on fostering partnerships with local social service agencies, both for-profit and non-profit affordable housing developers, and public housing providers. These collaborations are supported through the City's annual grant programs and targeted funding initiatives.

The City aids local social service providers through two city-funded grant programs: the Community Services Grants and Community Impact Grants. Together, these programs allocate \$320,000 annually to support social service providers serving Hillsboro's low- and moderate-income residents. These funds support critical community needs, such as expanding shelter hours, funding cleanup projects, and providing other essential programs.

Actions planned to foster and maintain affordable housing.

The City remains committed to prioritizing affordable housing through two key CDBG-funded initiatives: housing acquisition and housing rehabilitation programs. Additionally, the City supports new affordable housing developments using resources from the City's Strategic Investment Program (SIP) and allocation of Metro Bond Funds.

The City's efforts to support affordable housing development are focused on providing gap financing for projects and leveraging city-owned properties for new affordable housing construction. As an implementing partner of the Metro Affordable Housing Bond, the City has facilitated three new affordable housing developments, in line with the Hillsboro Local Implementation Strategy.

Furthermore, the City continues to actively seek new opportunities to collaborate with affordable housing providers and supportive service organizations as part of its strategy to implement the Metro Affordable Housing Bond.

The City of Hillsboro will allocate CDBG resources for the preservation and rehabilitation of affordable housing, as well as for the creation and maintenance of affordable housing through partnerships with Proud Ground's land trust model and Washington County's Office of Community Development housing rehabilitation program. These efforts will include the following actions:

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

Actions planned to reduce lead-based paint hazards.

The City of Hillsboro administers its housing rehabilitation program through a partnership with Washington County's Housing Rehabilitation program, adhering to current federal and state lead-safe housing regulations. This partnership will continue during the 2025-2026 program year, with the goal of addressing lead-based paint hazards identified during the housing rehabilitation application process. The County's Housing Rehabilitation Coordinator, certified as a lead-based paint risk assessor, conducts risk assessments on rehabilitation projects. Both the City and the County will maintain compliance with the Lead Safe Housing Rule to ensure that lead-based paint hazards are properly abated, mitigated, and cleared in housing supported by CDBG funds.

Actions planned to reduce the number of poverty-level families.

The City of Hillsboro will continue prioritizing efforts and resources to reduce the number of families living at or below the poverty level by preserving and creating safe, affordable housing. To further this goal, the City will continue to expand its coordination with the Community Services Grants and Community Impact Grant programs, which provide support to local non-profit organizations that serve poverty-level families.

Additionally, the City is committed to strengthening its workforce infrastructure by having the Economic Development department lead collaborative efforts with key partners to address workforce challenges. This initiative aims to support economic vitality, with a focus on low- and low-moderate income communities, including low-income and rural families. By supporting community-based organizations offering culturally specific programming, the City helps local job-seekers access employment and training opportunities.

Actions planned to develop institutional structure.

Recently, the City of Hillsboro restructured its Planning and Building departments to form a new Community Development Department. This department integrates the affordable housing and CDBG staff, enhancing project management expertise, capacity, and coordination with other development-related departments.

The Community Development Department has improved communication within the City's development teams, as well as between affordable housing and CDBG staff. The department continues to collaborate with non-profit organizations, affordable housing developers, and private industry to create projects and programs that benefit low- and moderate-income residents in Hillsboro, in line with the goals outlined in this Action Plan. A key aspect of this collaboration involves engaging with community members through non-profit organizations to ensure their needs are met.

The City will also continue to pursue education and training opportunities for Community Development staff, made available through HUD, industry associations, and other local organizations. Additionally, the City sponsors and facilitates training for all City staff on the City's development-related departments.

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

The City of Hillsboro has developed strong partnerships between public and private housing organizations and social service agencies. The City actively participates in coordination meetings and initiatives with the Housing Supportive Service Network, Coalition of Housing Advocates, Washington County's Continuum of Care, and Built for Zero, a workgroup dedicated to ending homelessness and providing street outreach.

These collaborative efforts ensure effective communication and coordination among public and private organizations focused on housing solutions and services for residents.

The City's Local Implementation Strategy for the Metro Housing Bond outlines the City's approach to increasing the number of affordable housing units using revenue from the Metro Affordable Housing Bond. In this effort, the City collaborates with the Housing Authority of Washington County, the Washington County Office of Community Development, the City of Beaverton, and local service providers to ensure that new developments align with the goals set by both Hillsboro and Metro.

Discussion

Each year, the Hillsboro City Council identifies its key priorities, with housing and homelessness being among the most prominent. Supporting affordable housing development and preservation is central to the City's Guiding Principles, the Hillsboro 2035 Community Plan, the Affordable Housing Plan, and the Action Plan. These plans and priorities, alongside the 2025-2029 Consolidated Plan, support the Community Development Department's annual allocation of \$340,000 in CDBG funding to the Home Acquisition program. This program plays a vital role in providing homeownership opportunities to an estimated five families annually across the city. Utilizing the community land trust model in partnership with Proud Ground, the Home Acquisition program secures the City's investment by creating permanently affordable homeownership options for first-time low- and moderate-income families. This investment also ensures that low- and moderate-income families can live in any Hillsboro community of their choice.

AP-90 PROGRAM-SPECIFIC REQUIREMENTS – 91.420, 91.220 (L)(1,2,4)

Community Development Block Grant Program (CDBG) | Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

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

City of Beaverton Consolidated Plan



Executive Summary

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

Introduction

This document, the City of Beaverton's five-year Consolidated Plan, begins July 1, 2025, and expires June 2029 (Consolidated Plan), provides the vision, goals, and plan for allocating federal housing and community development funds granted to the City by the U.S. Department of Housing and Urban Development (HUD). These funds must benefit low- and moderate-income households.

HUD block grant funds covered by this plan include:

Community Development Block Grant (CDBG): CDBG primarily funds community and economic development activities. Examples of eligible activities include:

- Maintenance and Rehabilitation of public facilities.
- Making critical home repairs and/or adding accessibility features for low-mod income homeowners.
- Homeownership activities.
- Supporting skill development, job acquisition and technical/advisory assistance to micro-enterprise businesses; and
- Providing direct services to eligible individuals.

Each year, the City uses up to 20% of its CDBG allocation for administrative costs and sets aside 15% of its CDBG award to support public services. With the exception of administrative funds, grant awards are made available to organizations that administer and manage programs that serve low- and moderate-income residents within the City of Beaverton. The City has used these funds to support homeless prevention and shelter efforts, lower the costs of homeownership, provide critical housing repair and disability adaptation resources, and support micro-enterprise business development and retention.

The Consortium will continue to work to comply with changing federal guidance as it applies to these programs.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In collaboration with Washington County's Office of Community Development and the City of Hillsboro, the following guidance and associated priorities were developed for the 2025-2029 Consolidated Plan for the city of Beaverton:

Guidance: Urgency of the need.

- The most acute needs identified include homelessness, eviction prevention, critical home repair, and supporting special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities identified to address these challenges include addressing homeownership needs, supporting rent stabilization and economic stability efforts, and funding services such as childcare and youth related help.

Guidance: Ability to leverage resources to address needs, given the existing capacity of City of Beaverton service providers.

- The City will collaborate with its partners to align with ongoing local planning efforts, prioritizing the ability to maximize resources that fit within the collective capacity of local service providers for the benefit of our community.

For more detailed information, please reference the Consortium's Lead Agency's Plan.

Evaluation of past performance

The COVID-19 pandemic significantly impacted the goals and benchmarks set out in the current five-year Consolidated Plan (2020-2024) for the City of Beaverton. Increased cost of materials and labor directly impacted the delivery of services for the City's non-profit partners who provide critical home rehabilitation services. Staff turnover and lack of capacity also directly influenced the number of anticipated beneficiaries articulated in the plan. Notwithstanding these external impacts, the City has made meaningful progress toward its goals. Over the past four years, the City has:

- Assisted 8 low-income households with direct financial assistance become first-time homebuyers
- Provided micro-enterprise business support to approximately 400 businesses/people through technical assistance related to micro-enterprise, business retention, financial literacy, loan assistance, and relationships/connection services.
- Assisted 166 owner-occupied households with housing rehabilitation, emergency home repair and adaption support.

Provided supportive services to approximately 4,000 households, including overnight shelter services for families and youth, homeless prevention services, emergency rental and utility assistance, children's court advocate services, affordable housing resident services, and securing homes for teens finishing high school.

Summary of citizen participation process and consultation process

For the development of the 2025-29 Consolidated Plan, Consortia staff launched a community survey to understand housing and neighborhood preferences and identify housing and community needs. The survey was available for residents to take online as well as via paper copies, between March 6, 2024, and June 12, 2024. The survey was made available in multiple languages. as was the Survey promotion materials. A complete summary of the survey results can be found in Appendix C of this Consolidated Plan.

A total of 2,269 Washington County residents participated in the community survey, including 429 Beaverton residents. Primary findings from an analysis of responses provided by residents living in Beaverton include:

- **Neighborhood choice.** Safety and low crime (72%) were the most important neighborhood qualities articulated by Beaverton respondents, followed by housing affordability (53%), peace and quiet (41%), proximity to parks and open space (39%), and proximity to grocery stores (38%).
- **Housing needs and challenges.** Nearly six in ten Beaverton respondents identified affordable rental housing for older adults (59%) as the city's greatest need, followed by the construction of affordable rental housing (57%) and rental assistance (50%). Almost half of respondents (46%) indicated worry they will be retaliated against if they report harassment by their neighbors/building staff/landlord. Nearly one in five Beaverton respondents (19%) are afraid they will lose their in-home health care.
- **Displacement.** Slightly over one in ten Beaverton respondents (11%) experienced displacement from a home or apartment in the past five years, a slightly higher share than Washington County overall.
- **Rent increases.** Approximately three quarters (74%) of Beaverton respondents who rent experienced rent increases in 2023.
- **Public facility needs.** Over half (51%) of Beaverton respondents indicated a need for more homeless shelters while just under half of respondents (49%) indicated a need for more mental health centers in the city. Other public facility needs identified by Beaverton respondents included libraries, domestic violence shelters, and childcare centers.

- **Access to quality facilities.** Over half (55%) of Beaverton respondents feel that there are areas in the city/county that lack the same number or quality of public facilities as other areas in the city and/or county.
- **Public service needs.** Nearly six in ten Beaverton respondents (57%) identified mental health services as a significant public service need, followed by substance abuse services (49%), rental housing subsidies (49%), and fair housing activities (46%).
- **Infrastructure needs.** The highest ranked infrastructure needs for the city identified by respondents included sidewalks (38%), road improvements (36%), street lighting (30%), and broadband infrastructure (28%).

Additionally, County and City staff engaged with several stakeholders, agencies, and organizations working directly with special needs populations in Washington County, as well as organizations with expertise in the areas of broadband, natural disaster and hazard mitigation, economic development, healthcare, homelessness, and infrastructure. Consultations with stakeholders included in-depth interviews, roundtable events, and large group meetings and presentations. A summary of what was heard can be found in Appendix C of this Consolidated Plan.

Summary of public comments

Comments received during the December 4, 2024, public hearing included:

- Consideration of community context for project size (e.g., communities with smaller lot sizes may be better suited for smaller projects to be integrated within the area compared to larger projects);
- More resources are needed to serve youth populations and young adults; and
- More 3- to 4-bedroom units are needed in the county, particularly for larger families.

Comments received during the March 24- April 24 public comment period included:

- Highlighting the importance of funding for unhoused youth and young adults. Gratitude for mentioning youth over 90 times throughout the plan and highlighting them as a special needs population.
- Concern with the MA-40 Section regarding public policies (particularly related to zoning) that are barriers to the development of affordable housing and residential development generally.

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

All comments received were accepted.

The Process

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200 (B)

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

TABLE 1: RESPONSIBLE AGENCIES

AGENCY ROLE	NAME	DEPARTMENT/AGENCY
CDBG Administrator	Beaverton	Community Development

Consolidated Plan Public Contact Information

Javier Mena, Affordable Housing Manager
Community Development Department
City of Beaverton
PO Box 4755
Beaverton, OR 97076
503-350-4051 phone
jmena@beavertonoregon.gov

PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(I)

Introduction

This section details the stakeholder consultation that helped inform the development of the 2025-29 Consolidated Plan, in coordination with Washington County's Office of Community Development and the City of Hillsboro.

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

During the development of the Consolidated Plan, the City of Beaverton, as part of the Washington County Consortia, conducted interviews and participated in meetings with housing, health care, supportive services, and local government agencies and departments. The Consortia ensured coordination and consistency between the Consolidated Plan, agency and organizational goals. In addition to public comment notices, participation was encouraged in developing the Consolidated Plan through the City's website, CDBG webpage, Facebook Page and X.

The City of Beaverton attends monthly meetings of two housing and services-related groups to stay informed of upcoming activities, projects and participation needs. The Coalition of Housing Advocates is comprised of housing advocates, developers, county/city planning and other staff who are involved in housing issues. The Housing and Supportive Services Network (HSSN) is a group of direct service providers, homeless/formerly homeless advocates, businesses, nonprofit and public agencies who share a commitment to developing a system of care to support those who are at risk of or experiencing homelessness.

The City, works in close partnership with Metro (the regional government for the Oregon portion of the Portland metropolitan area, covering portions of Clackamas, Multnomah, and Washington Counties). As a funding awardee of the Metro Housing Bond, the City works with non-profit housing development agencies, Oregon Housing and Community Service (OHCS), Tri-Met and the Washington County Housing Authority to develop affordable housing in the City. In coordination with these agencies, Beaverton has secured Section 8 vouchered units, as well as property owned by Metro to leverage its resources.

City of Beaverton staff participate in the Northwest Association of Community Development Managers (NWACDM), which is a coalition of Community Development Block Grant (CDBG) entitlement communities from HUD's Region X. Staff attend bi-monthly member calls which provide an opportunity for training, support, and collaboration. In addition, one current Beaverton staff member participates on the NWACDM Board.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Homeless Solutions Advisory Council meets monthly on the third Thursday of every month. Homeless Solutions Advisory Council engages with and promotes Washington County's homelessness response plans and encourages collaborative partnerships across a wide array of service systems. Additionally, they provide oversight of budgeting and program investments for all funding for homeless services including the voter-approved Supportive Housing Services measure, the Governor's Executive Order initiative on homelessness, and other state, federal and local resources.

The County also supports operation of Community Connect, the County's Coordinated Entry System (CES) for the provision of housing+ and homeless services in Washington County.

For the development of this Consolidated Plan, OCD consulted with the Homeless Solutions Advisory Council on the draft goals and priorities after consulting with the Housing and Supportive Services Network to help identify the current needs of people experiencing or at risk of homelessness (including chronically homeless individuals and families, families with children, veterans, and youth) and persons at-risk of homelessness—which informed the Needs Assessment section of this plan.

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

The City of Beaverton does not receive, nor allocate, ESG funding. However, in conjunction with Washington County Office of Community Development (OCD) works with the Homeless Solutions Advisory Council (Solutions Council), the Continuum of Care (CoC) board for the area, to ensure a coordinated and collaborative approach to the work to make homelessness in Washington County rare, brief and non-recurring. The Solutions Council provides high-level oversight to the large suite of programs and services provided to Washington County households who are at risk of losing their housing or are unhoused. One of the primary goals of the Solutions Council is to ensure that the broadest possible array of voices from the Washington County community. For example, those who have faced housing crises and/or homelessness, have access to the planning process and implementation of programs or program changes.

The Solutions Council Performance Evaluation subcommittee was consulted in May 2024 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation was taken before the Solutions Council at its May 2024 meeting to approve the proposed allocations. OCD will continue to consult with the CoC annually to determine activities funded. Additionally, the ESG subrecipient presents accomplishments to the Performance Evaluation subcommittee annually.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

In collaboration with the County’s Office of Community Development and the City of Hillsboro, City staff engaged with several stakeholders, agencies, and organizations working directly with special needs populations in Washington County, as well as stakeholders with expertise in the areas of broadband, natural disaster and hazard mitigation, economic development, healthcare, homelessness, and infrastructure. Consultations with stakeholders occurred in a variety of formats, including in-depth interviews, roundtable events, and large group meetings and presentations. Organizations that participated in the consultation process between May 2024 and July 2024 for the 2025-2029 Consolidated Plan are listed below.

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Adelante Mujeres	Families for Independent Living	Providence
Beaverton Center for Mediation and Dialogue	Good Neighbor Center	Public Defenders Office
Bienestar	HealthShare Oregon	Salvation Army
Broadband Action Team	HomePlate Youth Services	Transcending Hope
Care Oregon	Housing and Supportive Services Network	Tualatin Valley Water District
Centro Cultural	Housing Authority of Washington County/ Department of Housing Services	Virginia Garcia
City of Tigard Emergency Services	Latino Policy Council	Washington County Community Corrections
City of Tualatin Public Works	McKinney Vento Liaisons from School Districts in the Cities of Beaverton, Hillsboro, Forest Grove, Sherwood, and West Cornelius	Washington County Developmental Disability Advisory Council
Clean Water Services	Mental Health and Addiction Association of Oregon	Washington County Economic Development
Community Action	Mercy Connections	Washington County Emergency Management
Community Housing Fund	Miracle's Club	Washington County Land Use and Transportation
Community Partners for Affordable Housing	New Narrative	Washington County Office of Sustainability
Easterseals Oregon	Northwest Housing Alternatives	West Tuality Habitat for Humanity
Emergency Management in Cities of Beaverton, Hillsboro, and Sherwood	Pacific Source	
Fair Housing Council of Oregon	Project Homeless Connect	

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED, CONTINUED

Advisory Council on Racial Equity	Committee for Community Involvement
Homeless Solutions Advisory Council	Housing Advisory Committee
Policy Advisory Board	TV Highway Equity Coalition

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

No agencies were intentionally excluded from the consultation for development of this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

TABLE 3: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

NAME OF PLAN	LEAD ORGANIZATION	HOW DO THE GOALS OF YOUR STRATEGIC PLAN OVERLAP WITH THE GOALS OF EACH PLAN?
2023 PIT Homeless Count	Washington County Department of Housing Services	Homeless individuals are a prioritized population in Washington County's Strategic Plan.
2024 Public Housing Authority (PHA) Plan	Housing Authority of Washington County	Washington County's HOME Program prioritizes projects that meet the lowest income levels (at or below 50% MFI).
Oregon Statewide Housing Plan	Oregon Housing and Community Services	Washington County will also support both rental and homeownership projects for those below 80% MFI.
Supportive Housing Service Annual Work Plans	Greater Portland (Washington, Clackamas, and Multnomah Counties)	Annual goals, outcome metrics, and progress tracking to reduce homelessness, displacement, and expand services and programming to residents.
City of Beaverton Emergency Management Plan	The City of Beaverton	Promote safety and create communities which are less vulnerable and have the capacity to cope with hazards and disasters by coordinating and integrating all activities within the phases of Emergency Management.
Washington County Natural Hazard Mitigation Plan	Washington County Emergency Management Beaverton belongs to and is an active participant of the Washington County Emergency Management System.	Improving public facilities and public infrastructure that can help mitigate hazards and protect people and property, from outdoor elements and increase resilience is an objective of the County's Strategic Plan.

Washington County Strategic Plan	Washington County	The 2024-28 Strategic Plan organizational goals for OCD align with the goals and objectives in the County's Strategic Plan.
Washington County Comprehensive Plan	Washington County Department of Land Use & Transportation	The County's Comprehensive Plan and its growth and development goals align with the County's Strategic Plan goals and objectives.
Metro Affordable Housing Bond Program Beaverton Local Implementation Strategy	City of Beaverton	The City supports both rental and homeownership projects for those below 80% MFI.
2023 Housing Needs Analysis Report	City of Beaverton	The City supports both rental and homeownership projects for those below 80% MFI.
2023 Housing Production Strategy Report	City of Beaverton	Washington County and the City support both rental and homeownership projects for those below 80% MFI.
Washington County Local Disaster Recovery Framework	RDPO and Washington County	The public infrastructure/facilities and supportive services Con Plan goals support the priorities articulated in the County's local disaster recovery framework.
Washington County Broadband Investment Strategy	Washington County	Access to affordable and reliable broadband is addressed through the improving public infrastructure and supportive service Con Plan goals.
Comprehensive Economic Development Strategy	Greater Portland, Inc.	Con Plan goals support equitable access to economic and wealth creation opportunities.
Action Plan for Manufactured Housing Communities	Washington County	Stabilizing homeowner housing to include rehabilitation of aging manufactured homes.
Washington County Community Health Needs Assessment	Washington County	Housing stability, quality, safety, and affordability all affect health outcomes.
Washington County Early Childcare Analysis	Washington County	An identified priority under the County's supportive service goal is addressing childcare/youth needs.
Washington County Economic Development Workplan	Washington County	Con Plan goals support the upward economic mobility of workers and ensuring access to fundamental elements of economic advancement.
Evaluation of Affordable Housing Investment Opportunities	Metro	Washington County and the City support both rental and homeownership projects for those below 80% MFI.
2025-2029 Disability, Aging and Veteran Services (DAVS) Area Plan	Washington Department of Health and Human Services	Con Plan goals support special population needs, including older adults, residents living with disabilities, and veterans.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Beaverton coordinates with many local and regional public entities in the implementation and furtherance of its Consolidated Plan. In cooperation and coordination with Metro, the city will have developed close to 500, regulated affordable housing units. The partnership with the Housing Authority of Washington County is crucial in providing Project Based Vouchers to lower the cost of rent to very and

extremely low qualifying tenants. Additionally, in cooperation with Washington County, it is expected that these residents will receive much needed services through the County's Supportive Housing Services Program.

In cooperation with Metro, the city secured land for an affordable housing project and offers expanded transit opportunities. Housing located near public transportation is always a high priority when surveying Beaverton residents in the development of the Consolidated Plan.

The State of Oregon has been key in providing Low Income Housing Tax Credits which also work in coordination with the Metro Housing Bond. State Weatherization Program funds are used to assist the CDBG's critical home repair program clients, which continues to be a goal identified in the Consolidated Plan. The city created a Housing Production Strategy geared at addressing current and future housing needs for Beaverton residents at all income levels and housing needs.

Provided by Oregon statute and implemented through Beaverton City Code, The City of Beaverton offers a Limited Property Tax Exemption Program which exempts regulated, non-profit housing providers from a portion of their property taxes and reduces operational costs. To provide these exemptions, local public entities, such as the Tualatin Hills Parks and Recreation District, the Beaverton School District, etc., have agreed to cooperate in waiving a portion of the property tax money they receive from the city.

Each spring and fall, the City of Beaverton, in collaboration with Washington County Office of Community Development and the City of Hillsboro, prepare the Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER), which describes the achievements of the prior program year and Consolidated Plan period to-date, reporting on how achievements compare to the goals set in the Consolidated Plan. Adjustments to the goals in the Consolidated Plan may be made through formal amendments to the Consolidated Plan, as needed.

PR-15 CITIZEN PARTICIPATION - 91.401, 91.105, 91.200(C)

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

In collaboration with the County's Office of Community Development and the City of Hillsboro, the City of Beaverton participated in a robust variety of community engagement strategies to help inform the development of the 2025-29 Consolidated Plan. Collectively, nearly 500 community members participated in the development of the City's Consolidated Plan with over 3,000 residents and stakeholders participating in the development of Washington County's Consolidated Plan.

COMMUNITY SURVEY

To help inform how its block grant funds should be prioritized, Washington County and the cities of Beaverton and Hillsboro developed a community needs survey to better understand respondents' greatest housing, infrastructure, public service, and economic development needs. The survey was available online from March 6, 2024, to June 12, 2024, in English and 11 Safe Harbor languages (Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, and Somali); paper surveys were available. A total of 2,269 residents participated in the community needs survey—including 429 Beaverton residents. Overall, most surveys were taken in English (2,210 surveys) or Spanish (51 surveys).

The County broadened community participation by working with trusted groups and networks that serve populations with special needs and/or marginalized communities to promote the survey. County staff also broadened participation by mailing paper copies of the survey to 500 former housing rehabilitation and woodstove exchange clients. The majority of those who received mailed copies of the survey were of low to moderate income, have a disability, and/or are elderly. Promotional flyers were translated into the Safe Harbor languages to increase participation among persons with limited English proficiency (LEP). These efforts provided unique perspectives, which were considered in developing the guiding principles for fund allocation and goal setting.

Impact on goal setting. Consortia staff participated in two workshops to review the community engagement findings along with data from the needs assessment and market analysis. The County and Cities of Beaverton and Hillsboro chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels.

PUBLIC MEETINGS AND OPEN HOUSE EVENTS

Additionally, Consortia members held a series of public meetings and open houses to receive feedback on the draft Consolidated Plan goals and priorities. The following public meetings were attended by OCD and/or City staff:

- **Housing Advisory Committee** meeting, September 26, 2024
- **Advisory Council on Racial Equity** meeting, October 7, 2024
- **Beaverton City Council**, October 15, 2024
- **Committee for Community Involvement**, October 15, 2024
- **Homeless Solutions Advisory Council**, October 17, 2024

OCD held three open house events to receive feedback on the draft Consolidated Plan goals and priorities—two in-person and one online. A complete summary of the events can be found in the Community Engagement appendix.

- Open house event hosted at the **Tigard Library**, October 16, 2024
- Open house event hosted at **Centro Cultural de Washington County**, October 17, 2024
- Open house event available as a survey

PUBLIC HEARINGS

Three public hearings were held throughout the development of the Consolidated Plan.

- **December 4, 2024** – Public hearing hosted virtually to solicit feedback on the draft goals and priorities.
- **April 2, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.
- **April 24, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.

TABLE 4: OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

SORT ORDER	MODE OF OUTREACH	TARGET OF OUTREACH	SUMMARY OF RESPONSE/ ATTENDANCE	SUMMARY OF COMMENTS RECEIVED	SUMMARY OF COMMENTS NOT ACCEPTED AND REASONS	URL (IF APPLICABLE)
1	Community Survey	Non-targeted/ broad community	2,269 survey responses overall, including 429 Beaverton residents.	Please see Appendix C—Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
2	Public Meeting	Non-targeted/ broad community	A Housing Advisory Committee meeting was held on September 26, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/documents/september-2024-hac-meeting-minutes/download?inline
3	Public Meeting	Non-targeted/ broad community	An Advisory Council meeting was held on November 4, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://washingtoncounty.civicweb.net/Portal/MeetingInformation.aspx?id=12837
4	Public Meeting	Non-targeted/ broad community	A Beaverton City Council meeting was held on October 15, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://beaverton.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=2927
5	Public Meeting	Non-targeted/ broad community	A Committee for Community Involvement meeting was held on October 15, 2024 . Approximately 16 members of the public were in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	https://www.washingtoncountyor.gov/oeic/documents/cciminutes101524-0/download?inline
6	Public Meeting	Non-targeted/ broad community	A Homeless Solutions Advisory Council meeting was held on October 17, 2024 . There were no members of the public in attendance; no feedback was provided.	n/a	n/a	https://www.washingtoncountyor.gov/housing/homeless-services-division/documents/101724-solutions-council-meeting-agenda/download?inline
7	Public Meeting	Non-targeted/ broad community	An open house event was held on October 16, 2024 at the Tigard Public Library. There were 14 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the	n/a.

					development of the plan.	
8	Public Meeting	Non-targeted/ broad community	An open house event was held on October 17, 2024 at Centro Cultural de Washington County. There were 7 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
9	Community Survey	Non-targeted/ broad community	OCD staff also set up a “virtual” open house event to provide input on the Consolidated Plan. 12 survey responses were received.	Please see Appendix C—Community Engagement Findings.	All survey responses were reviewed and accepted in the development of the plan.	n/a.
10	Public hearing	Non-targeted/ broad community	A public hearing was held during the Policy Advisory Board (PAB) on September 12, 2024 . No members of the public attended the hearing.	n/a	n/a	https://www.washingtoncountyor.gov/commdev/documents/minutes-3/download?inline
11	Public hearing	Non-targeted/ broad community	A public hearing was held on December 4, 2024 . There were 8 members of the public in attendance.	Please see Appendix C—Community Engagement Findings.	All comments were reviewed and accepted in the development of the plan.	n/a.
12	Public hearing	Non-targeted/ broad community	A public hearing was held on April 2, 2025 . No members of the public attended the hearing.	TBD	TBD	
13	Public hearing	Non-targeted/ broad community	A public hearing was held during the Policy Advisory Board (PAB) on April 24, 2025 . No members of the public attended the hearing.	Please see Appendix C - Community Engagement Findings.	All comments were reviewed and accepted	

Needs Assessment

NA-05 OVERVIEW

This section of the Consolidated Plan summarizes the needs of low income and special needs populations in Beaverton. It begins with an overview of affordability challenges in the city.

A note on terminology. Eligibility for housing programs is generally based on where a resident's income falls within HUD-determined Area Median Income (AMI) categories. AMI varies by county or metropolitan statistical area and is dependent on household size. When referring to a four-person household, Area Median Income is called Median Family Income (MFI). Washington County is part of the Portland-Vancouver-Hillsboro, OR-WA MSA, where the overall MFI (the AMI for a four-person household) is \$116,900.

Throughout this report, "MFI" is used when the four-person AMI or the MFI has been applied to the income distribution of households of all sizes. "AMI" is used in instances where AMI limits in calculations vary by household size.

Affordability. The 2022 median gross rent for units in Beaverton was \$1,665, slightly lower than that of units in the county overall (\$1,697). To afford rent and utilities for a median-priced unit in Beaverton in 2022, a household would need to earn nearly \$68,000 or around 65% MFI. The City's median gross rent increased by 24%—greater than the simultaneous 15% increase in median household income—between 2017 and 2022.

The median rent is too high for more than half of the renters in the city: around 55% of the City's renters do not earn enough to afford a median-priced unit with 23% of the City's renters needing rents of less than half the median. According to a rental affordability gaps analysis conducted within the City of Beaverton, OR Housing Needs Analysis Report in May 2023, the city has more renter households earning incomes below \$15,000, between \$15,000 and \$24,999, and between \$25,000 and \$34,999 than rental units priced affordably for these households.

Beaverton's current homeownership rate is 51%, ten percentage points lower than that of the county overall, and equal to that of Hillsboro. The city's homeownership rate has remained relatively stable overall since 2017, when it was 50%.

A purchase gaps analysis conducted in the city's above-cited Housing Needs Analysis showed that owner households earning \$50,000 or less seeking to buy a different home in Beaverton will have trouble finding an affordable home. This is partially due to rapidly appreciating home values: between 2017 and 2022, home values increased by 46% (from \$389,500 to \$569,800), over three times the simultaneous increase in median household income (15%).

An analysis of home sales from June 2021 - June 2022 showed that 85% of homes sold for more than \$350,000. Based on this analysis and assuming current mortgage rates (6.87%—a high rate which drives down affordability), households earning 100% MFI could afford less than 15% of homes sold in Beaverton. An additional analysis of Zillow data shows that the average home in Beaverton has been unaffordable to households earning 100% MFI since 2016.

According to 2022 ACS data, 5.9% of Beaverton's housing units are vacant, suggesting a competitive equilibrium between supply and demand for housing, while the county overall has a much lower vacancy rate (2.5%, indicating high competition for very limited supply).

Cost burden and severe cost burden. The Housing Authority of Washington County (HAWC) is the primary provider of housing for extremely low-income households. HAWC owns and operates units for these households and provides rental subsidies through the federal Housing Choice Voucher (HCV) program and regional programs. Due to reduced federal funding and aging housing stock, the Public Housing program is divesting a portion of its single-family housing and plans to reinvest the proceeds in affordable multifamily housing. Similarly for the HCV program, federal funding and limits to the number of vouchers that can be allocated limit assistance to only a fraction of the number of families in need of housing assistance. This lack

of available rent assistance with a high demand and high per unit cost results in the need for a waitlist program. At the time this Consolidated Plan was prepared, approximately 1,600 households were on the HCV waitlist. Collectively, there are more than 13,000 households across 15 HAWC waiting lists.

Homeownership. Overall, 51% of Beaverton households own their homes. Despite its relatively low overall homeownership rate, Beaverton’s African American homeownership rate (29% in 2022) is similar to that of the county overall (30% in 2022). Non-Hispanic White and Asian households have the highest homeownership rates in Beaverton at 55%. Hispanic households have one of the lowest homeownership rates in the city at 25%, 14 percentage points lower than the county’s Hispanic homeownership rate.

Publicly assisted housing. There are 1,951 subsidized affordable rental units in Beaverton, 80% of which are intended to house families. Another 13% of Beaverton’s subsidized affordable units are reserved for elderly residents. The rest of Beaverton’s designated affordable units house agricultural workers, residents with developmental disabilities, residents experiencing homelessness, and veterans.

Subsidized Affordable Housing Inventory, Beaverton, 2023

Source:
Oregon Housing and Community Services (OHCS) and Johnson Economics from the City of Beaverton, OR Housing Needs Analysis Report May 2023.

	# of Properties	# of Units	Share of Units
Agricultural Worker	1	48	2%
Developmentally Disabled	3	36	2%
Elderly	4	254	13%
Ex- or Released Offender	0	0	0%
Family	101	1,569	80%
Homeless	2	14	1%
Physically Disabled	1	5	0%
Substance Use Disorder	0	0	0%
Veterans	1	20	1%
Workforce	1	5	0%
Total:	108	1,951	100%

Homelessness in Beaverton is tracked in collaboration with Washington County and Hillsboro. The 2023 Point-In-Time (PIT) Homeless Count performed in January found 773 persons experiencing homelessness, including sheltered and unsheltered, in Washington County. Of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). These data show a decline in Washington County’s homeless population. In the past year, homeless persons in the county declined by 4% (or 35 fewer homeless people). Chronically homeless individuals dropped at a much higher rate during this time for an overall percentage decrease of 22%.

Homelessness in Washington County peaked in 2010 following the 2007 economic crisis and then declined as the economy recovered. However, that number began to grow as the housing affordability crisis began to influence the Washington County rental market. While the number of homeless individuals has declined based on the most recent full PIT Count (2023), homelessness continues to be an issue in the region overall, as the supply of affordable housing units fails to meet the demand through a range of low/moderate income levels. The January 2024 PIT Count, which included only those experiencing sheltered homelessness, counted 644 individuals living in sheltered homelessness in Washington County up from 543 people experiencing sheltered homelessness in 2023.

Non-Homeless Special Needs. Of Beaverton's special needs populations, small families, large families, and households containing a person with a disability have the highest rates of housing needs at 67%, 65%, and 45%, respectively. Elderly households also have a high rate of housing needs at 41%.

Housing Need of Special Needs Populations, Beaverton, Current and Future Growth

	Current			Future	
	Total	# with Need	% with Need	Housing Need in 5 Years	Change in Housing Need
Low Income Small Related Households	4,960	3,305	67%	3,355	50
Low Income Large Related Households	735	480	65%	487	7
Single Person Households	12,503	1,069	9%	1,085	16
Households with LEP	1,490	183	12%	186	3
Households with Disabilities	9,370	4,170	45%	4,234	64
<i>Hearing/Vision Impairment</i>	3,705	1,430	39%	1,452	22
<i>Ambulatory Limitation</i>	4,095	2,155	53%	2,188	33
<i>Cognitive Limitation</i>	4,065	1,890	46%	1,919	29
<i>Self-Care/Independent Living Limitation</i>	4,190	2,305	55%	2,340	35
Elderly Households	10,560	4,345	41%	4,411	66
Frail Elderly Population	1,449	118	8%	120	2
Victims of Domestic Violence	2,697	283	10%	287	4

Note: See description of operational definition of these groups below.

Source: CHAS 2016-2020, 2022 1-year and 5-year ACS estimates, CDC, U.S. Department of Health, Oregon Public Health Division.

Five-year needs projections. Extremely low income households (earning below 30% of MFI) and very low income households (earning between 31% and 50% of MFI) have the highest rates of housing need—86% and 85%, respectively. Low income households (earning between 51% and 80% of MFI) also have a high rate of housing need at 58%.

Housing Needs of Low Income Populations, Beaverton, Current and Future Growth

	Current			Future	
	Total	# with Need	% with Need	Housing Need in 5 Years	Change in Housing Need
Extremely Low Income Households (<30% AMI)	4,470	3,840	86%	3,899	59
Very Low Income Households (30-50% AMI)	4,805	4,085	85%	4,147	62
Low Income Households (50-80% AMI)	7,410	4,285	58%	4,350	65
Low to Moderate Income Households (80-100% AMI)	4,275	1,240	29%	1,259	19

Note: Housing need defined as a household having one or more of four housing problems, which includes: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

Source: 2010 Decennial Census, 2022 1-year ACS, and 2016-2020 CHAS.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.415, 91.215 (F)

Describe the jurisdiction's need for public facilities.

In Beaverton, there are needs for the following types of public facilities: homeless shelters, mental health centers, libraries, domestic violence shelters, childcare centers, youth centers, community centers, parks, and early childhood education. Beaverton residents expressed a greater need for libraries than residents of Hillsboro and other areas of the county in the recent survey of non-housing community development needs.

The priorities established for the 2025-2029 Consolidated Plan include the support of public facilities which will help create thriving community spaces that will ensure access to resources and opportunities. The City of Beaverton's city-wide plans lay out public improvements over the coming years. Non-housing priorities range for improved modes of transportation, accessibility, libraries, childcare, early childhood education, schools and supportive services/community center options.

How were these needs determined?

Washington County and the Cities of Beaverton and Hillsboro conducted a community survey of non-housing community development needs which was available between March 2024 and June 2024. The survey was targeted to providers of services to low- and moderate-income persons in the County (non-profits, and city/county departments). The areas of need surveyed included were public facilities in which open-ended responses were also analyzed.

Describe the jurisdiction's need for public improvements.

In Beaverton, there is need for the following public improvements: sidewalks, road improvements, street lighting, broadband infrastructure, street tree planting, and water/sewer improvements. Beaverton residents expressed a need for water/sewer improvements at a greater rate than residents of Hillsboro and other areas of the county in the survey of non-housing community development needs.

Beaverton's limited amount of CDBG entitlement in combination with costs associated with federal requirements, such as environmental review, Davis Bacon and Buy America Build America, make investment in this activity with CDBG funds cost prohibitive. Public improvements are taken on by the City with alternative funding sources, such a general fund and other cost recapture strategies.

How were these needs determined?

See the methodology described under Public Facilities above.

Describe the jurisdiction's need for public services.

In Beaverton, there are needs for the following public services: mental health services, substance abuse services, rental housing subsidies, fair housing activities, childcare services, domestic violence services, health services, and services for abused children. There is also a need for financial/technical assistance to local microenterprise businesses.

Beaverton has funded many of the public service needs listed each year. As the City is limited to HUD's 15% CAP on social services activities, limited amounts of financial assistance can be given. The City realizes the need is great. The total amount of CDBG funds allocated annually for public services changes with the amount of entitlement. However, the city awards the entire, allowable maximum of 15%. This amount hovers around \$100,00 – \$125,000. Additionally, via general fund resources, the City's Social Services grant program allocates approximately \$300,000 to non-profit programs annually. Applicants are prohibited from receiving grants from both programs in the same contract year.

How were these needs determined?

See the methodology described under Public Facilities above.

Housing Market Analysis

MA-05 OVERVIEW

According to 2022 ACS data, 5.9% of Beaverton's housing units are vacant. This rate suggests a competitive equilibrium between supply and demand for housing in Beaverton, while the county overall has a much lower vacancy rate (2.5%, indicating high competition for very limited supply).

Rental Market. The 2022 median gross rent for units in Beaverton is \$1,665, slightly lower than that of units in the county overall (\$1,697). To afford rent and utilities for a median-priced unit in Beaverton in 2022, a household would need to earn nearly \$68,000 or around 65% MFI. The city's median gross rent increased by 24%—substantially greater than the simultaneous 15% increase in median household income—between 2017 and 2022.

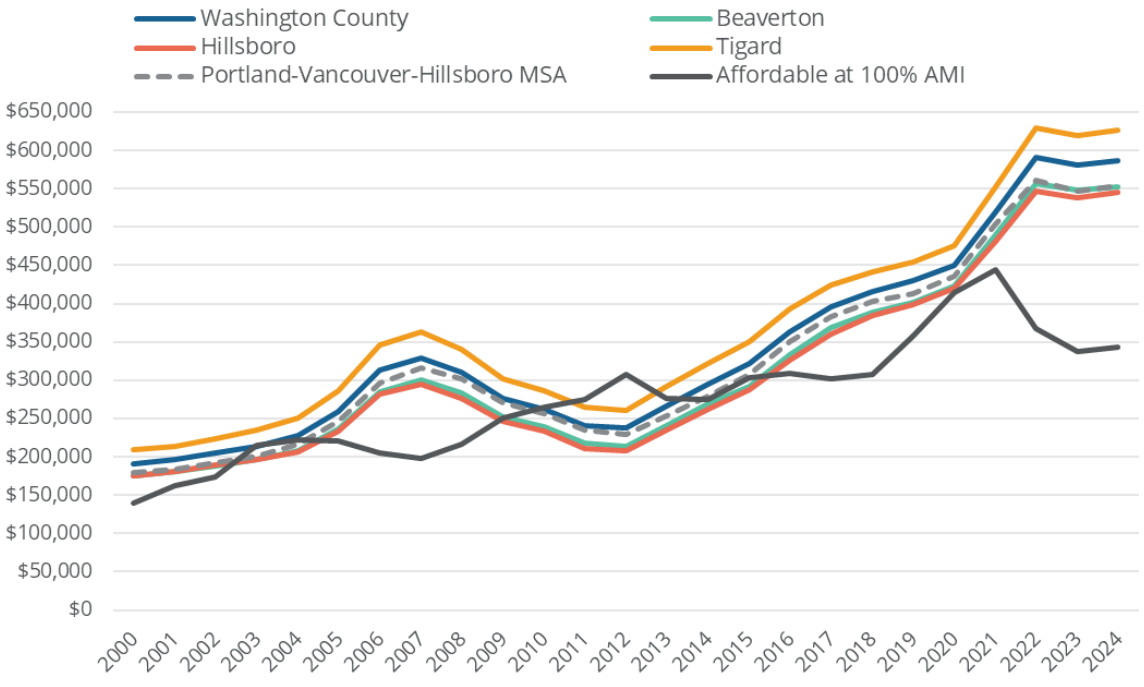
The median rent is too high for more than half of the renters in the city: around 55% of the city's renters do not earn enough to afford a median-priced unit with 23% of the city's renters needing rents of less than half the median. According to a rental affordability gaps analysis conducted within the City of Beaverton, OR Housing Needs Analysis Report in May 2023, the city has more renter households earning incomes below \$15,000, between \$15,000 and \$24,999, and between \$25,000 and \$34,999 than rental units priced affordably for these households. A similar analysis showed that rental affordability gaps persist at higher levels—up to \$50,000—in Hillsboro.

For Sale Market. Beaverton's current homeownership rate is 51%—ten percentage points lower than that of the county overall and equal to that of Hillsboro. The city's homeownership rate has remained relatively stable overall since 2017, when it was 50%. Homeownership in the city differs by race and ethnicity. Non-Hispanic White and Asian households have the highest homeownership rates in Beaverton at 55%. Despite its relatively low overall homeownership rate, Beaverton's African American homeownership rate (29% in 2022) is similar to that of the county overall (30% in 2022). Hispanic households have one of the lowest homeownership rates in the city at 25%, 14 percentage points lower than the county's Hispanic homeownership rate.

Over the last twenty years, Beaverton's sale prices have been slightly higher than Hillsboro's, lower than Washington County's, and higher than those in the U.S. overall. As shown in the figure below, typical home prices increased steadily from 2012 to 2020. Price growth accelerated with the pandemic, reaching a high of \$557,000 in Beaverton in 2022. Typical home prices have decreased slightly and stabilized since 2022. Year-to-date in 2024, a typical-priced home in Beaverton costs around \$552,000—nearly \$35,000 less than that in the county overall (\$587,000).

The figure also presents the maximum affordable home price for households earning the Area Median Income for a four-person household each year. Typical-priced homes have been unaffordable to households earning 100% MFI in Washington County since 2014 and in Beaverton and Hillsboro since 2016. Rising interest rates caused significant decreases in purchasing power for homebuyers between 2021 and 2023, increasing the gap between typical home prices and what buyers can afford. In 2024 year-to-date, Beaverton's typical home price of \$552,000 is \$209,000 more expensive than the maximum affordable purchase price for median-earning households (\$343,000).

Typical Home Price and Affordability at 100% MFI, Washington County and by Jurisdiction, 2000–2024 YTD



Note: 2024 YTD data include January–June 2024.

Maximum affordable home prices assume that a household earns 100% of the 4-person household AMI (also called the MFI). Calculations assume a 30-year mortgage at annual average interest rates with 10% down and 30% of the monthly payment to property taxes, utilities, insurance, HOA fees, and other expenses.

Source: Zillow Home Value Index, HUD 4-person AMI Limits, Federal Reserve of St. Louis, and Root Policy Research.

ACS data provide additional detail on home purchase affordability: between 2017 and 2022, home values increased by 46% (from \$389,500 to \$569,800), over three times the simultaneous increase in median household income (15%).

A purchase gaps analysis conducted in the city’s above-cited Housing Needs Analysis showed that owner households earning \$50,000 or less seeking to buy a different home in Beaverton will have trouble finding an affordable home. An analysis of home sales from June 2021 to June 2022 in the Housing Needs Analysis showed that 85% of homes sold for more than \$350,000. Based on this analysis and assuming current mortgage rates (6.87%—a high rate which drives down affordability), households earning 100% MFI could afford less than 15% of homes sold in Beaverton, meaning that there are very few homes available for low- to moderate-income renter households who may wish to buy homes.

A supplemental analysis of renters’ ability to purchase homes in Beaverton using 2022 5-year ACS data is shown in the table below. Here, the supply of owner-occupied units at various affordability levels is compared to the income distribution of the county’s renter households—roughly, the income distribution of the county’s potential first-time home buyers.

The difference between the share of renter households earning incomes within a given range and the share of homes that are affordable at prices within this income level’s price range is presented in the “Renter Purchase Gap” column. The “Cumulative Gap” column shows the difference between the share of renter households earning between \$35,000 and a given income level (households earning less than \$35,000 are excluded as they are least likely to transition to homeownership) and the share of homes that are priced at and below that income level’s maximum purchase price.

This analysis shows that renter households face shortages in affordable supply until they earn substantially more than \$100,000 a year: 72% of renter households earn less than \$100,000 a year, and only 12% of the

city's owner-occupied units are affordable to them. Renter households earning up to \$150,000 may also face constrained supply because shortages do not fully dissipate until supply sufficiently outweighs demand: 90% of renters earn less than \$150,000, while 40% of homes are affordable at this income level. This analysis assumes a 10% down payment on a 30-year mortgage at a current rate of 6.87% and assumes that 30% of the total monthly housing payment goes to taxes, insurance, and other expenses.

Purchase Affordability Gaps for Renter Households, Beaverton, 2022/2024

Renter Purchase Gaps					
Income Range	Maximum Affordable Price	% of Renter Households	% of Homes Affordable	Renter Purchase Gap	Cumulative Gap
Less than \$5,000	\$14,807	3%	1%	-2%	excluded
\$5,000 to \$9,999	\$29,611	2%	1%	-1%	excluded
\$10,000 to \$14,999	\$44,418	3%	0%	-3%	excluded
\$15,000 to \$19,999	\$59,225	4%	0%	-4%	excluded
\$20,000 to \$24,999	\$74,032	5%	0%	-5%	excluded
\$25,000 to \$34,999	\$103,646	8%	0%	-8%	excluded
\$35,000 to \$49,999	\$148,067	11%	1%	-10%	-7%
\$50,000 to \$74,999	\$222,103	20%	3%	-17%	-24%
\$75,000 to \$99,999	\$296,138	16%	5%	-11%	-35%
\$100,000 to \$149,999	\$444,208	17%	28%	11%	-24%
\$150,000 or more		10%	60%	50%	

Note: Calculations assume a 30-year mortgage at a 6.87% interest rate with 10% down and 30% of the monthly payment to property taxes, utilities, insurance, HOA fees, and other expenses. Calculations approximate affordability in 2024 by using 2022 ACS renter income and home value data (the most recent data available) with interest rates representative of 2024 conditions.

Source: 2022 5-year American Community Survey (ACS) and Root Policy Research.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.410, 91.210(F)

Introduction

This section reviews non-housing community development assets and needs based on data in tables pre-populated by HUD, from the Census, the Bureau of Labor Statics, and the Greater Portland Comprehensive Economic Development Strategy for 2022-2027.

Washington County and Beaverton are part of the tri county region, including Multnomah County and Clackamas County, that comprise the majority of the Portland Metropolitan Statistical Area. Historically and today, the City of Portland sits at the center of the region’s economic activity. It is important to note, however, that Washington County is much more than a “bedroom community” to the City of Portland: it is often called the “Silicon Forest” for its status as home to global semiconductor and advanced manufacturing companies including Intel. It is also a prominent destination for both global corporations, including Nike and Columbia Sportswear, and small businesses, 21,774 of which are located in the county according to the Washington County Economic Development Program’s Progress Report for 2021-2023. The county is home to over 700 manufacturing companies and a quarter of the state’s manufacturing jobs. Education and Health Care Services and Retail Trade comprise other major industries in Washington County. In the past five years for which data are available (2017-2022), Washington County’s economy grew faster than those of the other two counties in the region with 5% employment growth overall.

TABLE 5: BUSINESS ACTIVITY

BUSINESS BY SECTOR	NUMBER OF WORKERS	NUMBER OF JOBS	SHARE OF WORKERS (%)	SHARE OF JOBS (%)	JOBS LESS WORKERS (%)
Agriculture, Mining, Oil & Gas Extraction	244	22	0.6%	0.0%	-0.5%
Arts, Entertainment, Accommodations	3,098	5,339	7.1%	9.6%	2.4%
Construction	1,974	1,994	4.5%	3.6%	-1.0%
Education and Health Care Services	9,289	10,158	21.4%	18.2%	-3.2%
Finance, Insurance, and Real Estate	2,933	4,513	6.8%	8.1%	1.3%
Information	1,478	3,014	3.4%	5.4%	2.0%
Manufacturing	4,455	3,667	10.3%	6.6%	-3.7%
Other Services	1,460	1,594	3.4%	2.9%	-0.5%
Professional, Scientific, Management Services	6,274	5,785	14.4%	10.4%	-4.1%
Administration and Support, Waste Management	3,081	4,682	7.1%	8.4%	1.3%
Public Administration	1,030	846	2.4%	1.5%	-0.9%
Retail Trade	4,325	9,050	10.0%	16.2%	6.3%
Transportation and Warehousing	1,800	2,030	4.1%	3.6%	-0.5%
Wholesale Trade	1,978	3,016	4.6%	5.4%	0.9%
Total	43,419	55,710	100.0%	100.0%	

Source: LEHD Origin-Destination Employment Statistics 2021

TABLE 6: LABOR FORCE

Total Population in the Civilian Labor Force	50,888
Civilian Employed Population 16 years and over	48,803
Unemployment Rate	4.10%
Unemployment Rate for Ages 16-24	8.05%
Unemployment Rate for Ages 25-65	3.60%

Source: 2022 ACS 1-Year

TABLE 7: OCCUPATIONS BY SECTOR

OCCUPATIONS BY SECTOR	NUMBER OF PEOPLE
Management, business and financial	10,974
Farming, fisheries and forestry occupations	66
Service	6,517
Sales and office	9,060
Construction, extraction, maintenance and repair	2,748
Production, transportation, and material moving	5,404

Source: 2022 ACS 1-Year

TABLE 8: TRAVEL TIME

TRAVEL TIME	NUMBER	PERCENTAGE
< 30 Minutes	26,703	71%
30-59 Minutes	9,651	26%
60 or More Minutes	1,170	3%
Total	37,524	100%

Source: 2022 ACS 1-Year

TABLE 9: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 25 AND OLDER)

EDUCATIONAL ATTAINMENT	IN LABOR FORCE		NOT IN LABOR FORCE
	CIVILIAN EMPLOYED	UNEMPLOYED	
Less than high school graduate	1,620	429	1,183
High school graduate (includes equivalency)	5,410	620	1,726
Some college or associate's degree	11,966	175	3,065
Bachelor's degree or higher	22,164	320	2,761

Source: 2022 ACS 1-Year

TABLE 10: EDUCATIONAL ATTAINMENT BY AGE

EDUCATIONAL ATTAINMENT	AGE				
	18-24 YRS	25-34 YRS	35-44 YRS	45-65 YRS	65+ YRS
Less than 9th grade	244	306	410	379	458
9th to 12th grade, no diploma	909	674	708	755	218
High school graduate, GED, or alternative	1,892	3,127	2,122	2,507	2,422
Some college, no degree	2,139	3,527	2,392	4,415	3,293
Associate's degree	313	1,767	1,116	1,989	1,265
Bachelor's degree	1,346	6,330	5,251	6,220	3,743
Graduate or professional degree	135	1,608	2,675	3,161	3,342

Source: 2022 ACS 1-Year

TABLE 11: MEDIAN EARNINGS IN THE PAST 12 MONTHS

EDUCATIONAL ATTAINMENT	MEDIAN EARNINGS IN THE PAST 12 MONTHS
Less than high school graduate	\$35,265
High school graduate (includes equivalency)	\$33,170
Some college or Associate's degree	\$48,036
Bachelor's degree	\$71,539
Graduate or professional degree	\$92,356

Source: 2022 ACS 1-Year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care Services provides the greatest share of total jobs based in Beaverton (18.2%), followed by retail trade (16.2%) and Professional, Scientific, Management Services (10.4%). The greatest share of workers living in Beaverton work in Education and Healthcare Services (21.4%), followed by Professional, Scientific, Management Services (14.4%). Manufacturing employs the third greatest share of Beaverton residents (10.3%).

Describe the workforce and infrastructure needs of the business community.

Sidewalk maintenance is frequently cited as an infrastructure need for business and resident communities: Beaverton homeowners are required to maintain sidewalks but struggle to keep up with sidewalk maintenance needs. Well-maintained sidewalks are important in safely walking to school and work. Beaverton residents responding to the recent community survey also expressed that there are needs for financial/technical assistance to microenterprise businesses, rehabilitation of commercial or industrial buildings, and infrastructure to support commercial or industrial uses.

The City remains responsive to the need for financial and technical assistance for those who are looking for help starting, retaining and/or growing a micro enterprises business. Beaverton funds these programs each year with CDBG funds.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The city of Beaverton boasts a strong business climate with a multitude of opportunities for growth, expansion, and success. Beaverton enjoys a diverse economic base consisting of other large employment sectors, including electronic manufacturing, medical instrumentation, software development, food processing and apparel.

The City of Beaverton's Economic Development Division offers a variety of resources available to residents to help assist their existing business or start a new one. Specifically:

- The City's Enterprise Zone Program allows a property tax abatement for eligible businesses on any new development within the Enterprise Zone for at least three years (and up to five). The City's Enterprise Zone is an urban enterprise zone and includes additional eligibility requirements beyond those required by the State program.
- Beaverton's Main Street Program is based on the Main Street Approach: a common-sense, strategy-driven framework that guides community-based revitalization efforts. The City of Beaverton works with Oregon Main Street to implement the Main Street Approach. This approach was developed by the National Main Street Center to help revitalize downtown commercial districts.
- The City's Business Assistance Program offers free and low-cost assistance, including but not limited to, business strategy brainstorming, workforce development and hiring referral, and financial assessment and recommendations.
- The City of Beaverton offers a technical assistance directory for public and non-profit organizations that offer free or low-cost assistance to small businesses.
- The City offers a number of local incentives and financing options for business owners.
- Other business resources offered by the City include the Recycle at Work program, business and consumer mediation services, and a business librarian and business resource center.
- Beaverton's Economic Development Department is currently undertaking a project with a combination of recently awarded EDI CPF funds, and state funding. This project will establish a newly rehabilitated location to provide programming to accelerate non-profit business startups. Project plans involve creating a conference room by making one space into two and adding offices with teleconferencing and AV equipment for virtual meetings.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to current ACS data on educational attainment, 46% of residents over 18 hold a college degree, including bachelor's or graduate degrees. Another 30% have an associate's degree or have completed some college. The city's residents are well educated and are trained and employed in the dominant fields in the region including education, health care, and professional and technical services.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City receives a relatively small CDBG entitlement award. As required by federal regulations, workforce training and hiring grants must be allocated as part of 15% public services cap unless the agency has been certified as a Community Based Development Organization. None of the workforce agencies are currently eligible to be CBDOs. The City will continue to reach out to organizations who provide economic development, workforce training and hiring programs in an advisory capacity until they are able to meet the CHDO qualifications. Applications from the organizations are always welcome. The City maintains ongoing relationships in partnering with local programs that assist in workforce training and hiring.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Beaverton is engaged with Greater Portland Inc, which is the designated Economic Development District for the Portland metropolitan area of which the City of Beaverton is included. Beaverton has been an active participant in the creation and the administration of the overall district's CEDS and Beaverton's Economic Development Manager sits on its Strategy Committee.

As discussed earlier in the Plan, the City was awarded EDI CP funds to expand the capacity of Community based organizations and non-profits through technical support and incubation. Early focus will address challenges resulting from the COVID-19 pandemic and subsequent recovery. Another initiative included in the CEDS is the support of entrepreneurship, which includes support, development and technical assistance to micro-enterprises through subrecipients, which is one of the priorities of the Consolidated Plan.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there any areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

The most common housing problem is cost burden; many more households face cost burden than live in housing in severely substandard condition. As discussed earlier, cost burden is defined as a household spending more than 30% of income on housing costs and severe cost burden is defined as a household spending more than 50% of income on housing costs.

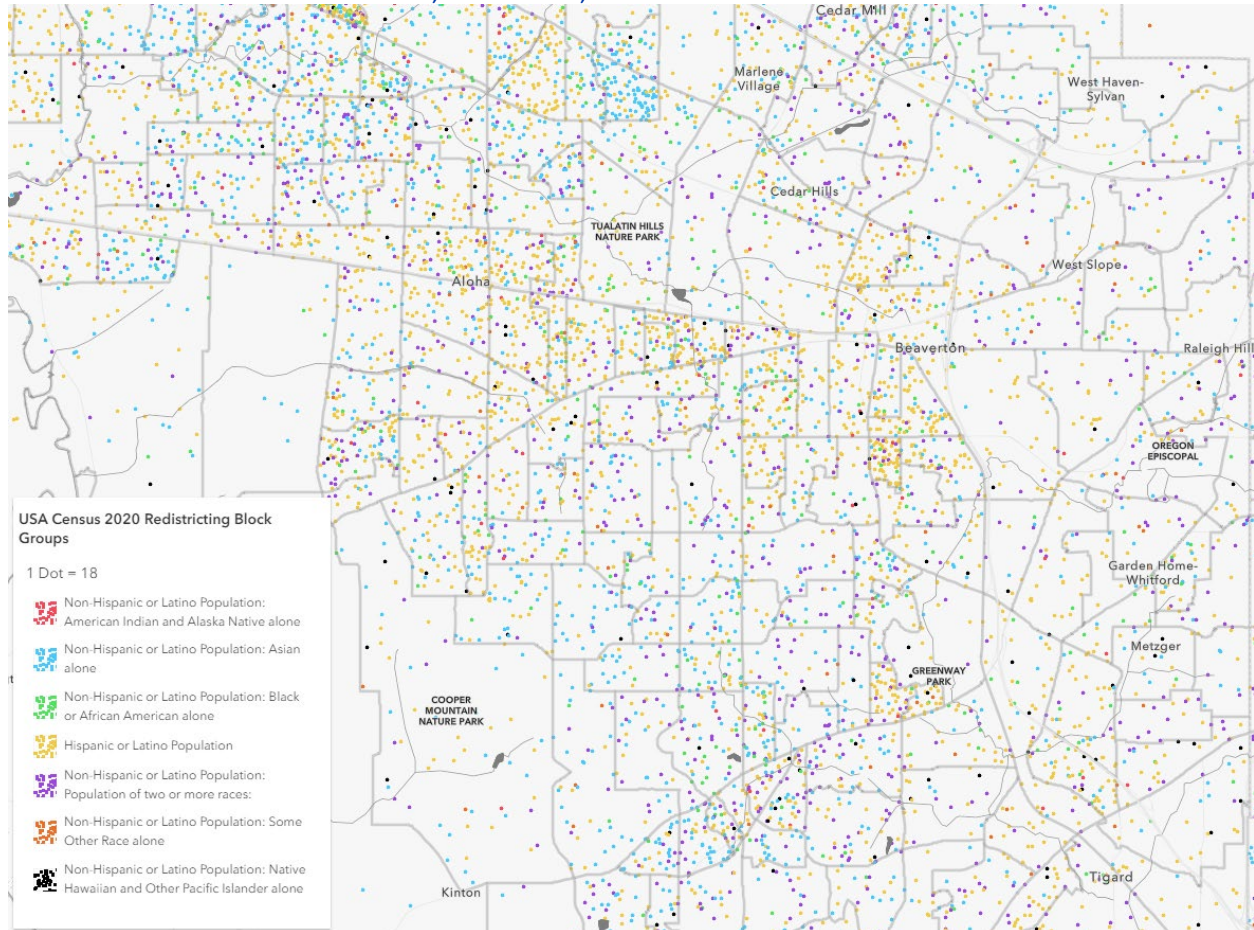
One Census tract in south central Beaverton has a cost burden rate of 51% according to 5-year ACS estimates from 2022. Beaverton’s southeastern Census tracts and tracts along SW Canyon Road also have relatively high rates of cost burden (between 40% and 50%).

Are there areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”)

Beaverton’s racial and ethnic distribution is slightly more diverse than that of Washington County overall. Beaverton’s population is 57% non-Hispanic White (v. 61% in Washington County), 20% Hispanic/Latino (v. 18% in the county), 11% Asian (v. 11% in the county), 4% African American (v. 2% in the county), and 9% other/two or more races (v. 7% in the county). The map below shows that there are higher concentrations of Hispanic residents in the central parts of the city and of Asian residents in the northwestern (west of Marlene Village) and southwestern parts of the city.

Racially/ethnically concentrated areas of poverty (R/ECAPs), per HUD’s definition, involve a racial/ethnic concentration threshold and a poverty test. R/ECAPs have a non-white population of 50% or more. A neighborhood that meets this criterion is a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Based on 5-year 2022 ACS estimates, 21 of Washington County’s 134 Census tracts meet the racial/ethnic criterion of having less than 50% non-Hispanic White residents, but no tracts have poverty rates equal to or greater than 30.4% (three times the average tract poverty rate of the Portland-Vancouver-Beaverton MSA). Within Beaverton, the areas that meet the racial criterion for R/ECAPs are located in northwest Beaverton and in east central Beaverton, corresponding to the Central Beaverton and Five Oaks/Triple Creek neighborhoods. Census tracts with the highest concentrations of poverty in the county—poverty rates of 25-29%—are located in west central Forest Grove and east central Aloha, outside of Beaverton.

Racial and Ethnic Concentrations, Beaverton, 2020



Note: White, Non-Hispanic Households were removed to accurately view minority populations. No R/ECAPs exist in Beaverton.

Source: 2020 U.S. Census and Esri Demographics: <https://www.arcgis.com/home/item.html?id=30d2e10d4d694b3eb4dc4d2e58dbb5a5>.

What are the characteristics of the market in these areas/neighborhoods?

According to 2022 5-year ACS estimates, within Beaverton, most areas that meet the racial criterion for R/ECAPs are located in northwest Beaverton and in east central Beaverton. These areas have a lower homeownership rate than Beaverton overall (39% vs. 51%). Relative to the city's housing stock, these tracts' housing stocks are comprised less of single family detached units and more of multifamily units.

Are there any community assets in these areas/neighborhoods?

The Census tracts that meet the racial criterion for R/ECAPs are located within Beaverton's Central Beaverton and Five Oaks/Triple Creek neighborhoods. Residents of these neighborhoods are automatically members of their Neighborhood Association Committees (NACs). NACs offer community-building volunteer opportunities, leadership opportunities, and access to grant funding for neighborhood events and service projects. Beaverton's Neighborhood Matching Grant program supports efforts to improve and enhance community spaces and cultivates opportunities for neighbors to host community-building events or improvements such as theater and concerts in parks, reading programs and book drives, restoration of parks and tree plantings, and installation of park benches.

Are there other strategic opportunities in any of these areas?

The Census tracts that meet the racial criterion for R/ECAPs are located within the Beaverton Enterprise Zone. The Enterprise Zone program allows a property tax abatement for eligible businesses on any new development (land and existing improvements do not qualify) within the Enterprise Zone for three to five

years. Enterprise Zones are designed to encourage business investment through property tax relief, in specific areas of the state. In exchange for locating or expanding into an Enterprise Zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plants and equipment for a specified period of time.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS – 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Many communities have needs that result from the “digital divide”—unequal access to information and resources due to technological and learning gaps. Access to broadband internet is a common metric for assessing the digital divide, as much of the internet content today requires high speed internet connection. Despite having high rates of broadband access overall compared to national and state level rates, differences in access by income exist in Beaverton: according to ACS estimates, 97% of households with incomes greater than \$75,000 have broadband access, compared to 90% of households earning \$20,000 to \$74,999 and 80% of households earning less than \$20,000.

SHARE OF HOUSEHOLDS WITH BROADBAND SUBSCRIPTIONS BY HOUSEHOLD INCOME LEVEL, 2018-2022

Source: 2022 5-year ACS estimates and Root Policy Research.



In 2023, Washington County released its Broadband Investment Strategy to better understand community broad band needs and barriers to access, identify policies and investment opportunities to remove barriers to broadband deployment, and accelerate investment in broadband programs and infrastructure. Some key findings of the strategy include:

- Large portions of rural western Washington County lack the infrastructure to access high-capacity broadband;
- In a survey conducted for the strategy, lack of affordability is the primary reason households cited for not having internet;
- Lower-income households are significantly less likely to have in-home internet access than higher-income households.
- Average monthly internet costs are significantly higher than what some households can afford;
- Households are “undersubscribing” to save money;
- There is a lack of awareness of broadband subsidy programs; and
- Households in rural areas experience significantly lower download and upload speeds than average for Washington County households.

In meetings with the Broadband Action Team, County staff identified the need to improve the quality of internet services in certain areas of the county. Attendees explained that while households in many areas of the urban county have broadband infrastructure, many cannot access the internet because of low quality services/connectivity issues. Stakeholders specifically identified pockets in Gaston, Banks, and Gales Creek.

School districts in the City of Beaverton were also identified as areas in particular need of broadband infrastructure—the Action Team noted that around 10% of students do not have active connectivity outside of the school day.

Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.

To reduce the digital divide, stakeholders consulted for the Consolidated Plan strongly urged that the County work to support small internet providers in rural districts (versus causing business and provider competition). Stakeholders would like to see the County and Cities form various public and private partnerships to increase access to broadband. Libraries were identified as a particularly effective partnership as these facilities offer free internet services and tech programming.

Individuals also emphasized the importance of identifying geographic prioritizations. More specifically, prioritizing funds for broadband infrastructure projects in the City of Banks and Beaverton.

The neighboring city of Hillsboro created the HiLight network, a net neutral, city-provided, affordable fiber network internet service. Hillsboro intends for HiLight's competition with market broadband providers to result in increased service options, lowered prices, and faster connectivity speeds.

MA-65 HAZARD MITIGATION – 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The Consortium will continue to work to comply with changing federal guidance as it applies to these programs. Since November 2016, Washington County has been a part of four federal disaster declarations, eight Oregon disaster declarations, and two local disaster declarations—primarily attributable to wildfires, winter storms, and extreme heat events.

According to the Washington County Natural Hazard Mitigation Plan issued in 2023, the Washington County area is susceptible to hazards dam failure, drought, earthquake, extreme heat, flooding, landslides, volcanic ash, wildland fire, windstorms including tornados, and winter storms. All these hazards except for extreme heat and dam failure were previously identified as risks in the 2017 NHMP. The hazards with the highest probability rankings—indicating that one incident is likely within 10 to 35 years—include (in no order): drought, extreme heat, flooding, landslide, wildland fire, windstorms, and winter storms.

Based on a 2023 hazard analysis using a methodology that combines the area’s vulnerability to threats with the probability of threats in the area, the most significant risks include winter storms, earthquakes, and wildland fires.

Winter storms. The Washington County area has medium vulnerability to winter storms, meaning that 1-10% of the county’s population and property is likely to be affected by an average winter storm event. In the worst-case scenario, 5-25% of the county’s population and property could be impacted by a winter storm. The county has a high probability for winter storms, indicating that one incident is likely within 10 to 35 years. Risks associated with winter storms include health concerns such as hypothermia and frostbite, vehicle and transportation accidents, business closures, power outages, road closures, building and roof damages, and interruptions to emergency services.

Wildland fires. The Washington County area has medium vulnerability to wildland fires, meaning that 1-10% of the county’s population and property is likely to be affected by an average wildland fire event. In the worst-case scenario, more than 25% of the county’s population and property could be impacted by a wildland fire. Wildland fires are highly probable, indicating that one incident is likely within 10 to 35 years. The 2022 multi-hazard report for Washington County created by the Oregon DOGAMI estimated that 2,297 buildings with a cumulative value of approximately \$590 million are exposed to wildfire risk, carrying a potential for up to 3,309 county residents to be displaced by a wildfire.

In addition to wildfires, heat waves and extreme heat events are becoming more frequent while many homes in the county are not properly equipped to handle the impacts of these events. According to a 2023 Portland Metro Region Heat Mapping Campaign report, “[t]hose who live in historically disinvested neighborhoods, with limited access to resources and greenspace, and those struggling with additional health concerns are all at greater risk when it comes to the impacts of extreme heat.”⁷

Additionally, as required by the federal government, Beaverton has a Hazards Natural Mitigation Plan that is updated every five years and is currently being revised. The City’s overarching plan vision is to create a disaster-resistant and resilient community through four Goals. The goals include:

- Goal 1: Develop and implement activities to protect human life, commerce, property, and natural systems from natural hazards.
- Goal 2: Improve Partnerships for Communication and Coordination.
- Goal 3: Enhance Emergency Services.

⁷ Portland Metro, Oregon, Heat Watch Report, Juen 2024, page 4, <https://www.washingtoncountyor.gov/public-health/documents/portland-metro-region-heat-mapping-report/>

- Goal 4: Ensure Implementation of Mitigation Activities.

Describe the vulnerability to these risks of housing occupied by low- to moderate-income households based on an analysis of data, findings, and methods.

According to 2022 ACS estimates, 62% of occupied rental units in the county house households earning 80% MFI or less, compared to 31% of owner-occupied units. Renter households often do not have personal financial resources or sufficient insurance to assist them post disaster, but owner households have more assets at risk of natural hazards.

Mobile and manufactured housing is a relatively affordable option for low- and moderate-income households. However, this housing type is particularly vulnerable to certain natural hazards, such as windstorms. In other natural hazard events, such as earthquakes and floods, moveable structures like manufactured homes are more likely to shift on their foundations and create hazardous conditions for occupants.

Multifamily residential buildings—another relatively affordable housing type—also carry greater risks for damage from natural hazards such as earthquakes than single family residential buildings. About 68% of single-family homes and manufactured homes in Oregon have cooling systems compared to 25% of multifamily residences, placing households occupying multifamily residences at heightened vulnerability to health complications from extreme heat events.

Age of housing stock also has implications for hazard risk. Roughly 16%–18% of the housing stock in the Washington County area was built prior to 1970, before the implementation of floodplain management ordinances. Countywide, about 50%–52% of the housing stock was built before 1993 and the codification of seismic building standards. Earthquake-related risks to housing stock are likely lowest in Hillsboro and Sherwood, which have the greatest percentages of housing units built after 1990.

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan section summarizes the City of Beaverton's five-year goals to address housing, and community needs as described in the Needs Assessment and Market Analysis sections of this plan. Five-year goals are a critical part of the development of the Consolidated Plan. These goals guide funding priorities and allocations, and, as such, housing and community development goals should reflect community priorities and align with complementary goals and initiatives. The goals and priorities articulated below are intended to improve the lives of all low- and moderate-income residents in Beaverton.

Based on input from City and County staff, as well as findings from the quantitative data analysis and community engagement efforts, the following guidance and priorities were utilized to help develop the 2025-29 Consolidated Plan goals:

Guidance: The urgency of the need.

- Priorities: Acute needs, including homelessness, eviction prevention, critical home repair, and special needs populations.

Guidance: Ability to address housing and service gaps.

- Priorities: Homeownership gaps; rent stabilization; mental and public health services; childcare/youth; and economic security.

Guidance: Ability to leverage resources and utilize other resources to address needs given the existing capacity of Washington County service providers.

- Prioritize alignment with other current local planning efforts. Prioritize the types of projects that leverage resources and which fall within the collective capacity of local service providers to produce.

The goals for the City's 2025-2029 Consolidated Plan are:

- **Increase housing stability of low-income renter households and special populations** (e.g., rental assistance, new construction of affordable rental housing, rental rehabilitation, housing-related public services)
- **Improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.**
- **Facilitate affordable homeownership and preserve and stabilize existing homes occupied by LMI owners** (e.g., downpayment assistance, new construction of affordable ownership housing, owner-occupied rehabilitation)
- **Fund supportive services for low- to moderate-income (LMI) and special needs populations.**

SP-10 GEOGRAPHIC PRIORITIES – 91.415, 91.215(A)(1)

Geographic Area.

The City of Beaverton does not designate its allocation of CDBG resources based on geography; low to moderate income residents living within the city limits of Beaverton are eligible to benefit from these funds.

SP-25 PRIORITY NEEDS – 91.415, 91.215(A)(2)

TABLE 12: PRIORITY NEEDS SUMMARY

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individauls Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Beaverton
	Associated Goals	Supportive Services Planning and Adminisration
	Description	The county's most recent full Point-in-Time (PIT) Count took place in 2023 and identified 773 people experiencing homelessness, with approximately 70% of people experiencing sheltered homelessness and 30% experiencing unsheltered homelessness. Levels of homelessness in Washington County have generally increased since 2010, from a low of 522 people counted in 2018 to a high of 808 people counted in 2022. While the number of people counted decreased between 2022 and 2023, the true number of people experiencing homelessness in the county is underrepresented in the PIT Counts.
	Basis for Relative Priority	As highlighted above and through the development of the needs assessment and market analysis, homelessness was identified as an acute need to be addressed throughout the county. As such, the City has designated addressing homelessness as a high priority.

2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Beaverton
	Associated Goals	Supportive Services Planning and Administration
	Description	Through the development of the needs assessment and market analysis and goal-setting process, more affordable housing opportunities, both rental and for-sale, were identified as high priorities to be addressed. As such, the City has designated increasing affordable housing opportunities as a high priority.
	Basis for Relative Priority	Several housing-related issues were identified throughout the development of this plan, including: • Urgency of the need: eviction prevention, critical home repair • Address housing gaps: homeownership gaps, rent stabilization needs • Rental assistance, new construction of affordable rental housing, rental rehabilitation
3	Priority Need Name	Special needs populations
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or other Addictions Other
	Geographic Areas Affected	City of Beaverton
	Associated Goals	Housing Stability Public Facilities and Public Infrastructure Affordable Homeownership Supportive Services Planning and Administration

	Description	Special needs populations include: • Elderly and frail elderly • Persons living with physical, cognitive, and developmental disabilities • Persons living with mental illness • Persons living with substance abuse challenges • Persons who are justice involved • Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system • Large families and families with children • Manufactured/mobile homeowners • Agricultural workers and families • Extremely low and very low income households
	Basis for Relative Priority	In Washington County, the special needs populations with the greatest estimated housing and service needs are residents with substance abuse challenges (37,343 people), followed by residents living with disabilities (10,243) and elderly residents (8,852). Stakeholders and residents identified several other special needs populations (highlighted above) in need of housing and service support.
4	Priority Need Name	Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Beaverton
	Associated Goals	Public Facilities and Public Infrastructure Supportive Services Planning and Administration
	Description	Residents and stakeholders identified several public facility and public improvement needs throughout the county. The community survey found that half of respondents identified a need for more mental health centers, followed by more homeless shelters, childcare facilities, and youth centers. Stakeholders and residents also identified a multi-service center that provides housing assistance, service provision and navigation, and basic amenities as a critical need. Additionally, more than a third of survey respondents identified road improvements as a significant need, followed by sidewalks, broadband infrastructure, and street lighting.
	Basis for Relative Priority	The public facilities and infrastructure needs highlighted above were identified throughout the community engagement process as significant needs.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions

	Geographic Areas Affected	City of Beaverton
	Associated Goals	Supportive Services Planning and Administration
	Description	Several services were highlighted as significant needs by residents and stakeholders, including but not limited to, anti-displacement and rent stabilization support, mental and public health services, childcare support and youth services, fair housing activities, and services that support economic security.
	Basis for Relative Priority	The services highlighted above were identified throughout the community engagement process as significant needs.

Narrative.

The Cities of Beaverton and Hillsboro and the County chose to set goals for the 2025-2029 Consolidated Plan that reflect broadening needs across income levels. Priority needs, which are considered in subrecipient awards, reflect the priority needs of community members as communicated through the survey results, which include:

Homelessness prevention services and support. The 2023 PIT Count found 773 persons experiencing homelessness in Washington County; of these individuals, 30% were living in unsheltered conditions (230 people) and 70% were living in sheltered conditions (543 people). While the data show a 4% decline in the number of people experiencing homelessness compared to the 2022 PIT Count, the 2024 PIT Count, which counted only those experiencing *sheltered* homelessness, counted 644 individuals living in sheltered homelessness—an increase of 100 people over the past year. Additionally, the top public facility needs identified by Beaverton survey respondents (51%) was the need for more homeless shelters.

Eviction prevention. The City of Beaverton's gross median rent increased by 24% between 2017 and 2022, compared to just a 15% increase in median household income over the same time period. Over half (55%) of the city's renters do not earn enough income to afford a median priced unit in the city, while nearly a quarter (23%) of renter households can only afford units that are half the cost of a median priced unit in Beaverton. HUD data show that 13,440 Beaverton households are cost burdened renters make up about 67% of cost burdened households. Stakeholders also shared that many low-income residents are looking for rental assistance resources and vulnerable to losing their housing.

Critical home repair. Stakeholders described a significant need for home renovations for disabled homeowners, as well as accessibility improvements to their homes.

Support for special needs populations. In Washington County, the largest population with housing or service needs are community members with alcohol or other drug addictions (37,343 persons), followed by community members living with disabilities (10,243 persons) and elderly community members (8,852 persons). Other non-homeless special needs populations identified by community members and stakeholders with significant housing and service needs include families with children (particularly families with five or more members), justice involved persons and manufactured/mobile homeowners.

Homeownership support. Beaverton’s homeownership rate is 51%—ten percentage points lower than Washington County as a whole. A purchase gaps analysis performed for this plan found that owner households in Beaverton earning \$50,000 or less seeking to buy a different home in the city will have trouble finding an affordable home. Between 2017 and 2022, home values increased by 46% (from \$389,500 to \$569,800), over three times the median household income increase (15%) over the same time period.

Hispanic households have one of the lowest homeownership rates in the city (25%), 14 percentage points lower than the county’s Hispanic homeownership rate. Beaverton’s African American homeownership rate (29% in 2022) is similar to that of Washington County (30%). However, it is 26 percentage points lower than both non-Hispanic White and Asian homeowner households in Beaverton.

Public services, including but not limited to:

- Anti-displacement/rent stabilization support – stakeholders shared that manufactured home park owners have no protections and that existing grants to support tenants stay in place can’t apply to commercially run parks. Homeowners also lack protection from space rent hikes.
- Mental and public health services – Over three quarters of Washington County survey respondents (78%) identified the need for a mental health center as a high need or moderate need. This was the greatest public facility need identified by all survey respondents (49% identified this public facility as a high need). 49% of Beaverton respondents identified a need for more mental health centers.
- Childcare/youth – 41% of Beaverton survey respondents identified more childcare centers as a significant public facility need.
- Fair housing – The highest ranked public services by Beaverton respondents were mental health services (57%), substance abuse services (49%), rental housing subsidies (49%), fair housing activities (46%), and childcare services (42%).
- Economic security - Stakeholders also shared that many low-income residents are looking for rental assistance resources and vulnerable to losing their housing. As previously noted, rental and sales prices have significantly outpaced income gains over the last five years. Over half (55%) of the city’s renters do not earn enough income to afford a median priced unit in the city.

The City of Beaverton will continue to prioritize opportunities that leverage its federal, state, and local resources to help address the capacity challenges of service providers in Washington County.

SP-35 ANTICIPATED RESOURCES – 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

Introduction

This section outlines the anticipated resources for the five-year Consolidated Plan.

TABLE 13: ANTICIPATED RESOURCES

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Homeowner Rehabilitation Public Improvements Public Services	\$ 679,728	\$74,500	0	\$754,228	\$2,315,532	Staff estimates CDBG grant entitlement award will not increase from PY24 award over the next five years. Therefore PY24 entitlement was multiplied for 4 years. PY25 entitlement award increased by 41,343. The expected available annual allocation has been subtracted from the five-year total "expected amount available remainder of Con Plan" amount.

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

The City is not planning to utilize other federal funds that require a match with CDBG at the time of this writing. However, the City has been successfully awarded two EDI CPF grants. One project, which was just completed is a year-round shelter that offers supportive services to help find permanent housing, mental health and medical care. The other project is an economic development office for non-profit business start-ups that is currently underway. Other federal grants that become available which supplement strategic priorities will be considered.

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

The City has been successful in leveraging publicly owned land and property to address the needs articulated in the Consolidated Plan to serve its low-income community. The City purchased the Longhorn Childcare Center in 2004 using the HUD Section 108 Loan and plans to continue leasing it to Community Action. The Beaverton Community Center, which was expanded with Section 108 funds, is slated to be demolished and a new 104-unit affordable housing development for seniors will take its place. The property has gone through a change of use and will remain in compliance with a National Objective.

In cooperation with Metro, the City of Beaverton is funding the construction of an 81-unit affordable housing project, which will be built on land donated by Metro. The land will then be transferred to REACH Community Development, who owns the housing development. In December 2024, the City of Beaverton opened its first year-round homeless shelter with capacity for up to 60 individuals. Shelter services are funded by Washington County's Supportive Housing Services and operated by a local non-profit.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.415, 91.215(K)

Explain the Institutional Structure through which the jurisdiction will carry out its Consolidated Plan, including private industry, non-profit organizations, and public institutions.

TABLE 14: INSTITUTIONAL DELIVERY STRUCTURE

RESPONSIBLE ENTITY	RESPONSIBLE ENTITY TYPE	ROLE	GEORAPHIC AREA SERVED
Home Plate	Subrecipient	Homelessness	Jurisdiction
Family Promise	Subrecipient	Homelessness	Jurisdiction
Boys & Girls Aid	Subrecipient	Homelessness	Jurisdiction
Good Neighbor Center	Subrecipient	Homelessness	Jurisdiction
Lifeworks NW	Subrecipient	Non-homeless Special Needs Public Services	Jurisdiction
Hispanic Metropolitan Chamber	Subrecipient	Economic Development Non-homeless special needs	Jurisdiction
Boys and Girls Aid	Subrecipient	Homelessness	Jurisdiction
CASA for Children Inc.	Subrecipient	Homelessness	Jurisdiction
Community Partners for Affordable Housing	Subrecipient	Non-Homeless Special Needs Public Services	Jurisdiction
Community Action Organization of Washington County	Subrecipient	Homelessness Ownership	Jurisdiction
Ecumenical Ministries of Oregon	Subrecipient	Homelessness	Jurisdiction
Good Neighbor Center	Subrecipient	Homelessness	Jurisdiction
Proud Ground	Subrecipient	Ownership	Jurisdiction
Rebuilding Together Washington County	Subrecipient	Ownership	Jurisdiction

Unlimited Choices, Inc.	Subrecipient	Ownership	Jurisdiction
Willamette West Habitat For Humanity, Inc.	Subrecipient	Ownership	Jurisdiction
Micro Enterprise Services of Oregon	Subrecipient	Economic Development Non-homeless special needs	Jurisdiction
Portland Professional Business Development Group	Subrecipient	Economic Development Non-homeless special needs	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System.

Washington County has a strong network of housing and service providers to work on homeless and anti-poverty efforts in this jurisdiction. The County's Continuum of Care, administered by the Department of Housing Services with oversight by an oversight board, the Homeless Solutions Advisory Council has built up an amazing array of dedicated agencies supporting a system that is built around coordinated entry. A Coalition of Housing Advocates provides linkages within the housing development community and with local government departments that have a role in housing development. Cities work cooperatively through the Policy Advisory Board in oversight of the CDBG, HOME and ESG programs. County departments coordinate across Housing Services, Health and Human Services, Community Corrections and Land Use and Transportation to ensure that collaboration occurs. Lastly, the County and the cities of Beaverton and Hillsboro work closely together in joint planning efforts to maintain communication across programs. Gaps in the systems occur mainly around funding (availability and alignment of funding source requirements) and around higher-level systems change (region-wide permanent supportive housing efforts, Medicaid supports for housing, etc.).

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

TABLE 15: HOMELESS PREVENTION SERVICES SUMMARY

HOMELESSNESS PREVENTION SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Counseling/Advocacy		x	
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x		
Resident Services	x		
STREET OUTREACH SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Law Enforcement	x	x	
Mobile Clinics	x		
Other Street Outreach Services (Point in Time)	x	x	

SUPPORTIVE SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Alcohol & Drug Abuse	x	x	
Child Care	x	x	
Education	x		
Employment and Employment Training	x	x	
Healthcare	x	x	
HIV/AIDS	x	x	
Life Skills	x	x	
Mental Health Counseling	x	x	
Transportation	x	x	
OTHER SERVICES	AVAILABILITY IN THE COMMUNITY	TARGETED TO HOMELESS	TARGETED TO PEOPLE WITH HIV
Other	x	x	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Homeless persons seeking assistance through the County's Community Connect coordinated entry system for homeless and at-risk individuals are also assessed for participation in mainstream resources including: Temporary Assistance to Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), public health plans, employment and housing services for which they may be eligible.

For health care, case managers and agencies enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Virginia Garcia Memorial Health Center is a FQHC (Federal Qualified Health Center) that provides health care to homeless clients with chronic health conditions.

For mental health, area provider agencies include: Lifeworks Northwest, New Narrative, and Sequoia Mental Health Services, Inc. who enroll clients in the Oregon Health Plan and work with clients to create individualized plans to manage mental health challenges. The mental health providers work closely with homeless service providers to provide access to mental health services.

For access to employment services, agencies such as Community Action, Centro Cultural, New Narrative, and Washington County Department of Housing Services partner with Worksystems, Inc. as appropriate to connect clients with training, education, mentoring and coaching to gain employment. In addition, Lifeworks Northwest assists homeless clients receiving mental health services with the Supported Employment Program.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Since 2021, Washington County has implemented a system of care that is strategically coordinated to meet the needs of the county, including investing in community-based providers, engaging local experts and listening to community members with lived experience, and coordinating programming across systems of care. Washington County partners with 24 service providers, seven of which provide services to unhoused residents and special needs populations throughout the county. With an influx of new resources from the SHS measures, many of the service providers have been able to build up their

capacity, which not only allows them to better serve residents, but also ensures that the system of care is working successfully.

In addition to investing in provider capacity, the County has modernized its governance structure to ensure policy guidance, program oversight, and public transparency. This included a “One Governance” initiative to align multiple advisory bodies into a single governance structure. The Homeless Services Division is also leveraging other systems of care, working closely with the Health and Human Services Department, Community Corrections Department, and health system partners to end homelessness for participants in these adjacent systems.

Gaps in the service delivery system include lack of services in unincorporated areas, more information made available about how people can access services and what services exist, and assistance navigating the service delivery system. Service providers also shared that “distrust of the system” is prevalent among the unhoused community and that lack of sustainable funding streams for shelters and staff has been a challenge to continue to meet community needs. Additionally, survey respondents identified a significant need for more rental subsidies, along with more mental health, substance abuse, fair housing, childcare, and domestic violence services made available to residents. Other challenges identified include difficulty meeting the needs of families with children in the County's rural areas, especially migrant families, multigenerational families, and families with limited English proficiency; more services are needed to help unhoused residents, particularly those with mental health challenges; and more services are needed specifically targeted at and curated for youth experiencing homelessness, justice-involved residents, and residents living with disabilities.

Program criteria and requirements can delay or prevent access to needed services and resources which undermines providers' ability to effectively address needs. Providers offered an example of centralized services and navigation assistance provided by a local organization in Washington County. These services were spoken of favorably - however, the requirement that clients must be actively homeless to receive services presents significant barriers. (In other words, individuals and households at imminent risk of homelessness are not eligible to receive services). There is a lack of services and resources tailored to meet the needs of specific segments of the county's resident population. Providers specifically identified housing programs and services for survivors of domestic violence as serving individuals with children - but excluding singles from housing and services. Other examples offered by participants included a lack of services for low income women, homeless individuals with both mental health and medical needs, and supports for individuals with former justice involvement.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address gaps in the service delivery system, stakeholders and service providers recommended that the County and Cities consider developing “centralized centers” with information on available resources, preferably run by local community nonprofits such as Rotary or Community Action. While this was favorable among stakeholders, many noted that the County likely does not have the funds sufficient to make a high impact on current needs.

Long-term navigators assigned to individuals with complex housing and service needs were also recommended by participants. In this strategy, navigators would be assigned to clients and would stay with them as they progress through the service system and continuum of care (e.g., helping with applications, securing documentation, following up with agencies, etc.). Others recommended ideas and solutions such as more outreach to vulnerable populations, increased communication and collaboration across agencies, peer supports, and formulating committees tasked with monitoring vulnerable households before a crisis occurs (e.g., eviction or foreclosure).

While challenges remain, Washington County has made great strides at closing the gaps in the institutional structure and service delivery system. Since the passage of the SHS measure, the County has seen a 35.5% decline in unsheltered homelessness due to the county's solutions-based approach. After three years of building this system of care, people experiencing homelessness in the county are able to more easily connect with immediate shelter and housing services. Throughout the community engagement process, residents and stakeholders identified specific groups that face challenges and barriers to accessing services they need. Washington County will continue to coordinate with partners and leverage resources to identify strategies and approaches to overcome gaps in the systems of care to better serve households experiencing homelessness and those at-risk of experiencing homelessness.

SP-45 GOALS – 91.415, 91.215(A)(4)

TABLE 16: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Housing Stability	2025	2029	Affordable Housing	City of Beaverton	Housing	CDBG: \$80,000	Public service activities for low/moderate income housing benefit: 480 households assisted
2	Public Facilities and Public Infrastructure	2025	2029	Non-Housing Community Development	City of Beaverton	Community Development Special Needs Populations	CDBG: \$564,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
3	Affordable Homeownership and Preservation	2025	2029	Affordable Housing	City of Beaverton	Housing Special Needs Populations	CDBG: \$1,475,000	Homeowner Housing Added: 10 Households Housing Unit Homeowner Housing Rehabilitated: 200 Household Housing Unit
4	Supportive Services	2025	2029	Homeless Non- Homeless Special Needs Non-Housing Community Development	City of Beaverton	Public Services Homelessness Special Needs Populations Community Development	CDBG: \$1,029,828	Public service activities for low/moderate income housing benefit: 875 Households Assisted Businesses assisted: 250 Businesses Assisted
4	Planning and Administration	2025	2029	Planning and Administration	City of Beaverton	Homelessness Housing Special Needs Populations Community Development Public Services	CDBG: \$720, 915	Other: 0 Other

TABLE 17: GOAL DESCRIPTIONS

1	Goal Name	Housing Stability
	Goal Description	This goal is to increase housing stability of low-income renter households and special populations. For example, funds could go to rental assistance, new construction of affordable rental housing, rental rehabilitation, and housing-related public services.
2	Goal Name	Public Facilities and Public Infrastructure
	Goal Description	This goal is to improve public facilities and public infrastructure that benefit low- to moderate-income people and neighborhoods.
3	Goal Name	Affordable homeownership
	Goal Description	This goal is to facilitate affordable homeownership and preserve and stabilize existing homes occupied by low- to moderate-income homeowners. For example, funds could be used for downpayment assistance, new construction of affordable ownership housing, and owner-occupied housing rehabilitation.
4	Goal Name	Supportive Services
	Goal Description	This goal is to fund supportive services for low- to moderate-income and special needs populations.
5	Goal Name	Planning and Administration
	Goal Description	Funds to help support planning and administration of the CDBG program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Washington County's Office of Community Development manages the HOME program for the Consortium, of which the City of Beaverton is a member.

SP-65 LEAD-BASED PAINT HAZARDS – 91.415, 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards.

Staff at the City of Beaverton implemented several LBP standard compliance procedures required in the Lead Safe Housing Rule (LSHR), in the home repair program. These procedures ameliorate the potential damage caused by the presence of LBP. When LBP is addressed and remediated, this creates a lead safe environment, increasing the number of lead-free homes. The City is also developing newly constructed affordable housing units, which contain no lead hazards thereby increasing access to housing without LBP.

How are the actions listed above integrated into housing policies and procedures?

Many low-income homeowners (including those who live in mobile/manufactured housing) reside in older homes, where LBP may be present. With strict adherence to the LSHR, the actions listed above adequately address the need of these homeowners for lead safe housing.

SP-70 ANTI-POVERTY STRATEGY – 91.415, 91.215(J)

Jurisdiction goals, programs, and policies for reducing the number of poverty-level families.

The City of Beaverton's Community Services and Homelessness Program responds with compassion and collaboration to the social service needs of low-income populations and people experiencing homelessness in Beaverton. Affordable housing is the foundation for achieving stability and self-sufficiency which can lead to positive outcomes around health, employment, and educational achievement. Supporting affordable housing efforts and aligning those efforts when possible, with employment opportunities is a best practice strategy towards combating poverty.

The causes of poverty are many and generally speaking, beyond the ability of one program or one jurisdiction to solve.

The Metro Affordable Housing Bond was passed by voters in November 2018. A primary focus of these funds was to support units affordable to households at or below 30 percent MFI. Collectively, Washington County jurisdictions received \$192.2 million of the total bond funds, which were divided up between Washington County (\$118.9 million), the City of Beaverton (\$31.2 million), and the City of Hillsboro (\$41.5 million). As of December 2024, the City is projected to exceed its production goals stated at the outset of the bond. Specifically, the City estimates building:

- **218** Total housing unit goal. Currently, 54 units have been completed, while another 349 units are in progress for a total of **403 housing units**.
- **89** very affordable (affordable to households at or below 30% MFI) housing unit goal. Currently, 11 units have been completed, while another 110 units are in progress for a total of **121 housing units**.
- **109** family-sized housing unit goal. Currently, 29 units have been completed, while another 117 units are in progress for a total of **146 housing units**.

In addition to the passage of the Affordable Housing Bond in 2018, the region's voters passed a Supportive Housing Services Measure in May 2020, which established an income tax on high-earning households and business profits estimated to generate \$200 million per year, for ten years. This is the largest per-capita investment in ending homelessness in the United States. Washington County receives 33.3% of this tax, which equates to approximately \$70 million annually. These resources include, but are not limited to:

- Emergency services such as outreach and shelter
- Placement into housing
- Help paying rent (both emergency and long-term rent assistance)
- Advocacy and case management
- Services in the areas of mental health, physical health, language and culture needs, education, employment, addiction and recovery, tenant rights, and others.

For FY23-24, with these resources, Washington County aimed to:

- Release 500 RLRA vouchers and place at least 500 households in Permanent Supportive Housing (scattered site). This program is designed to support Population A households and seniors with fixed incomes aged 55 and older.
- Assist 300 households through the Enhanced Rapid Rehousing program, which increases access to housing options for households that require medium-term rent assistance support and case management services until they are able to achieve financial independence.
- Support 200 households through the Move in Ready Fund, which provides short-term financial assistance to resolve homelessness for households that do not need case management supports.
- Support 500 households with eviction prevention funding.
- Achieve a housing retention rate of 85% for households placed in permanent supportive housing (PSH) and those supported with rapid re-housing/short-term rent assistance.

How are the jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan.

The Washington County Office of Community Development, in collaboration with the cities of Beaverton and Hillsboro, are the entities responsible for implementation of the Consolidated Plan.

The cities of Beaverton and Hillsboro and Washington County conduct an annual application process for Community Development Block Grant funds. A parallel process is conducted simultaneously for HOME funds (by the County), following the same general procedures for evaluating and rating projects. The results of this project selection process form the basis of the annual Action Plans, which describe in detail how funds will be allocated to help implement the Consolidated Plan.

Each fall, Washington County Office of Community Development, in collaboration with the cities of Beaverton and Hillsboro, prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which describes the achievements of the prior year and year-to-date under the Consolidated Plan, and reports how actual achievements compare to the benchmarks set in the Consolidated Plan. As necessary, adjustments to the benchmarks in the Consolidated Plan may be made through formal amendments to the Consolidated Plan.

The successful implementation of this plan depends on the coordinated but voluntary actions of many participants, including the Department of Housing Services, the Housing Authority of Washington County, area non-profit service providers, participating cities, non-profit and for-profit housing developers, advocacy groups such as the CHA, area planning departments, and Community Action. To enhance coordination, for each Action in this Plan, a Lead Contact has been designated. At a minimum, the Lead Contact has agreed to report annually on the progress made on the reported action. This information will be reported in the CAPER. The CDBG and HOME funding processes and priorities will be used to further the production of outcomes consistent with the benchmarks established in this plan.

In concert with Washington County, coordination will occur through the following entities:

- The Policy Advisory Board (PAB) oversees implementation of the Consolidated Plan, including the anti-poverty strategies. The PAB is made up of appointed representatives from cities within the County and generally meets monthly. The PAB reviews and approves projects for funding, recommends policy frameworks for local implementation of the CDBG, HOME and ESG programs, and provides a venue for the public hearings described in the Community Participation Plan. Washington County Office of Community Development staffs the PAB.
- The Coalition of Housing Advocates (CHA) provides a means to discuss and develop solutions to housing problems and to disseminate information. The CHA meets monthly and is staffed by the Department of Housing Services.
- The Housing and Supportive Services Network (HSSN) provides a means to coordinate with other agencies and non-profits. The HSSN meets monthly and is staffed by the Department of Housing Services.

Additional narrative for SP-70

The City of Beaverton provides grant funding for owner-occupied housing which adds to the affordable housing stock and allows families and seniors to stay housed. All the goals identified in the Consolidated Plan aim to reduce the number of households experiencing poverty and substandard housing. The City allocates the maximum amount allowable to support public services annually to further the anti-poverty efforts of many local area non-profits. Under the Public Services category, the City provides grant funding to non-profits who assist and support those who are at risk of homelessness or experiencing homelessness. Examples of those provided services, are children in need of shelter services or second homes, adult day centers for showering, washer and dryers, job placement services and access to permanent housing.

The County's HOME funding supports rental and owner-occupied housing within the City of Beaverton.

Associated goals include the construction of new affordable rental units, preserving existing affordable rental housing, and providing weatherization, rehabilitation, and accessibility improvements to affordable properties. It is a local policy that HOME funded units serve households at or below 50 percent AMI which helps to ensure a reduction in cost burden for households in these units. In addition, additional points in the competitive process are awarded to projects that have more units targeted to households below 50 percent AMI.

SP-80 MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Beaverton has been an entitlement jurisdiction for nearly 25 years. The City is monitored by an independent firm which also audits the city's CDBG program for OMB compliance. The City was also audited by HUD in 2023. The City's monitoring plan for subrecipient compliance has been reviewed by OMB and HUD staff.

The monitoring process allows the City to make informed judgments about subrecipients program effectiveness, efficiencies and ability to prevent fraud, waste and abuse of public funds. Monitoring also allows the city to provide technical assistance to help subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies and highlight accomplishments and best practices.

The City's annual monitoring goal is based on date of last monitoring, perceived or known risk and amount of award. Each program type (home repair, public services and economic development) is monitored in rotation and is either performed onsite or via a desk audit, depending on time, budget and availability of staff.

Annual Action Plan

AP-15 EXPECTED RESOURCES – 91.420(B), 91.220 (C)(1,2)

TABLE 18: EXPECTED RESOURCES – PRIORITY TABLE

PROGRAM	SOURCE OF FUNDS	USES OF FUNDS	EXPECTED AMOUNT AVAILABLE YEAR 1				EXPECTED AMOUNT AVAILABLE REMAINDER OF CON PLAN \$	NARRATIVE DESCRIPTION
			ANNUAL ALLOCATION: \$	PROGRAM INCOME: \$	PRIOR YEAR RESOURCES: \$	TOTAL: \$		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$679,728	74,500	\$0	\$754,228	2,315,532	Staff estimates CDBG grant entitlement award will not increase from PY24 award over the next five years. Therefore, PY24 entitlement was multiplied for 4 years. PY25 entitlement award increased by 41,343. The expected annual allocation has been subtracted from the five-year total expected amount available "remainder of Con Plan" amount.

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

The City is not planning to utilize other federal funds that require a match with CDBG at the time of this writing. However, the City has been successfully awarded two EDI CPF grants. One project, which was just completed is a year-round shelter that offers supportive services to help find permanent housing, mental health and medical care. The other project is an economic development office for non-profit business start-ups that is currently underway. Other federal grants that become available which supplement strategic priorities will be considered.

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

The City has been successful in leveraging publicly owned land and property to address the needs articulated in the Consolidated Plan to serve its low-income community. The City purchased the Longhorn Childcare Center in 2004 using the HUD Section 108 Loan and plans to continue leasing it to Community Action. The Beaverton Community Center, which was expanded with Section 108 funds, is slated to be demolished and a new 104-unit affordable housing development for seniors will take its place. The property has gone through a change of use and will remain in compliance with a National Objective.

In cooperation with Metro, the City of Beaverton is funding the construction of an 81-unit affordable housing project, which will be built on land donated by Metro. The land will then be transferred to REACH Community Development, who owns the housing development. In December 2024, the City of Beaverton opened its first year-round homeless shelter with capacity for up to 60 individuals. Shelter services are funded by Washington County's Supportive Housing Services and operated by a local non-profit.

AP-20 ANNUAL GOALS AND OBJECTIVES – 91.420, 91.220 (C)(3)&(E)

TABLE 19: GOALS SUMMARY

SORT ORDER	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEOGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Housing Stability	2025	2026	Affordable Housing	City of Beaverton	Housing Special Needs Populations	CDBG: 0	Public service activities for low/moderate income housing benefit: 0 Households Assisted Other: 0
2	Public facilities and public infrastructure	2025	2026	Non-Housing Community Development	City of Beaverton	Community Development Special Needs Populations	CDBG: \$197,382	Public Facility or Infrastructure Activities other than low/moderate income housing benefit: 50 persons assisted
3	Affordable Homeownership and Preservation	2025	2026	Affordable Housing	City of Beaverton	Housing Special Needs Populations	CDBG: \$200,000	Rental units rehabilitated: 40 household housing unit
4	Supportive Services	2025	2026	Homeless Non- Homeless Special Needs Non-Housing Community Development	City of Beaverton	Public Services Homelessness Special Needs Populations	CDBG: \$193,400	Public service activities other than low/moderate income housing benefit: 265 persons assisted Businesses assisted: 50 businesses assisted.
5	Planning and Administration	2025	2026	Planning and Administration	City of Beaverton	Homelessness Housing Special Needs Populations Community Development Public Services	CDBG: \$150,607	Other: 0 Other

TABLE 20: GOAL DESCRIPTIONS

1	Goal Name	Housing Stability
	Goal Description	To assist low income Beaverton residents with funds to increase housing stability including rental assistance, utility assistance, rehabilitation, and housing-related public services.
2	Goal Name	Public Facilities
	Goal Description	
3	Goal Name	Affordable Homeownership and Preservation
	Goal Description	
4	Goal Name	Supportive Services
	Goal Description	
5	Goal Name	Planning and Administration
	Goal Description	

AP-35 PROJECTS – 91.420, 91.220 (D)

Introduction.

The City of Beaverton uses its CDBG resources in several ways. Non-profit agencies are contracted with to provide services for homeless children, housing preservation through critical home repair and adaptations, and homeless prevention. Additionally, we fund micro-enterprise agencies who assist low income individuals looking for economic stability through owning and operating their own micro-businesses.

TABLE 21: PROJECT INFORMATION

#	PROJECT NAME
1	Longhorn Building Childcare Facility
2	CASA for Children
3	Boys and Girls Aid
4	Community Partners for Affordable Housing
5	Ecumenical Ministries of Oregon – Second Home
6	Hispanic Metropolitan Chamber
7	Micro-Enterprise Services of Oregon
8	Unlimited Choices Inc.
9	Rebuilding Together Washington County
10	Community Action Organization
11	Administrative Costs

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

The service priorities were highlighted as significant needs by residents and stakeholders through extensive outreach including surveys, needs assessments through interviews with stakeholders and public meetings and hearings, including but not limited to, anti-displacement and rent stabilization support, mental and public health services, childcare and youth services especially supporting unaccompanied youth, fair housing activities, and services that support economic security.

The 15% cap on public services continues to be an obstacle in providing services to an increasing low-income population, especially those facing homelessness through inadequate affordable housing stock.

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 22: GOAL DESCRIPTIONS

1	Project Name	Longhorn Public Facility
	Target Area	
	Goals Supported	Public Facilities and Public Infrastructure
	Needs Addressed	Special Needs Populations Community Development
	Funding	CDBG: \$197,382
	Description	Section 108 purchased public facility which houses a day center/ HeadStart needs maintenance and repair.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	50 HeadStart Low Income Families
	Location Description	City of Beaverton
	Planned Activities	Repair life health and safety building issues
2	Project Name	CASA for Children
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Court Appointed Special Advocates for children in the foster care system.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	90 Extremely low income children who are in foster care.
	Location Description	City of Beaverton
	Planned Activities	Court Appointed Special Advocates will accompany children in foster care to court hearings to advocate for their determined needs and support their success. These Advocates then file court reports to the judge with updates or requests for services and commit to staying with a case for the entire time the child(ren) is in protective custody.

3	Project Name	Boys and Girls Aid
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Supportive Services
	Needs Addressed	Homelessness Public Services
	Funding	CDBG: \$25,000
	Description	Shelter services for homeless youth
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 Beaverton homeless youth will receive 450 sheltered nights at the Boys and Girls Aid facility
	Location Description	Shelter is located in Hillsboro. However, Beaverton homeless youth are provided shelter at this location.
	Planned Activities	Funds will be used to provide 24/7 services to youth including emergency shelter, drop-in services, education re-engagement, family mediation, recreation and positive youth development activities, and housing navigation.
4	Project Name	Community Partners for Affordable Housing
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Supportive Services
	Needs Addressed	Housing Special Needs Populations Public Services
	Funding	CDBG: \$30,000
	Description	Resident services provide renters who live in CPAH owned properties provides opportunities, education, and preventative assistance to stay successfully housed. After school programs are also offered in this holistic approach.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	150 low-income households who live in CPAH owned affordable housing.
	Location Description	City of Beaverton CPAH Owned Properties

5	Planned Activities	This program provides eviction prevention, community building, and referral to community resources for CPAH residents. Our program assists residents with improving housing stability as well as staying independently housed as long as possible, overall supporting self-sufficiency. CPAH's Resident Services centers around housing stability and eviction prevention. Eviction prevention works with residents to ensure that their housing remains stable. Our resident services team helps residents navigate notices from property management and refer residents to resources. At CPAH we believe social connections decrease isolation and assist residents in creating a sense of community, furthering housing stability. Resident Services provides community building for residents at each apartment site, including youth programming at Spencer House and Cedar Grove. At The Barcelona, Resident Services provides Thrive in Place services to allow residents to age in place independently. The RSC strives to ensure seniors have what they need to remain successfully housed and self-sufficient. CPAH's Thrive in Place Program also addresses isolation, and the RSC works hard to ensure that residents can connect with one another.
	Project Name	Ecumenical Ministries of Oregon- Second Home
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Supportive Services
	Needs Addressed	Homelessness Housing Special Needs Populations Public Services
	Funding	CDBG: \$21,000
	Description	Partner unaccompanied teenagers with volunteer households who provide stable housing and resources so the teenaged participant can finish school and focus on studies.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 high school, teenaged students
	Location Description	City of Beaverton in various homes.
6	Planned Activities	Provide long term stable housing in volunteer host homes for unaccompanied students to focus on studies, gifts and talents ,graduate from high school, and pursue their future. Host homes are a safe and legally recognized housing solution for youth in the state of Oregon.
	Project Name	Hispanic Metropolitan Chamber
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Public Services

	Funding	CDBG: \$50,000
	Description	Support Beaverton residents through the Micro-Enterprise Small Business Development Program.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 low income individuals seeking economic stability through micro-enterprise ownership
	Location Description	Located in the City of Portland with satellite offices in Beaverton.
	Planned Activities	HMC will provide, at no cost to participants, culturally specific small business development services to low- and moderate-income households, empowering entrepreneurs to start, stabilize, or grow their businesses. This funding will allow us to dedicate a Bilingual Business Advisor to Beaverton to support the city's fast-growing community. Services include direct technical assistance, one-on-one coaching for business planning, marketing, financial management, and funding access, support for navigating licensing, permitting, and compliance requirements and workshops and training.
7	Project Name	Micro-Enterprise Services of Oregon
	Target Area	City of Beaverton
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$37,400
	Description	Provide 15 unduplicated very low and low-to-moderate (LMI) microbusinesses with 1:1 culturally specific technical assistance, education and access to capital.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 low income Beaverton residents seeking economic opportunities.
	Location Description	City of Beaverton
	Planned Activities	One on one technical assistance, education and access to capital. MESO will customize the support provided, selecting from our full range of services to meet the specific needs of each recipient. Through MESO's services, microentrepreneurs will build financial literacy and improve their credit, gain basic and advanced business skills, and have access to capital through lending as they start and grow microbusinesses and develop peer to peer business relationships.

8	Project Name	Unlimited Choices Inc.,
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Affordable Housing and Preservation
	Needs Addressed	Housing Stability Affordable Homeownership and Preservation
	Funding	CDBG: \$100,000
	Description	Critical home repairs for traditional homeowners and mobile homeowners including parks
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 low income homeowners
	Location Description	Beaverton households in various yet to be determined locations.
	Planned Activities	Projects include roof repair, electrical repair, plumbing repair, porch and stairs repair, furnace repair and other needed repairs for health and safety including disability adaptations such as ramps, accessible showers and toilets and grab bars.
9	Project Name	Rebuilding Together
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Affordable Homeownership and Preservation
	Needs Addressed	Housing Special Needs Populations
	Funding	CDBG: \$50,000
	Description	Home Repair for low-income, elderly homeowners
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 low income Beaverton homeowners
	Location Description	Various addresses in the City of Beaverton
	Planned Activities	Provide home repair services with a focus on the elderly. Services/repairs include roof replacement/repair, plumbing, electricity, etc. Volunteer time will be leveraged as much as possible. Projects focus on keeping elderly frail housed in affordable.
10	Project Name	Community Action Organization
	Target Area	City of Beaverton
	Goals Supported	Housing Stability Affordable Homeownership and Preservation

	Needs Addressed	Housing Special Needs Populations
	Funding	CDBG: \$50,000
	Description	Serve low-income Beaverton residents by providing upgrades to windows and HVAC systems as well as emergency repairs.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 low-mod income Beaverton homeowners
	Location Description	Various addresses within the City of Beaverton
	Planned Activities	Upgrades to HVAC systems and windows in partnership with the Energy Trust of Oregon as well as emergency repairs, housing stability. Success will be measured by the number of homes served, savings achieved, and client satisfaction.
11	Project Name	Administrative Costs
	Target Area	City of Beaverton
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$150,607
	Description	To cover costs for CDBG staff salaries, ads for public notices, copies and training.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Admin and planning costs to serve low income Beaverton residents
	Location Description	
	Planned Activities	planning and support of the CDBG program

AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220 (F)

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

Geographic service area is within Beaverton city limits. 100% of funds will be allocate within Beaverton city limits.

TABLE 23: GEOGRAPHIC DISTRIBUTION

TARGET AREA	PERCENTAGE OF FUNDS
City of Beaverton	100

Rationale for the priorities for allocating investments geographically.

The City has not designated any particular geographic area as a priority. The services we provide using CDBG funds must benefit low-to-moderate-income persons that reside within the city limits of Beaverton.

Discussion.

Activities/Projects use city provided mapping as well as zip codes to verify persons seeking services live within City of Beaverton limits. CDBG staff spot checks addresses for compliance during regularly held audits. Homeownership and Home repair programs are reviewed for geographic compliance with every project undertaken.

AP-85 OTHER ACTIONS – 91.420, 91.220 (K)

Introduction.

The following are other actions the city plans to take during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional partners and structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

The city will continue to; provide housing navigation services for Beaverton residents, pursue improved connectivity within the housing delivery system, and encourage more training at the direct services level. The CDBG Coordinator is very involved in discussions around meeting needs. The coordinator is a member of the Washington County Housing and Supportive Services Network (HSSN) and participates in relevant ad hoc committees. They are also a member of the National Community Development Association and Northwest Association of Community Development Managers. The coordinator attends trainings and roundtables where obstacles to meeting underserved needs are discussed/addressed. The city awards all of its allowable public services funding in homeless prevention in implementing A Road Home, which is a collaborative approach to addressing the needs of people experiencing homelessness in Washington County.

Actions planned to foster and maintain affordable housing.

The Consolidated Plan guides the city with regard to the annual activities it undertakes to meet objectives outlined in the Consolidated Plan. The Consolidated Plan also provides the strategies and approaches the city plans to use to implement Annual Action Plan objectives. The projects outlined in AP-38 include affordable housing objectives. The city will continue to provide homeownership opportunities to low-moderate-income residents as well maintaining its ongoing housing rehabilitation program providing services to low and moderate-income homeowners and eligible tenants in eligible properties. Work includes critical small, medium, and large repair, replacement, modification, and accessibility adaptations. In addition to CDBG-funded activities, the city allocates general fund resources to support affordable housing development including efforts to establish the improvement and preservation of naturally occurring affordable housing. The city also provides property tax exemption for nonprofits for regulated affordable housing. As mentioned previously, the city is planning for more than 218 units of new affordable housing through an affordable housing bond managed by our Metro regional government, and the city will contract with another homeownership provider using general fund dollars, increasing access to homeownership.

Actions planned to reduce lead-based paint hazards.

Through the city's housing rehabilitation program, subrecipients are required to have staff trained in the recognition, handling and removal of lead-based paint. Results are sent to the city and remediation performed if necessary. The City of Beaverton is looking forward to applying for a grant through the Healthy Homes Lead Grant as it becomes available. This would benefit primarily low- and moderate-income homeowners in pre-1978 homes who have children under the age of 6 as well as others with lead-based paint needs

Actions planned to reduce the number of poverty-level families.

Throughout this document the city identifies objectives which are intended to reduce the number of poverty level families. These actions include funding for family and youth shelters, youth placement with host families, emergency rent and utility payments, and increasing income for low-income families via microenterprise technical assistance. In addition to meeting Con Plan objectives CDBG staff employ efforts to reduce the cost-of-service delivery by working collaboratively with other jurisdictions and social service providers to bring together many years' experience and intellectual capital to foster creative methods on funding and reducing poverty in the area. The City of Beaverton

works closely with Washington County, City of Hillsboro, the HSSN, NCDA, Northwest Association of Community Development Managers (NWACDM), and the Coalition of Housing Advocates (CHA), to name only a few. The City of Beaverton is recognized as one of the most welcoming cities in the state and prioritizes engaging with all residents. Through Beaverton's CDBG funded home rehabilitation and adaption activities, low-income families are kept in safe and livable environments to prevent homelessness and remove barriers to enable recipients to focus on employment and educational goals.

Actions planned to develop institutional structure.

Community Development staff are committed to facilitating collaborative efforts within the city that engage multiple departments. The city's five-year guidance for city housing work is provided by the city's Housing Five Year Action Plan which will include an annual performance report, beginning this year. Goals in the action plan are cross-departmental and provide a measure of accountability and progress for staff.

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

The city has taken a very proactive approach in its actions to enhance coordination between public and private housing and social service agencies. The city has a yearly contract with the Fair Housing Council of Oregon to provide training with tenants and landlords. The last Fair Housing training with landlords also included presentations from the Oregon Law Center and the Washington County Housing Authority. Through the implementation of the Metro Affordable Housing Bond, the city has strengthened relationships with affordable housing developers and general contractors. In order to streamline and prioritize this work, the city hired an Affordable Housing Community Engagement Coordinator in the last year who focuses on community engagement leveraging nonprofit partnerships, Fair Housing events, and events designed to increase participation from smaller sub-contractors affordable housing development.

Discussion.

Through the locally funded affordable housing bond, Washington County (Beaverton, Hillsboro and Washington County's Department of Housing Services) received \$188.3 million to develop 1,315 units of affordable housing. In order to accomplish this, public and private housing providers as well as social service agency have been engaged to assist in the coordination of this effort. Local property owners have been contacted; notices of funding availability have been issued with replies coming from non-profit housing agencies as well as private developers who will partner with non-profits to build this housing. Social Service agencies are an integral component in providing the necessary residents services to support the needs of the population who are considered extremely low income as defined by HUD. Location to public and private transportation, health facilities, schools are also kept in mind in while avoiding concentrating poverty in one area, with the understanding residents want to live in a viable area as well. As described above, decisions to hire staff and the ensuing outreach to move these projects, has taken a tremendous effort on the part of the private and public sector. As this was a Consolidated Plan year, we received feedback from the community, non-profits and private sector informing the Consortium of what they see as unmet needs of low-income residents. This input will be used to determine paths taken moving forward and be reported in future Annual Action Plans.

AP-90 PROGRAM-SPECIFIC REQUIREMENTS – 91.420, 91.220 (L)(1,2,4)

Community Development Block Grant Program (CDBG) | Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	74,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	74,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

A minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- to moderate-income in Program Year 2025, However, the city goal has always spent 100% of its entitlement on Low-Mod income Beaverton Residents

APPENDIX A

COMMUNITY PARTICIPATION PLAN

Washington County Consortium

Background

This Community Participation Plan (CPP)⁸ sets forth policies and procedures to provide for and encourage participation by community members of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium) in the development of the county's and cities' Consolidated Plan⁹. The CPP also applies to any substantial amendments to the Consolidated Plan, the preparation of the Annual Action Plan (AAP), which sets annual goals toward meeting the Consolidated Plan objectives, and the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), which reports progress in meeting Consolidated Plan objectives.

The provisions of the CPP fulfill statutory and regulatory requirements for community participation specified in the US Department of Housing and Urban Development's (HUD) rules for the Consolidated Plan, the Analysis of Impediments, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program.

Encouraging Community Participation

The Washington County Consortium's overall strategy for coordinating federal and other housing and community development resources is to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, particularly for low- and moderate-income persons.

Resident Engagement. In developing the Consolidated Plan, the Consortium will undertake community engagement efforts that are culturally responsive and encourage participation from historically marginalized populations, including:

⁸ 24 CFR Part 91.105 requires that jurisdictions adopt a citizen participation plan that sets forth the jurisdiction's policies and procedures for citizen participation in the HUD-funded programs. As an effort to be more inclusive (and to use more inclusive language), Washington County and the Cities of Beaverton and Hillsboro refer to this document as the Community Participation Plan (CPP). The CPP adheres to all federal requirements under Part 91. The CPP has been reviewed by Root Policy Research as part of its scope of work on the Consolidated Plan.

⁹ For the purposes of this document, Equity Plan means any federal requirement to conduct a study of barriers to housing choice. The Equity Plan may also be known as the Assessment of Fair Housing or Analysis of Impediments.

- Low to moderate income persons, particularly those living in areas where funds are proposed to be used
- Residents of predominantly low- and moderate-income neighborhoods, targeted revitalization areas and/or slum and blighted areas
- Non-English speaking persons and/or persons with limited English proficiency (LEP),
- Communities of color
- Persons with disabilities
- Residents of public and assisted housing developments
- Recipients of tenant-based rental assistance.
- And others who experience barriers to affordable housing

Innovative Outreach. Washington County and the Cities of Beaverton and Hillsboro are committed to utilizing innovative outreach tactics that are inclusive and culturally responsive to ensure participation from all residents, especially historically marginalized populations. Innovative outreach tactics include: community-wide surveys (in multiple formats), focus groups, listening sessions, public meetings, and/or public hearings. The outreach will be guided by our Language Access Policy. The types of outreach and engagement will vary from program year to program year depending on opportunities to engage and other outreach.¹⁰

- When **communitywide surveys** are utilized, they will be offered in both an online and paper format. Efforts to promote the survey will be undertaken by the local jurisdictions and relevant partnerships with housing and service providers and community navigators, which could include email blasts with the online survey link and locations to retrieve a physical copy, survey flyers with QR codes, social media posts, press releases, and distributing survey materials to stakeholders to share with their contacts.
- In providing notices for **community meetings, listening sessions, and public hearings**, notification efforts may include: advertising on TV/radio/newspaper/social media channels used by non-English speaking persons; distributing flyers in affordable publicly assisted housing developments; and partnering with stakeholders/providers who work directly with the populations identified above. All meetings will provide translation and interpretation and childcare provision when requested.

Broad Outreach. Recognizing the importance of transparency and reaching the broader community, community-wide surveys and information about community meetings, listening sessions, public hearings, and other notices will also be available on jurisdiction websites.

¹⁰ For example, if a city is fielding a similar resident survey to inform other initiatives, a survey would not be fielded for consolidated planning to avoid survey fatigue.

Stakeholder Consultation. Stakeholders working in the areas of housing, community development, economic development, supportive services, natural hazards, broadband, and those serving special needs populations will be consulted through community meetings, focus groups, or one-on-one interviews. Interested groups include local and regional institutions, the Public Housing Authority, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the Consolidated Plan. Their input will be considered in assessing needs, setting priorities, and in performance evaluation.

Policy Advisory Board, Beaverton City Council, and Hillsboro City Council

The Washington County Policy Advisory Board (PAB) serves as the advisory board to the Washington County Board of Commissioners for the planning, implementation, evaluation and policy formulation for the County’s CDBG, HOME and ESG programs. The City of Beaverton and the City of Hillsboro’s respective City Councils are the final approving authority for each City’s CDBG funding activities.

Public Notices and Outreach

An informed community is critical to effective and responsive housing and community development programs. Efforts to educate and involve community members - especially low- and moderate-income residents, residents living in areas where funds are likely to be used, and residents with disabilities—are an ongoing element of the Consolidated Plan development process.

The timing and process for public notices and outreach is as follows ¹¹:

Public hearings—notices will be published 14 calendar days in advance of the hearing date.

Availability of draft plans for public comment (Consolidated Plan, Annual Action Plan, Equity Plan, Consolidated Annual Performance and Evaluation Report (CAPER))

Community Participation Plan—community members will be afforded 30 days to comment on a new CPP or substantial revisions to the CPP. Substantial means significant changes in how the public is able to be engaged in the Consolidated Plan and Annual Action Plan and how hearings and draft comment periods are noticed.

¹¹ In the event of a city, state or national emergency declaration or similar significant event that requires an immediate distribution of funds, these timeframes may be shortened. Guidance from HUD will be followed as available; in the absence of such guidance, the County will use a reasonable period of notification weighing the benefits of immediate fund distribution.

Consolidated Plan—community members will be afforded 30 days to comment on the draft five-year Consolidated Plan.

Annual Action Plan—community members will be afforded 30 days to comment on each year's Annual Action Plan.

CAPER—community members will be afforded 15 days to comment on each year's Consolidated Annual Performance and Evaluation Report (CAPER).

All notices will be written in plain, simple language. Notices about hearings and the availability of draft plans will be posted in:

- Prominent locations on jurisdiction websites and e-mailed to organizations that work with target residents.
- In a local newspaper if in circulation and not cost-prohibitive.

In a community newspaper (in print or online) especially papers that cater to target populations and are in languages read by Limited English Proficiency (LEP) community members, as available.

The County will maintain a mailing list (electronic and/or paper) of parties interested in the Consolidated Plan and/or funding availability for projects for the Consortium. The Consortium's mailing list includes social service organizations, local jurisdictions, neighborhood groups, previous participants and commentators, and others expected to have an interest in providing feedback on the plan. This list is updated continuously and available for review at the Washington County Office of Community Development. Additionally, e-mail listservs, such as the Housing and Supportive Services (HSSN) or Coalition of Housing Advocates (CHA) will be utilized to expand the outreach effort.

Public Hearings and Meetings

The Consortium will conduct at least two public hearings a year to obtain community members' feedback and to respond to comments and questions regarding the County's and Cities' planning efforts. Hearings occur at different stages of the consolidated planning and fair housing process and will together address:

- Housing and community development needs,
- The proposed use of program funds, through the Annual Action Plan, and
- Program performance during the past year, through the Consolidated Annual Performance and Evaluation Report.

At a minimum, one hearing will be held before each year's proposed Annual Action Plan and the five-year Consolidated Plan is published for comment so that the Consortium may obtain community members' feedback on needs and priorities in the areas of housing and community

development. At least one public hearing will be held during the 30-day comment period to gather comments on draft plans.

Hearings will be held at convenient times and either virtually or in locations, near public transit, and in places where people most affected by proposed activities can attend.

The Consortium will utilize public hearing facilities that are accessible to persons with mobility challenges. The Consortium will provide appropriate materials, equipment, and interpreting services to facilitate the participation of limited-English proficient/non-English speaking persons and persons with visual and/or hearing impairments when notice is received five days in advance of the public hearing date. Interpreters will be provided at public hearings where a significant number of limited-English proficient/non-English speaking community members are expected to participate.

If, in the event of a declared city, state or national emergency declaration, every attempt will be made to hold the public hearing either completely virtually or in person with a secondary method of interaction such as conference call, social media or web crossing option for virtual participations. In such an event, access information will be posted to the Community Development website at: washingtoncountyor.gov/commdev.

Depending on available resources and staffing, the Consortium may exceed these requirements.

All public hearings and public meetings associated with the Consolidated Planning process will conform to the Oregon Open Meetings Law.

Draft Consolidated Plan, Annual Action Plans, and the Equity Plan—and substantial amendments to plans

The Consortium will publish its proposed Consolidated Plan, Annual Action Plan, and Equity Plan in a manner that affords community members, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments.

The proposed or public comment draft of the Annual Action Plan will be a complete document that includes:

- The estimated amount of assistance the participating jurisdictions expect to receive (including grant funds and program income), and
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

The summary will describe the contents and purpose of the Plan and include a list of the locations where copies of the proposed Plans may be obtained or examined. Flyers or signage notifying the public of the availability of the draft Plans with URLs and QR codes directing the

public to the posting of the plans will be displayed in a prominent place at libraries and community centers in low to moderate income neighborhoods.

Community members and community groups may obtain a reasonable number of free copies of the proposed Consolidated Plan, Action Plan, or Equity Plan by contacting the Washington County Office of Community Development at (503) 846-8814 or at cdbg@washingtoncountyor.gov.

Public Comments on Plans

Comments may be submitted in writing via email and/or mail using the information below during the 30-day comment period. Comments may also be submitted orally by phone or at public hearings and meetings. All comments and feedback will be considered in finalizing plans. A summary (including any feedback not accepted and the reasons therefore) shall be attached to the final plans.

Washington County Office of Community Development staff will prepare a summary of all comments received and, in cases where any community members' feedback are not accepted, provide reasons for the decision. This documentation will be attached to the plans, which will be available to the public.

Washington County
Office of Community Development
328 West Main Street, MS #7
Hillsboro, OR 97123
(503) 846-8814
cdbg@washingtoncountyor.gov

City of Beaverton
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
(503) 526-2433

City of Hillsboro
Community Development Department
150 E. Main Street, 4th Floor
Hillsboro, OR 97123
(503) 681-6153

Consolidated Annual Performance Evaluation Reports (CAPER)

Performance reports on programs covered by the Consolidated Plan are to be prepared by Washington County, the City of Beaverton, and the City of Hillsboro for annual HUD submission 90 days after the start of each program year (July 1).

Draft performance reports will be made available through the established network of program participants, service providers, local jurisdictions, and partner agencies. The draft performance report will be available for comment for no less than fifteen (15) days, and any public comments received will be reported in an addendum to the final performance report.

Technical Assistance

Groups or individuals interested in obtaining technical assistance to develop project proposals or apply for funding assistance through HUD entitlement programs covered by the Consolidated Plan may contact the staff of Washington County's Office of Community Development, the City of Beaverton's Community Development Department, and the City of Hillsboro's Community Development Department. Such assistance may be of particular use to neighborhood improvement organizations, nonprofit service providers, and for-profit and non-profit housing development groups that serve or represent persons of low-and moderate-income. Pre-application workshops offer basic program information and materials to potential project sponsors, and staff from all three offices provide in-depth guidance and assistance to applicants and program participants on an on-going basis.

In addition to the information available at regular funding workshops and public hearings, the Consortium will hold special workshops when it initiates its five-year Consolidated Plan process. Among other topics, these workshops will educate agencies, local governments, nonprofits, and members of target groups on the elements of the Consolidated Plan process, the relationship between the Consolidated Plan and funding decisions on Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) applications.

Displacement

Displacement of persons by activities or projects funded through HUD entitlement programs is discouraged by Washington County, the City of Beaverton and the City of Hillsboro. All written materials regarding funding programs, all workshops for potential applicants, and all application materials include information on anti-displacement policies and caution applicants to discuss any activities that may entail displacement with the local jurisdiction staff in advance of submitting funding proposals.

If displacement is unavoidable, benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act (URA) regulations. Sponsors of projects that may involve displacement must submit a General Information Notice (GIN) to every person or business impacted at the point of application for federal assistance. In addition, the Sponsor of

the project must submit a Relocation Plan to the respective entitlement grantee. Subsequent notices (type of notice and expected due date) to affected parties must be identified in the Plan as required by the Uniform Relocation Act.

Amendments to the Consolidated Plan and Action Plan

Pursuant to HUD regulations, an amendment to the Consolidated Plan and Action Plan is required whenever the local jurisdiction intends to:

- Change allocation priorities or its method of distributing HUD entitlement funds,
- Utilize entitlement funds (including program income) to carry out an activity not previously described in the Action Plan, or
- Change the purpose, scope, location, or type of beneficiaries of an activity.

These can be defined as an amendment or a substantial amendment. The Washington County Consortium has defined a substantial amendment as:

- A change in the distribution of funds among eligible activities when that change increases or decreases the allocation of funds available for that activity by 25% or more.
- Addition of a new activity that was not anticipated by the Five-year plan when goals were established.
- New, significantly increased (15% overall increase in total funding), or unanticipated funding is received from HUD.

The Washington County Consortium has defined an amendment as:

- Changes in subrecipients receiving funding;
- Amendments to subrecipient program budgets if these do not change distribution of funds among activities substantially (see above);
- Allocating a different year's funding (including entitlement funds and program income) than originally approved as long as this funding is consistent with Consolidated Plan priorities and goals;
- Cancelling or defunding an activity or program if none or some of the funds were not expended. Such funds can then be re-allocated to other activities in a subsequent Annual Action Plan.

Prior to their implementation, such changes are reviewed under various federal or local requirements (particularly rules on procurement and/or policies on the allocation of public resources). The approved amendments that do not qualify as a substantial amendment will be noted in the applicable CAPER.

Substantial amendments to the Consolidated Plan and Action Plan are subject to a formal community participation process and will follow the above procedures for formal noticing of public hearings and community member comment period in this CPP.

Community Participation during Disaster or Emergency Events

It may be necessary for the county to expedite actions in the event of a declared disaster or emergency or similar event.¹²

This situation may require an expedited substantial amendments incorporating new funding, funding new activities and/or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. When authorized by HUD, the county may use HUD block grant funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments. The county will follow HUD guidance in these cases.

It may also be necessary to revise public participation, noticing and public hearing procedures in the event of a declared disaster or emergency. Reasonable notification may be defined as 72 hours advance notice or less, depending upon the circumstances of the meeting. When an in-person public hearing is not permitted due to social distancing or stay-at-home orders, virtual meetings may be held with reasonable notification and access for community participation.

The county will follow its internal protocol for virtual meetings, providing an opportunity to receive public comment virtually or via email (in lieu of speaker cards or in-person testimony). Meetings will be livestreamed for public review.

Access to Records

To the extent allowed by law, interested community members and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan, Analysis of Impediments and Annual Action Plan, project evaluation and selection, HUD's comments on the plan, and Consolidated Annual Performance and Evaluation Reports.

Additionally, materials on entitlement programs covered by the Consolidated Plan—including activities undertaken in the past five years—will be made available to any member of the public who requests information from the Washington County Office of Community Development, the City of Beaverton Community Development Department, or the City of Hillsboro's Community Development Department. A complete file of community comments will also be available for review by interested parties.

¹² Examples include chemical spills, significant power outages, earthquakes, wild fires, flooding, mass rioting, terrorism events (including cyberattacks), or public health issues, such as wide-spread disease like the 2019/2020 COVID-19 pandemic

After receiving notice of HUD's approval of the Consolidated Plan, Analysis of Impediments, Action Plan and CAPERs, Washington County Office of Community Development staff will post final versions on its website.

Community Members Complaints

All materials related to the Consolidated Plan, Annual Action Plan, and Analysis of Impediments (and to specific programs governed by the plans) shall include the names and contact information of appropriate persons designated as lead contacts. Inquiries, complaints, or grievances raised by members of the public will be addressed immediately, with every effort made to satisfactorily resolve issues prior to their becoming the subject of a formal complaint.

Complaints may be submitted in writing via email and/or mail using the information below.

Washington County
Office of Community Development
328 West Main Street, MS #7
Hillsboro, OR 97123
(503) 846-8814
cdbg@washingtoncountyor.gov

City of Beaverton
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
(503) 526-2433

City of Hillsboro
Community Development Department
150 E. Main Street, 4th Floor
Hillsboro, OR 97123
(503) 681-6153
cdbg@hillsboro-oregon.gov

Any written complaint or grievance will be investigated promptly and reviewed by the appropriate program manager or department head. A written response will be made to the complainant within no more than fifteen (15) working days, where practicable. Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

APPENDIX B

Language Assistance Policy (LAP)

Objective. To establish procedures for providing access, translation, interpretive services, and instructions in support of Washington County’s Title VI Civil Rights Act of 1964 Compliance Plan and Language Assistance Policy.

Definitions.

- Interpretation—The act of listening to a communication in one language (source language) and orally or through visually perceived sign language converting it to another language (target language) while retaining the same meaning.¹³
 - Consecutive Interpretation—An interpreter listens to a consecutive speech in the source and language and then translates all the contents in the target language.
 - Simultaneous Interpretation—An interpreter translates into the target language as quickly as possible while the speaker is still speaking in the source language.
- People needing language assistance (also referred to as Limited English Proficiency)—A person who does not speak English as their primary language and has a limited ability to read, write, speak, or understand English.¹⁴
- Meaningful access—Language assistance that results in accurate, timely and effective communication at no cost to an individual needing such assistance. This meaningful access must not be significantly restricted, delayed or inferior as compared to programs or activities provided to English-proficient individuals.
- Qualified Translator or Interpreter—An in-house or contracted translator or interpreter who has demonstrated their competence to interpret or translate through certification or is authorized to do so by contract with the County or by employer designation.
- Safe Harbor Language—Provisions of federal regulations whereby 1) a language other than English is preferred by individuals within a given geography and 2) the group of people relying on a particular non-English language exceeds 5% of that geography’s total population or is greater than 1,000 individuals, whichever is less.

As stated in federal regulations, “a ‘safe harbor’ means that if a [federal grant] recipient provides written translations under these circumstances, such action will be considered strong evidence of compliance with the recipient’s written translation obligations.”¹⁵

¹³ <https://www.justice.gov/sites/default/files/open/legacy/2012/05/07/language-access-plan.pdf>

¹⁴ Washington County Title VI of the Civil Rights Act of 1964 Compliance Plan, January 19, 2021, Page 8.

¹⁵ 67 C.F.R. 41463 (2002).

- Translation—The replacement of written text from one language (source language) into an equivalent written text in another language (target language).³ An additional type of translation is sight translation, which is defined as an oral rendering of written text into spoken language by an interpreter without change in meaning based on a visual review of the original text or document.¹⁶
- Vital Document—Any document that is critical for ensuring meaningful access to major activities and programs by people in general and people needing language assistance. Vital documents may include but are not limited to:
 - Written notice of rights, denial, loss, or decrease in benefits or services,
 - Claim or application forms (leases or housing rental agreements),
 - Notices regarding the availability of language assistance services at no cost to the individual (preferred language cards),
 - Public outreach or educational materials,
 - Certain consent orders, decrees, memoranda of understanding, or other types of pleadings or litigation materials (consent to medical treatment),
 - Administrative complaint, release, or waiver forms,
 - Letters of findings,
 - Letters or notices pertaining to statutes of limitations, referrals to other agencies, decisions to decline to investigate a case, or case disclosures, and
 - Notices of community meetings or other community outreach activities.

Meaningful Access: The Four Factor Analysis

Recipients of federal funds are required to take reasonable steps to ensure that non-English speaking and Limited English Proficiency (LEP) persons have meaningful access to critical services and documents (without imposing an undue financial burden on local government). Washington County’s assessment of language assistance services is conducted annually using a Four Factor Analysis established by HUD.¹⁷

The Four Factor Analysis is completed by the County’s Administrative Office and the Office of Equity, Inclusion and Community Engagement and considers the following factors:

¹⁶ <https://www.justice.gov/sites/default/files/open/legacy/2012/05/07/language-access-plan.pdf>

¹⁷ U.S. Department of Housing and Urban Development, “Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons” 72 F.R. 2732 (Jan. 22, 2007).

1. The number or proportion of LEP persons served or encountered in the eligible service population;
2. The frequency with which LEP persons come into contact with the County's programs, services, and staff;
3. The nature and importance of the program, activity, or service provided by the County;
4. The availability and cost of resources.

FACTOR 1: The number and proportion of LEP persons served or encountered in the eligible service population in Washington County. Persons who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English are considered LEP, and may need language assistance with respect to a particular type of service, benefit, or encounter.

Total LEP population. According to 2022 American Community Survey (ACS) data, there are 47,350 individuals over the age of five years who speak English “less than very well” in Washington County—equivalent to 8% of the county's total population.

In Beaverton, 7,292 speak English “less than very well” (8% of the population); in Hillsboro the number is 9,556 (9%).

LEP languages. Within Washington County's LEP groups, the languages with the highest *number* of residents who do not speak English well, are Spanish (24,563 individuals), Vietnamese (3,890), and Chinese (3,268) primary speakers – as well as other Asian and Pacific Islander languages (4,682 individuals across language).

Consistent with the County, Beaverton's LEP population is largely comprised of Spanish speakers who do not speak English very well (3,098), and Vietnamese (806) and Chinese (826) speakers.

Hillsboro's LEP population includes Spanish speakers who do not speak English very well (4,469), Vietnamese speakers (1,116), and Other Asian and Pacific Islander language speakers (2,008).

Number of LEP Residents by Language and Percentage of each Language Group who are LEP

	Washington County		Beaverton		Hillsboro	
	Num.	Pct.	Num.	Pct.	Num.	Pct.
Spanish	24,563	4%	3,098	3%	4,469	4%
Vietnamese	3,890	1%	806	1%	1,116	1%
Chinese	3,268	1%	826	1%	512	0%
Other Asian languages	4,682	1%	604	1%	2,008	2%
Korean	1,860	0%	269	0%	325	0%
Russian/Polish/Slavic	2,782	0%	344	0%	132	0%
Arabic	1,258	0%	299	0%	108	0%
Other Indo-European	2,593	0%	459	1%	302	0%

Note: Data from the American Community Survey relies on self-reporting and does not specify various dialects spoken within a language (e.g. for Chinese-speaking individuals, Mandarin, Cantonese, etc.). Data for Beaverton and Hillsboro are shown for 2015 as this is the most recent data year available on the U.S. Census Bureau.

Source: 2015/2022 American Community Survey estimates.

Safe Harbor Languages are determined by the County's population of people with Limited English Proficiency (LEP). If the group of people relying on a particular non-English language exceeds 5 percent of that geography's total population or is greater than 1,000 individuals, their language is considered a "Safe Harbor" language, and we are required to provide written translations of vital documents in all of these languages.

Given HUD's Safe Harbor Guidelines:

- Washington County will translate vital documents in Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, and Somali
- Beaverton will translate vital documents in Spanish
- Hillsboro will translate vital documents in Spanish and Vietnamese.
- For all other language groups listed above, the jurisdictions will provide translated written notices of the right to receive oral interpretation of documents.

Safe Harbor Guidelines

Size of Language Group	Recommended Provision of Written Language Assistance
1,000 or more in the eligible population in the market area or among current beneficiaries	Translated vital documents
More than 5% of the eligible population or beneficiaries and more than 50 in number	Translated vital documents

More than 5% of the eligible population or beneficiaries and 50 or less in number

Translated written notice of right to receive free oral interpretation of documents.

5% or less of the eligible population or beneficiaries and less than 1,000 in number

Provide translation only when specifically requested.

FACTOR 2: The frequency with which LEP persons come into contact with County programs, services, and department staff. On average, an individual or family may come in contact with Office of Community Development staff at least two times per year.

FACTOR 3: The nature and importance of the program, activity or service provided by the County. The provision of affordable housing, housing assistance, and other programs/services meet critical needs in all communities. In Washington County, full translation will be provided for all program flyers and upon request for program summaries, applications, and similar documents.

FACTOR 4: The availability and cost of resources.

Countywide Administrative Procedures

Identifying People Needing Assistance and Non-English Languages

Staff will promptly identify the language and communication needs of any person seeking services from the County. If necessary, staff will use the language selection card or language preference card (both are described below).

Additionally, when records are kept of interactions with customers, the non-English language used to communicate with the person will be included as part of the record.

Assisting Individuals Responsively and Proactively

Employees may take the following steps in assisting members of the public needing language translation or interpretation services in the field or at County facilities. In each instance, the language assistance would be offered at no cost to the individual being assisted.

Language Selection Card. All front desks, reception, and intake areas where the public might engage with County staff should have a language selection card prominently displayed. A smaller version of this card should be stored in the glove compartment or similar area of all County vehicles.

This card provides customers the opportunity to select their preferred communication language. The back of the language card provides users step-by-step guidance to call that

department's selected translation service and provide the appropriate billing account information to open a translation request.

This guidance includes the following steps for when a community member relying on a language other than English is seeking assistance in the course of County business:

- Politely direct them to the Language Selection Card.
- Upon identifying the requested language, indicate that you are calling for assistance.
- Contact one of the contracted vendors listed on the back of the Language Selection Card. (Contracted vendors are described in detail in the following sections).
- Record the instance where interpretation services was needed in one of two ways:
 - In the Language Access Log on Horizons at:
<https://horizons.co.washington.or.us/LEAP/Limited-English-Assistance-Log.cfm>,
or
 - In a log that your department may already use to archive instances of language service requests.
- Using either channel for recording instances of language assistance, please standardize the data being collected as follows:
 - Department,
 - Your name,
 - Date and time,
 - Language requested,
 - Location of resident (Note: Only report general community location names as volunteered by the individual(s) seeking language assistance. For purposes of logging instances of language assistance, do NOT collect or request information that would identify this resident further, including but not limited to: residential address, national origin, and/or religious beliefs).

The Office of Equity, Inclusion and Community Engagement will gather these data annually as part of the County's overall language assistance efforts.

Language Preference Card. The County will provide Preferred Language Cards to people needing language assistance. Language Preference Cards will include the following information in English and each of the Safe Harbor languages:

- "I speak [*language*]. I need language help. Please give me a qualified or certified interpreter in my spoken language. Please note this language in your permanent records. Title VI of the Civil Rights Act of 1964 requires all federally funded agencies to provide free language access services."

Language Preference Cards in each of the Safe Harbor should be available and provided as needed at all areas where the public or clients or customers might engage with County staff. This will include: front desks, reception and intake areas, and places where clients receive services.

Language Preference Cards will also be distributed to community partners to share with the people they serve who may need language assistance.

Assessing the Need for Translation of Vital Documents

In cases where a member of the public has requested translation of a document, County departments must take reasonable steps to do so at no cost to the requester.

Even if no request has been made, departments should follow these procedures with respect to determining when and how extensively translation should be accomplished.

Using the Translation Decision Flowchart. Departments should follow the procedures outlined below when using the Translation Decision Flowchart:

- Determine the geography to be targeted for communication. Examples include established areas such as countywide, urban unincorporated areas, a specific city or cities, rural areas, Community Participation Organizations, law enforcement patrol areas, library service areas and so forth.

Examples might also be project-specific, such as properties immediately adjacent to a transportation improvement project, a school enrollment catchment area and so forth.

- Determine what proportion of people in the targeted geography speak English “less than very well” as indicated in recent data from the U.S. Census Bureau, school districts, and/or other sources. If more than 1,000 people or 5% of the people in a targeted geography rely on a non-English language to communicate, consider using the next two steps as a guide for further action.

For geographies that are smaller than countywide, use data from the U.S. Census Bureau, school districts, the County’s annual “Four-Factor” assessment and other official sources. To assist with these smaller geographies, use the mapping tool found on this page of Horizons:

<http://washco.maps.arcgis.com/apps/webappviewer/index.html?id=bedcae804b7a4cc98eb9ab017da14033>.

- Determine the level of importance of the content to be communicated and strongly consider translation whenever content is of greater importance. Use the following four categories as a guide:
 - **Life Safety/Emergency**—Information that would the preservation of life safety or property in the context of an emergent event such as an earthquake, wildland

or structural fire, episode of unhealthy air or water quality, and so forth. It would also include information affecting an individual's access to County services that are vital to basic human needs such as shelter, health care, or due process protections regarding incarceration, foreclosure of residential property, and so forth.

- **Prevention/Preparedness**—Information that would enable an individual or family to make choices or benefit from programs in a non-emergency context to avoid loss of life, injury or disease. Examples would include guidance about vaccinations, use of smoke detectors, treatment of addictions, retrofitting structures for earthquakes and so forth.
 - **Community Engagement/Governance**—Information that would facilitate the full participation of individuals in democratic processes and improved quality of life including access to content at public meetings, town halls, community surveys, voter registration and elections and so forth.
 - **Other Content**—All other information of relevance to the public but not described above.
- Determine the availability of resources needed to remove any language barriers. If the population relying on a non-English language in the targeted geography exceeds the threshold above and the importance of the content is among the top of the categories listed above, then departments are strongly encouraged to use what resources are available to follow one or a combination of approaches intended to ensure meaningful access to County services. These approaches include:
 - **Use of Universal Symbols or Pictures**—This approach would involve illustrations, diagrams, or pictorial displays meant to convey the meaning of the relevant content using little to no English words. It is especially important for life safety or emergency-related content or signage. Wherever possible, follow discipline-specific standards for these symbols/illustrations that are regionally, nationally, or internationally recognized by trade associations or government agencies.
 - **Full Translation**—This approach would involve the translation (including written) or oral via audio or video, of every word of a full document, the essential sections of a document, report, or display into all languages. Departments should take care to gauge the education level of the targeted audience when choosing this approach, given that technical terms or discipline-specific phrases in County documents or reports may not be understandable even after translation.
 - **Summary Pages**—This approach would involve translating the executive summary or synopsis of the content into all languages. Education level of the target audience should be considered when creating these translations.

- **Cover Pages**—This approach would list statements in the various languages identified, each of which would offer to translate the full content at no charge to the individual being assisted. The Language Selection Card is an example of this approach.
- **Messaging to Offer Translations on Request**- This approach involves sending the document in English along with a page explaining that this information will be translated upon request. This statement needs to be given in each of the Safe Harbor languages and have a well thought out plan for how to receive these requests in other languages and have them interpreted on demand.

Using Interpreters or Translators

Depending on the analysis using the steps outlined above (or if a member of the public has requested interpretation or translation), it may be necessary to use the services of a qualified translator or interpreter. This could be a contracted vendor or an appropriate bilingual staff person.

If there is no staff person with a bilingual designation available to provide interpretation or translation at the time of a request, then it is necessary to identify a contracted vendor to provide this service.

The City of Beaverton offers translation and interpretation upon request through Language Line Solutions, City of Beaverton Public Engagement Department and through onsite staff who receive bilingual pay for their services.

Contracted Vendor. When County departments need to use interpretation or translation services from a vendor, a contract and purchase order must first be in effect. Departments can find a list of current contracted vendors by visiting Horizons at:
<http://county/SupptSvcs/Purchasing/index.cfm>.

Each vendor has different costs, billing systems, and front-end procedures for obtaining interpretation and translation services. In some instances, specific vendors may have worked with specific County departments and the vendors may already have accounting codes and billing information for each department.

Departments and offices may use one or more contracted vendors, but each department must create a separate account for billing purposes. Department leads and, if possible other appropriate and relevant staff, should make the determination for the preferred vendor. That selection and specific account code could be included in the guidelines for that department's user instructions on the back of the Language Selection Card.

Activating language services from a vendor. Some considerations to be aware of when using a contracted vendor:

- Use an established procedure order or set one up,

- Understand the vendor’s process. Each vendor has a slightly different process that they may share with you when you contact them,
- Provide time for translation as most vendors will charge additional rush fees for a quick turnaround,
- Track the translation need, and
- To better serve the County’s understanding of translation requests, use the reporting form located on Horizons for each transaction.

Interpretation during meetings, town halls, or hearings. Guidance regarding meetings and hearings includes provision of a statement in written and digital meeting notices to inform people needing language assistance the steps for receiving that assistance at the meeting. This should include multiple ways (phone, email, online) for them to contact relevant meeting hosts to make this request.

Additional guidance and suggestions for interpretation during meetings and hearings include:

- **Several days prior to the event**—Assess the potential for interpretation needed. This assessment should also inform whether to translate the meeting notification and/or other content to be provided at the event into other Safe Harbor Languages identified. (Note that reasonable steps must be taken to provide language services at no cost upon request from a member of the public).

If the determination is to pursue interpretation, consult with the interpretation vendor about either the Consecutive or Simultaneous approach.

- If Consecutive Interpretation is chosen, allow time during the agenda for interpreters “to have the floor” and complete their rendition of remarks.
- If Simultaneous Interpretation (SI) is chosen, there are different considerations based on whether the meeting is in-person or in a virtual or online format.

SI In-Person: The use of SI equipment such as headsets and transmitters is preferred so that all participants can be in the same room and experience the meeting on roughly equal terms. SI equipment can be purchased by departments or leased from interpretation vendors. If headsets are not available, provide comfortable space in or near the meeting location for participants to clearly hear interpreters. In some cases, a video or audio relay may be available to link the meeting room to the room supported by interpretation. Consider arranging for audio or video recording of the event that captures the interpretation. (Note that with either the Consecutive or Simultaneous approach, more than one interpreter will typically be needed to allow for breaks during events longer than an hour).

SI Virtual: When providing SI for a virtual or online meeting, it is necessary to ensure that the virtual meeting format can accommodate this need. It may be necessary to allow extra time to become familiar with any additional needs related to a particular virtual meeting platform. For example, additional interpreters may be needed to interpret oral or translate written questions or comments during the course of a virtual meeting.

- **Three to four business days before the event**—Share meeting format (in-person or virtual) and materials (agenda, facilitator’s script, presentation slides, etc.) with the interpretation vendor. This will allow the interpreters to research technical terms, ask questions about intended meetings, etc.
- **Two to one business day before the event**—Consider setting up a meeting with the interpreters in person or by phone to go over the meeting agenda and other details. Provide the interpreters with background regarding the purpose of the event, the potential questions that could be raised by participants and others. In the same or a different setting, brief the facilitators and presenters scheduled for the meeting about the plan for interpretation. Coach presenters to use short, simple sentences whenever possible and to allow time for interpreters to keep pace with the flow of the presentation, especially if Consecutive Interpretation is used.

Confirm with the vendor, ask for the names of the interpreters (if you have not received them already), and be sure to provide the vendor with a contact name and phone number for interpreters to use for last minute concerns (e.g., finding the meeting location). This is especially important if your meeting will be after hours or at a location where you cannot be easily reached (for example, the PSB auditorium or Washington Street Conference Center).

- **Day of the event**—Test all audio equipment ahead of the public event start time, ideally in the room for in-person or digital platform for virtual where the event will take place. For in-person use of SI equipment, you may want to have extra batteries available as well. Should headset/transmitter equipment fail, re-arrange the seating in the venue so that those requiring interpretation can sit in a designated area within audible range of the interpreters. Make sure interpreters have access to water and other needed amenities.
- **During the event**—Provide support to both meeting presenters and interpreters as required. Monitor the performance of audio equipment and adjust as needed. For virtual events, be sure to have an agreed upon way to communicate with interpreter(s) since you will not be in the same physical location. Consider recording both the English and interpreted audio feeds. Remind participants and interpreters of the need for breaks. Note issues with respect to interpretation that may arise as the meeting unfolds.
- **After the event**—De-brief with the presenters, participants, and interpreters (as time allows) to better understand any interpretation issues that may have surfaced. Follow up as appropriate to remedy any misunderstandings among meeting participants. Note

improvements that could be made for the next meeting or event. Consider disseminating interpreted audio and/or video of the event to interested/affected people needing language assistance and to the public at large.

Translation and interpretation by County staff. Currently, the County has many staff with bilingual or multilingual skills. Bilingual staff whose skills have been assessed and who have interpretation or translation as part of their job duties may provide these services. If certified staff are providing language services as part of their job duties, their position description/classification should be updated to reflect that role.

The bilingual pay policy and designation form can be found here:

https://www.co.washington.or.us/Support_Services/HR/Policies/HRPolicies/index.cfm.

Interpretation by a friend or family member. County staff will generally discourage the use of family members (including children) or other informal interpreters for people seeking language assistance. However, if people seeking language assistance prefer to use an interpreter of their choosing they may be permitted to do so, at their own expense, in place of or as a supplement to the free language services provided by the County.

Exceptions to this guidance may be made at the discretion of departments based on the level of content importance, privacy, conflict of interest, availability of contracted resources and other aspects unique to the situation. If people seeking language assistance opt to use, at their own expense, an interpreter of their choosing, the County may still provide a certified interpreter.

In instances where an informal interpreter is requested, staff should consider taking the following steps:

- Inform the person seeking assistance that a County-provided interpreter can be made available at no charge.
- Document in the person's file or another appropriate place, the offer of a County-provided interpreter and the person's refusal and/or preference to use a family member or friend as an interpreter.
- Explain to the person seeking assistance that when a family member or friend serves as an interpreter, issues can arise including confidentiality, privacy, or conflict of interest. If it becomes apparent that a family member or friend is not competent or appropriate for any of these reasons, competent interpreter services should be provided instead.

Interpretation by other clients/patients/residents. As general matter, customers, patients, or residents should not be used to interpret to ensure confidentiality of information and accurate communication— except in cases of emergency or similar circumstance.

Web-based Content

Washington County’s website currently uses the Google Translate widget to allow users to select from the countywide Safe Harbor languages on webpages published to the County’s main website. To prompt translation of any page on the County’s main website, follow this procedure:

- Look to the header or footer of each County web page for the “Select Language” logo
- Select a target language
- Observe the translation of text within the main content area. (Note that graphics and images using text will NOT be translated).
- Issues with translation quality can be directed to the Information Technology Services Division’s ServiceIT Portal at: <https://washcoprod.service-now.com/sp?id=index> or by calling (503) 846-4000. ITS will assess the issue and communicate with Google as appropriate.

Goals and Performance Metrics for Vital Document Translation

The County’s Office of Equity, Inclusion and Community Engagement will conduct an annual Four Factor Assessment of language assistance needs (as detailed in the beginning of this section). The assessment will include changes in demographics, types of services or other needs that may require reevaluation of this policy and its procedures.

Additionally, key stakeholders and users of the LAP will regularly assess the efficacy of these procedures, including but not limited to working with contracted vendors for language services, equipment used for language assistance, complaints filed by customers and feedback from customers and community organizations.

Quality Assurance

All products, materials and services will be regularly reviewed for quality assurance. This process will vary depending on the products and services being reviewed but will include both an internal and external process where appropriate and relevant.

APPENDIX C.

Community Engagement Findings

Appendix C presents the findings from the community engagement conducted to inform and support the five-year Consolidated Plans (2025-2029) for Washington County and the cities of Beaverton and Hillsboro.

Engagement Opportunities

Community members and stakeholders in Washington County had several opportunities to provide their input on the County's and cities' greatest housing and community development needs as well as their ideas for the development of the County and Cities' five-year strategic goals. These opportunities included a multilingual community survey (available in 11 languages other than English) as well as in-depth stakeholder interviews, meetings, roundtables, and presentations. These engagement elements are described in detail below.

Stakeholder consultation. Between May 2024 and July 2024, County and City staff conducted stakeholder interviews, meetings, input sessions, and other consultation efforts to gather feedback and input from stakeholders and agencies working directly with special needs populations in Washington County. Individuals who participated in the consultation process for the Consolidated Plans represented a range of industries, areas of expertise, and organizations, as shown in Figure B-1.

**FIGURE B-1.
ORGANIZATIONS AND
AGENCIES REPRESENTED
IN STAKEHOLDER
CONSULTATIONS**

Source:

Root Policy Research.

Adelante Mujeres
Beaverton Center for Mediation and Dialog
Bienestar
Care Oregon
Centro Cultural
City of Tigard Emergency Services
City of Tualatin Public Works
Clean Water Services
Community Action
Community Corrections
Community Housing Fund
Community Partners for Affordable Housing
Developmental Disability Advisory Council
Easterseals Oregon
Families for Independent Living
Good Neighbor Center
HealthShare of Oregon
HomePlate Youth Services
Housing and Supportive Services Network
Housing Authority of Washington County/DHS
Mental Health & Addiction Association of Oregon
Mercy Connections
Miracle's Club
New Narrative
Northwest Housing Alternatives
Pacific Source
Project Homeless Connect
Providence
Public Defenders Office
Salvation Army
Transcending Hope
Tualatin Valley Water District
Virginia Garcia
Washington County Economic Development
Washington County Emergency Management
Washington County Land Use & Transportation
Washington County Office of Sustainability
West Tualatin Habitat for Humanity

Additionally, McKinney-Vento liaisons from the Hillsboro, Forest Grove, and Sherwood school districts participated in community events and discussions for the Consolidated Plan as well as emergency management planners from the Cities of Beaverton, Hillsboro, and Sherwood.

Events included: the Healthcare and Homelessness Input Session, Emergency Management Cooperative Meeting, Broadband Action Team Meeting, Tualatin Valley Water District Meeting, McKinney-Vento Liaison Consultation, Rehab Roundtable, Latino Policy Advisory Council Meeting, Coalition of Housing Advocates Meeting, and a presentation and meeting with Community Corrections.

An in-depth summary of the primary findings and main themes gathered from consultations with stakeholders is provided at the end of this Appendix.

Open house events. Two open house events and an online survey were held in October 2024 to offer the opportunity for community members to learn more about Washington County’s 2025-2029 Consolidated Plan and to provide input and feedback on the County’s draft goals and priorities for the upcoming planning period. The events were held in-person and virtually with Spanish translation. The events took place during the following times and at the following locations:

- October 16, 2024, 5:00pm to 7:00pm, Tigard Public Library, 13500 SW Hall Boulevard, Tigard, Oregon 97223
- October 17, 2024, 5:00pm to 7:00pm, Centro Cultural de Washington County, 1110 N Adair Street, Cornelius, Oregon 97113
- Open house event available as a survey

A summary of the primary findings and main themes drawn from these events (including the written comments provided by online attendees) is included at the end of Appendix C.

Community survey. A survey was available to community members and stakeholders between March 6, 2024, and June 12, 2024, in twelve languages including English. A total of 2,269 Washington County community members participated in the survey—including 429 Beaverton respondents, 502 Hillsboro respondents, and 1,338 respondents in the balance of Washington County (e.g., individuals living in communities outside of Beaverton and Hillsboro). Most surveys were taken in English (2,210 surveys) or Spanish (51 surveys).

Public meetings and hearings. Washington County’s Office of Community Development presented at several public meetings to receive feedback on the draft Consolidated Plan goals and priorities. The following public meetings were attended by OCD staff:

- **Housing Advisory Committee**, September 26, 2024
- **Beaverton City Council**, October 15, 2024
- **Committee for Community Involvement**, October 15, 2024
- **Homeless Solutions Advisory Council**, October 17, 2024
- **Advisory Council on Racial Equity**, November 4, 2024

Additionally, three public hearings were held throughout the development of the Consolidated Plan.

- **December 4, 2024** – Public hearing hosted virtually to solicit feedback on the draft goals and priorities.
- **April 2, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.
- **April 24, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.

Washington County Community Survey

The community survey conducted for the County and Cities' five-year Consolidated Plan was available for community members to take online and via paper copy between March 6, 2024, and June 12, 2024. The survey was available in Spanish, Vietnamese, Chinese, Korean, Arabic, Russian, Japanese, Filipino/Tagalog, Khmer/Cambodian, Persian/Farsi, Somali, and English. Efforts to increase participation from individuals with limited English proficiency were guided by the County's Community Participation Plan.

Outreach and promotion. County and City staff worked with their community partners to promote the survey to community members through various methods and channels. Outreach proved successful as most community members heard about the survey through County/City emails or websites, via social media posts (e.g., Facebook or Nextdoor), or other communication methods.

Outreach partners included but were not limited to: Housing and Supportive Services Network, Coalition of Housing Advocates, Washington County Intranet (Horizons), Community Participation Organizations, Washington County Housing Newsletter, Community Action Organization, Family Shelter, Family Promise Shelters, Virigina Garcia Clinic, Centro Prosperidad Center, Islamic Community Center of Hillsboro, Forest Grove United Church of Christ, Immigrant and Refugee Community Organization (IRCO), Disability, Aging and Veteran Services (DAVS), Juanita Pohl Center, Somali Empowerment Circle, City of Beaverton Organizing and Leadership Development (BOLD) members, Albertina Kerr Center, Tigard Committee for Community Engagement, HomePlate Youth Services, and the Small Business Network.

The County and Cities also took efforts to garner broad citizen participation, particularly among persons with limited English proficiency (LEP), low-income households, and community members familiar with local programs. For example:

- Paper copies of the survey were mailed to 500 former housing rehabilitation and woodstove exchange program clients. The majority of those who received mailed copies of the survey are of low to moderate income, have a disability, and/or are elderly.
- Flyers to promote the survey were advertised and posted in various locations across the county. Flyers were also shared with community partners for posting and distribution within their internal networks. (Survey flyers were available in all Safe Harbor languages—in line with the County's Limited English Proficiency Plan).

Because survey distribution was executed via convenience sampling and snowball sampling methods (e.g., promoting the survey to known individuals or organizations through direct contact such as email invitations or social media), the online and paper survey responses do not represent a true random sample of Washington County or the Cities of Beaverton and Hillsboro. A true random sample is a sample in which every individual in the population has an equal chance of being selected for the survey. However, important insights and themes can still be drawn from the survey results with an understanding of the differences of the sample from the larger population.

Survey sample. Survey data represent responses from community members living in Washington County overall as well as those living in the balance of Washington County (communities other than Beaverton and Hillsboro)¹⁸ and in the Cities of Beaverton and Hillsboro. Survey respondents living outside Washington County were excluded from the analysis.

Responses are shown by demographic and socioeconomic characteristics in which survey data are shown for Washington County respondents overall due to small sample sizes (n=<40).

Geographic note. Survey data are shown for urban and rural Washington County, including unincorporated Washington County (rural and urban) and cities within the County's Urban Growth Boundary (UGB), which include the cities of Beaverton, Hillsboro, Forest Grove, Cornelius, Tigard, King City, Sherwood, Durham, Tualatin, Wilsonville, Portland, and Lake Oswego. Survey respondents living within the defined UGB comprised 81% of the total survey sample. Respondents in the unincorporated county comprised 11% of the total survey sample.

According to 2022 1-year American Community Survey (ACS) estimates, Washington County has an overall population of 600,176 residents across 724 square miles of land area (United States Census Bureau). The total resident population within the UGB was an estimated 420,194 (or 70% of the total county population in 2022) according to the most recent estimates available in ACS at the time of this report.

Respondent profile. A total of 2,269 Washington County community members participated in the survey—including 429 Beaverton respondents, 502 Hillsboro respondents, and 1,338 respondents in the balance of Washington County (e.g., individuals living in communities outside of Beaverton and Hillsboro). Most surveys were taken in English (2,210 surveys) or Spanish (51 surveys).

Key characteristics of the survey sample are shown in Figure B-2 below. Data are shown for Washington County overall as well as survey respondents living in the balance of county and the Cities of Beaverton and Hillsboro.

¹⁸ Survey responses were analyzed for community members living in the Cities of Banks, Cornelius, Durham, Forest Grove, Gaston, King City, North City, Portland (in Washington County), Sherwood, Tigard, Tualatin, and the unincorporated county.

**FIGURE B-2.
SURVEY
RESPONDENT
PROFILE BY
JURISDICTION**

Note:

n= 2,269.

Not all percentages may equal 100% due to either multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source:

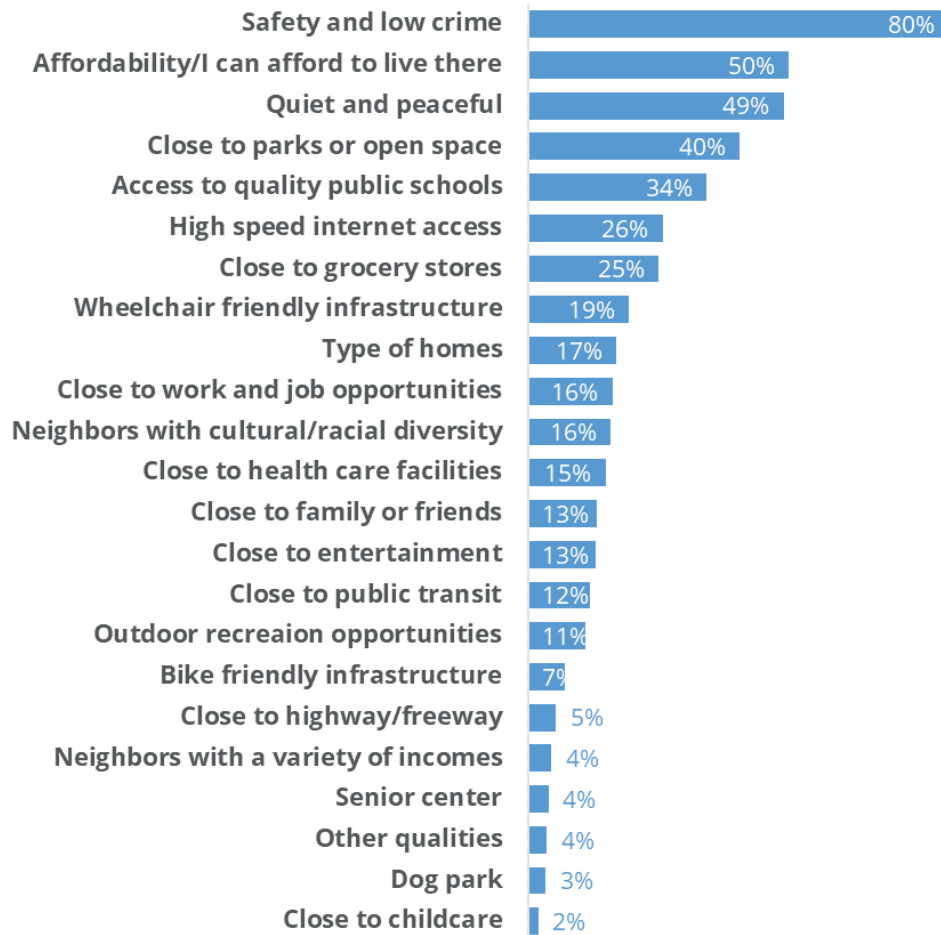
Root Policy Research from the 2024 Washington County Community Survey.

	County	Balance of County	City of Beaverton	City of Hillsboro
Total Survey Responses	2,269	1338	429	502
Race and Ethnicity				
Hispanic or Latino	167	77	35	55
Black or African	42	18	13	11
People of Color	205	133	35	37
Non-Hispanic White	883	526	156	201
Income				
Below \$50,000	325	174	73	78
\$50,000 up to \$75,000	170	78	41	51
\$75,000 up to \$100,000	183	106	29	48
Above \$100,000	547	350	85	112
Age				
Under 35 years	214	93	49	72
35 to 44 years	295	167	56	72
45 to 64 years	498	303	90	105
Over 65 years	297	195	48	54
Housing Situation				
Homeowner	925	593	139	193
Renter	378	163	107	108
Precariously Housed	78	30	27	21

Housing and neighborhood choice. More than three in five (66%) survey respondents in Washington County (overall) own their home compared to 27% who rent and only 5% living in temporary housing situations (e.g., staying with family or friends, shelters, motel/hotel, living out of a car, experiencing homelessness).

When asked which qualities of their neighborhood were most important, Washington County respondents overall identified neighborhood qualities including: the safety of their neighborhood (80%), affordability of housing (50%), peace and quiet (49%), proximity to parks or open space (40%), and access to quality public schools (34%).

FIGURE B-3. WHICH QUALITIES OF YOUR NEIGHBORHOOD ARE MOST IMPORTANT TO YOU?
ALL RESPONDENTS



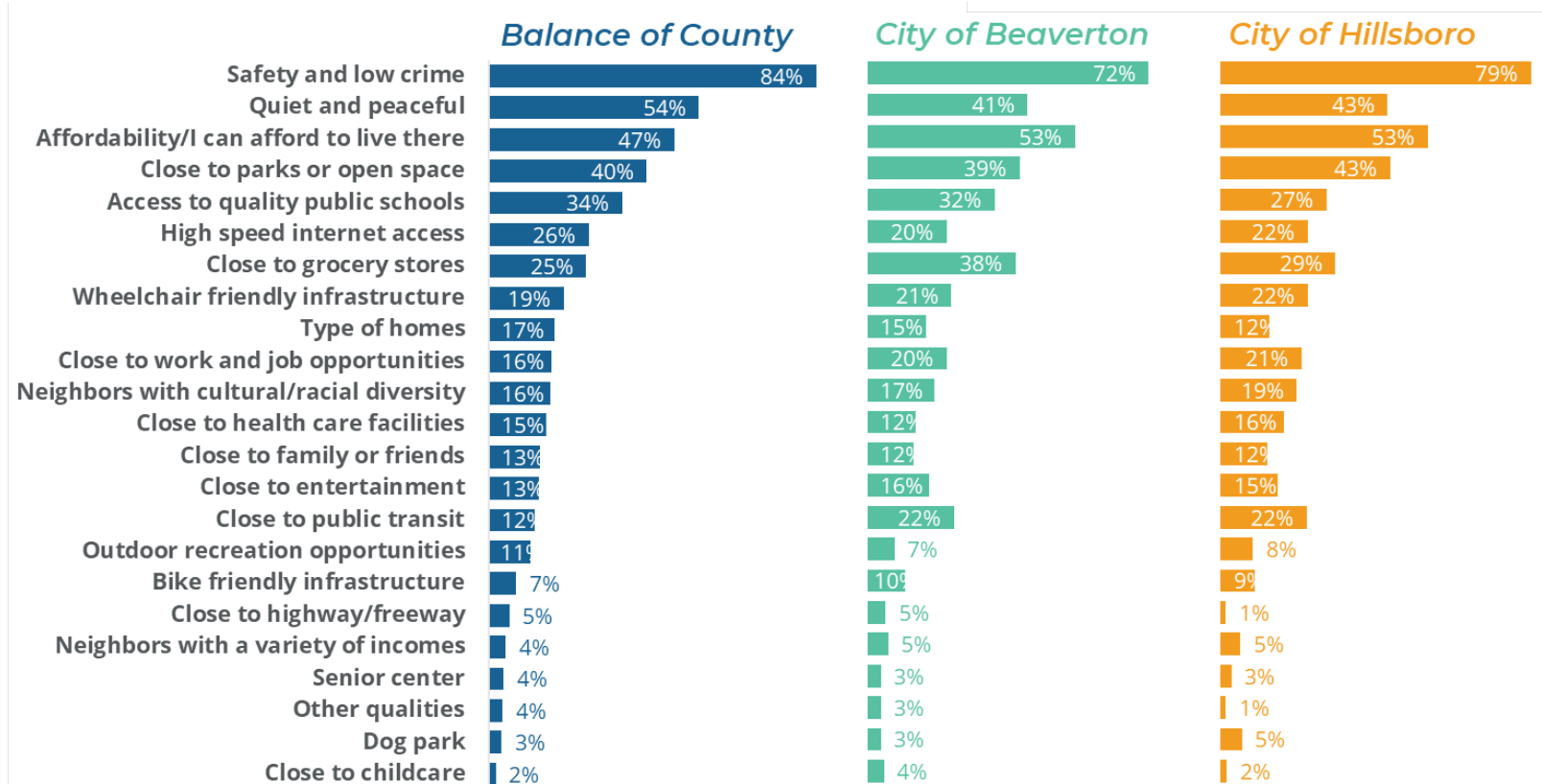
Note: n= 1,361.

Source: Root Policy Research from the 2024 Washington County Community Survey.

As shown in Figure B-4, respondents in the balance of county were more likely to prioritize neighborhood safety (84%) followed by peace and quiet (54%), housing affordability (47%), and proximity to parks or open space (40%). Respondents in other areas of the county were more likely to prioritize access to high speed internet access (26%) than those living in Beaverton and Hillsboro.

Survey respondents in Beaverton and Hillsboro prioritized neighborhood qualities similarly though individuals from both cities emphasized the importance of being able to affordable housing where they live at 53%. Individuals in Beaverton and Hillsboro also indicated a greater preference for neighborhoods in close proximity to grocery stores (38% and 29%, respectively). These findings are illustrated in Figure B-4 on the following page.

FIGURE B-4. MOST IMPORTANT NEIGHBORHOOD QUALITIES BY JURISDICTION



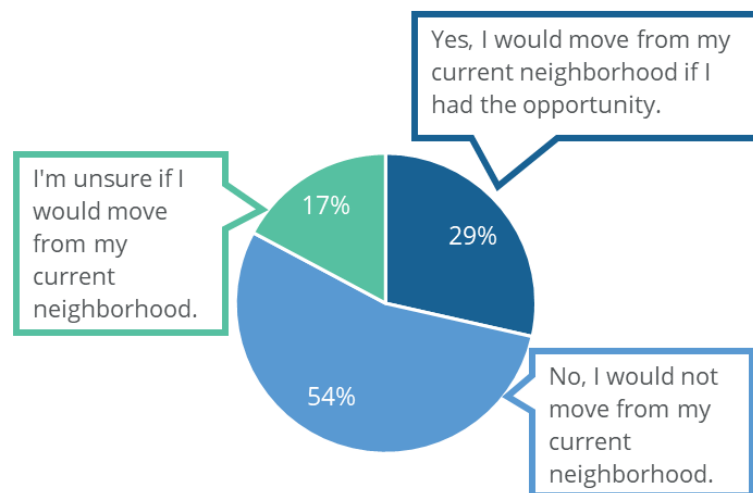
Note: n= 1,361.

Source: Root Policy Research from the 2024 Washington County Community Survey.

FIGURE B-5.
IF YOU HAD THE
OPPORTUNITY, WOULD
YOU MOVE FROM YOUR
CURRENT
NEIGHBORHOOD? ALL
RESPONDENTS

Note:
n=1,338.

Source: Root Policy Research from the
2024 Washington County Community
Survey.



Recent experiences. This section explores survey respondents’ recent housing experiences including experience with displacement in the past five years as well as changes in monthly rents.

In the past five years, 9% of overall survey respondents in Washington County had to move out of a home or apartment when they did not want to. Displacement affected a slightly higher share of respondents living in Beaverton (11%) and Hillsboro (13%) and a lower share of those in the balance of county (7%).

Figure B-6 below shows the reason that survey respondents had to move from their home or apartment when they did not want to. Due to small sample sizes, the figure reflects data for all respondents in Washington County only.

More than a quarter (28%) reported having to move because their rent increased more than they could pay. Other reasons for displacement included “*landlord selling home*” (13%), “*mold or other unsafe conditions*” (11%), and “*personal/relationship reasons*” (7%).

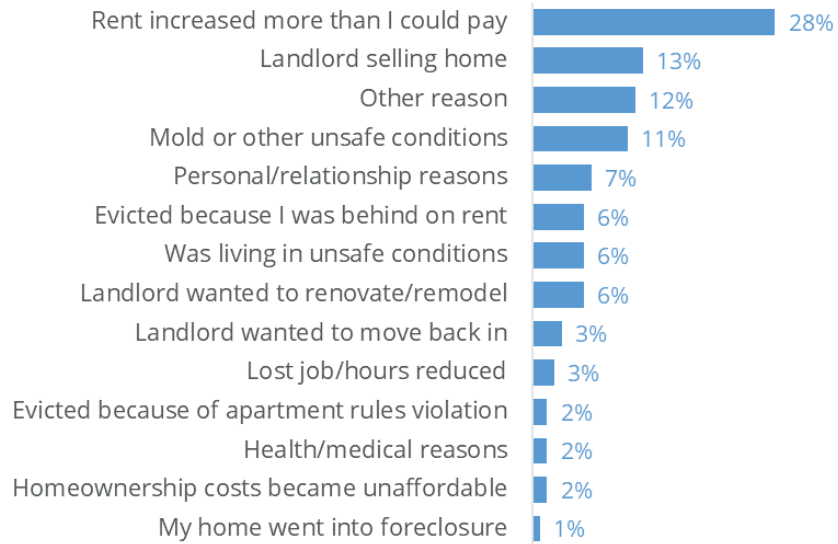
Of those who were evicted, evictions were more likely to occur because of non-payment of rent (6%) than for violating apartment rules (2%).

FIGURE B-6.
WHAT WAS THE
PRIMARY REASON
YOU HAD TO
MOVE? ALL
RESPONDENTS

Note:
n=118.

Source:

Root Policy Research from the
2024 Washington County
Community Survey.



Increases in rental costs can be a factor in non-payment of rent. Three in four (76%) renters in the balance of Washington County reported that their rent increased in the last year. This was similar for Beaverton (74%). Hillsboro renters were most likely to report rent increases (80%)

Given the large share of renters whose housing costs increased over the last year, many households would likely benefit from rental housing subsidies, more affordable housing options, and/or other financial assistance. However, very few community members who participated in the survey currently receive some type of housing assistance.

Only 9% of total respondents indicated that they receive housing assistance to lower their housing costs. Of these individuals, around two in five (42%) live in units with monthly rents adjusted for their incomes and 21% occupy public housing or project-based Section 8 units.

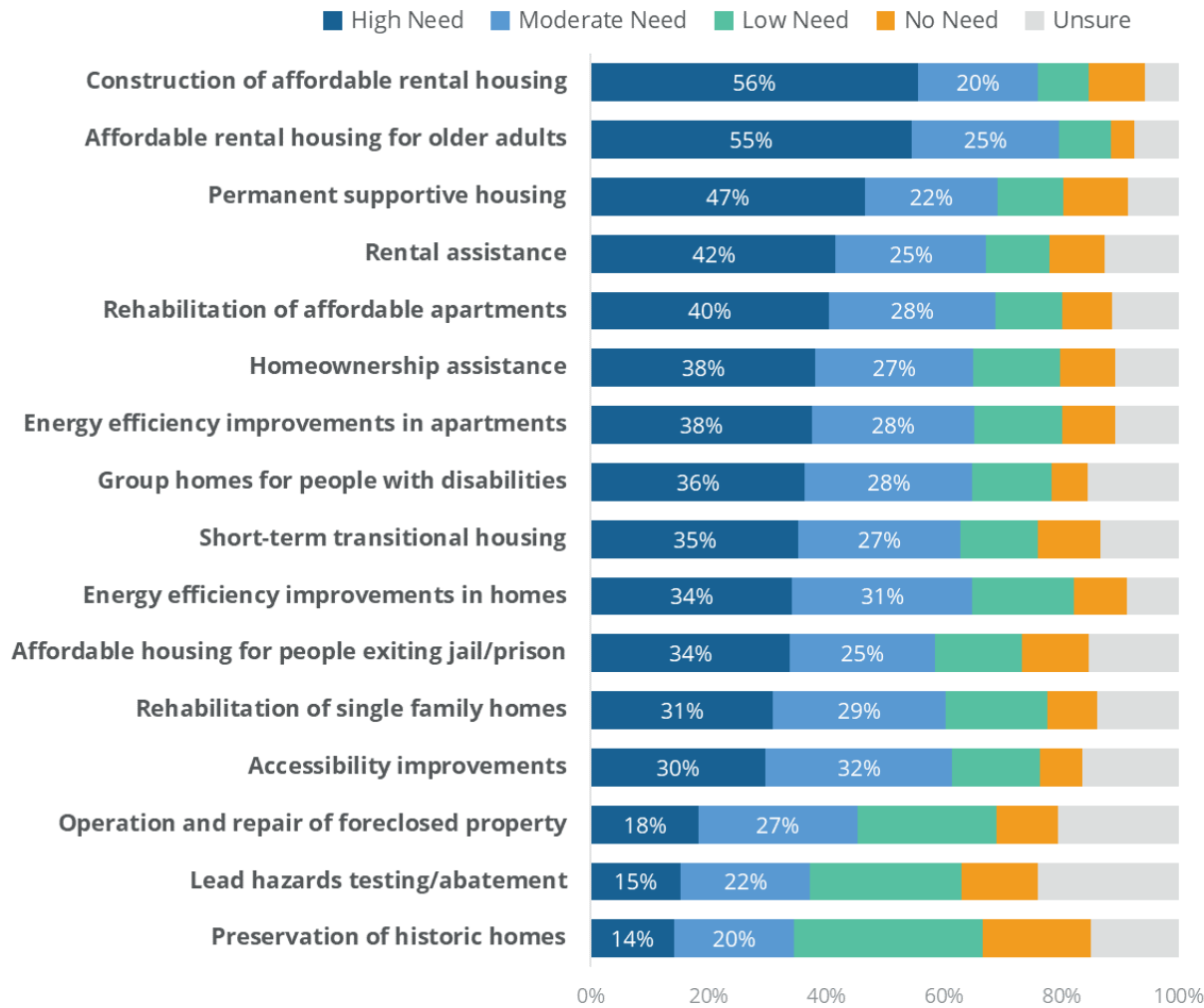
Greatest housing needs. The community survey was conducted to gain a greater understanding of Washington County’s greatest housing needs. As such, County and City staff designed the survey to allow respondents to rank housing needs on a scale from “high need” to “no need.”

Figure B-7 shows the order in which total community members living in Washington County ranked housing needs from the “highest” ranked need to “lowest” ranked need. As shown in the figure, the top housing needs identified by County respondents overall were the construction of affordable rental housing (56%), affordable rental housing for older adults (55%), permanent supportive housing (47%), and rental assistance (42%).

Rehabilitation of affordable apartment complexes, providing homeownership assistance, and making energy efficiency improvements in affordable apartments were also identified as top housing needs by respondents in the county.

Conversely, less than one in five (18%) identified the operation and repair of foreclosed properties in the county as a high need. Even lower shares identified lead hazards testing/abatement (15%) or the preservation of historic homes (15%) as top housing needs in Washington County.

FIGURE B-7. HOUSING NEEDS IN WASHINGTON COUNTY—ALL RESPONDENTS



Note: n= 1,401.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Survey respondents were given the opportunity to identify other housing projects and services that would better meet their needs and/or the needs of low-income households in Washington County through open ended responses. Notable survey responses include:

- “More centralized rental listings—not just listings managed by private companies with disparate screening criteria.”
- “Affordable assisted living. There are seniors who cannot be on their own and cannot afford to live in assisted living facilities.”
- “More single family starter homes. It is impossible to buy a home as a new homeowner when all that Hillsboro is building is giant 3-4 bedroom homes. That’s not what we need. I don’t want to rent anymore but it is impossible to find housing in Hillsboro.”
- “When I became homeless, I had my animals with me and my kids in the car but we were heartbroken when there was no place for them to go. There are a lot of people who opt to stay on the street with their animals rather than surrender them. We should look for ways to help people keep their family pets like temporary shelters, allowing pets in transitional housing, building/allocating housing for pet owners to live? It’s a huge issue in the homeless community.”

Figure B-8 compares the housing needs ranked as “high need” in the balance of Washington County to the housing needs ranked as “high need” by respondents living in Beaverton and Hillsboro. Note that the percentages shown in the figure reflect the share of respondents who ranked each need as “high.”

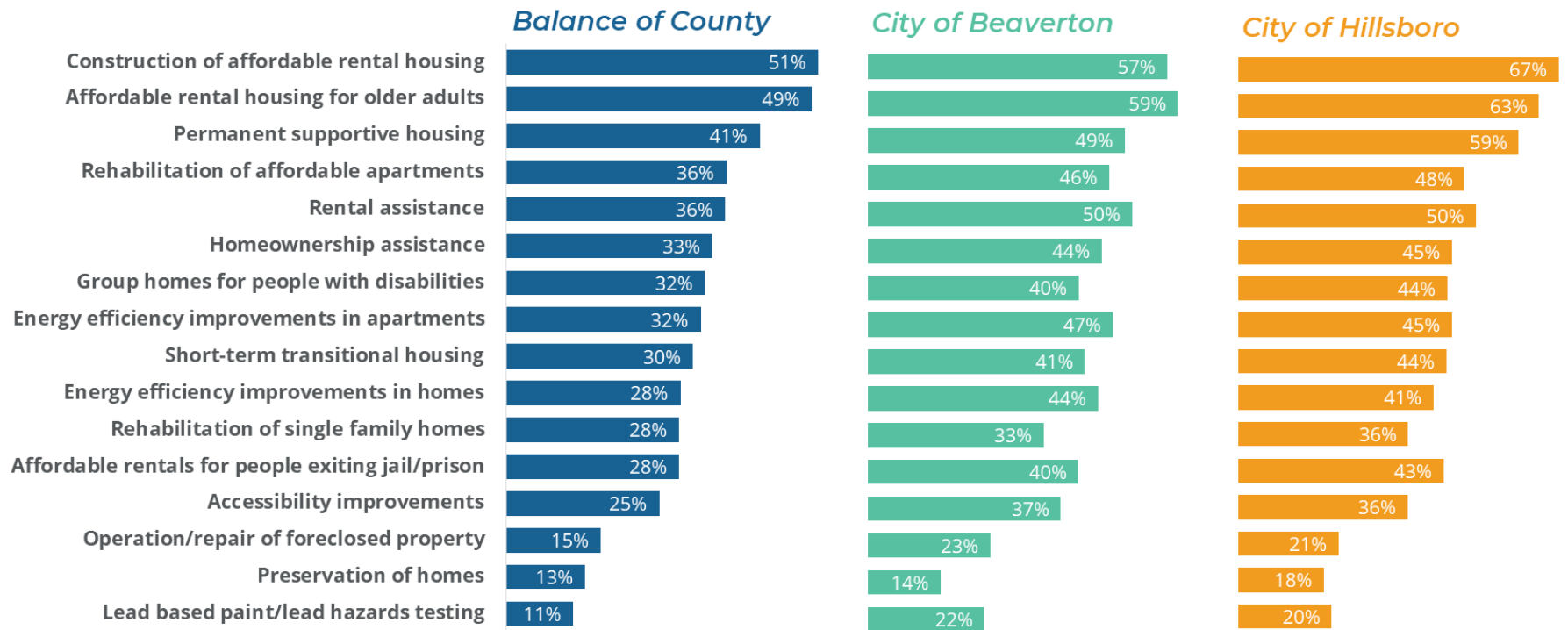
Housing needs are consistent across jurisdictions though the order and proportion of respondents who ranked housing needs as “high” varies. In the balance of the county, the top housing needs are the construction of affordable housing (51%), affordable rental housing for older adults (49%), permanent supportive housing for homeless persons (41%), rehabilitation of affordable apartments (36%), and rental assistance (36%).

Beaverton respondents ranked the top housing needs as affordable rental housing for older adults (59%), construction of affordable rental housing (57%), rental assistance (50%), permanent supportive housing (49%), and energy efficiency improvements in apartments (47%).

Hillsboro respondents ranked housing needs as the construction of affordable rental housing (67%), affordable rental housing for older adults (63%), permanent supportive housing (59%), rental assistance (50%), and the rehabilitation of affordable apartments (48%).

Respondents in Beaverton and Hillsboro were much more likely to support “affordable rentals for people exiting jail/prison” (40% and 43%, respectively) compared with respondents from the balance of county (28%) (Figure B-8).

FIGURE B-8. HOUSING NEEDS BY JURISDICTION



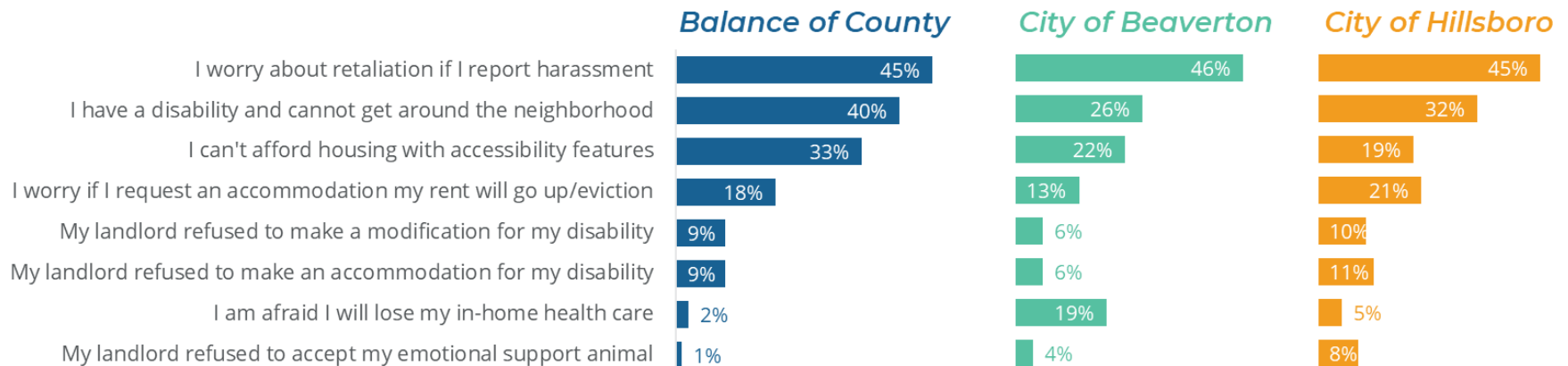
Note: n=1,401.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Current housing challenges. In addition to ranking needs, survey respondents indicated the challenges they face in their current housing situations (Percentages represent the share of respondents with housing challenges only).

- Nealy half of respondents in the balance of county (45%), Hillsboro (45%), and Beaverton (46%) are worried that if they report harassment by their neighbors, building staff, and/or landlord, they will be retaliated against.
- A third of respondents in the balance of county (33%) cannot afford housing with the accessibility features they need. A similar share (32%) of Hillsboro respondents have a disability, or a household member with a disability, and cannot get around their neighborhood due to no/broken sidewalks, poor street lighting, and/or dangerous traffic.
- Beaverton respondents are much more likely to be worried that they will lose their in-home healthcare than those living in Hillsboro (19% v 5%, respectively).

FIGURE B-9. DO YOU FACE ANY OF THESE CHALLENGES IN YOUR CURRENT HOUSING SITUATION? BY JURISDICTION



Note: n=207. Percentages reflect the share of respondents who indicated that they experience housing challenges.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Community development needs. This section explores the greatest community development needs as identified in the community survey for Washington County overall as well as the balance of county, Beaverton, and Hillsboro. Needs include public facilities, services, infrastructure, and economic development needs.

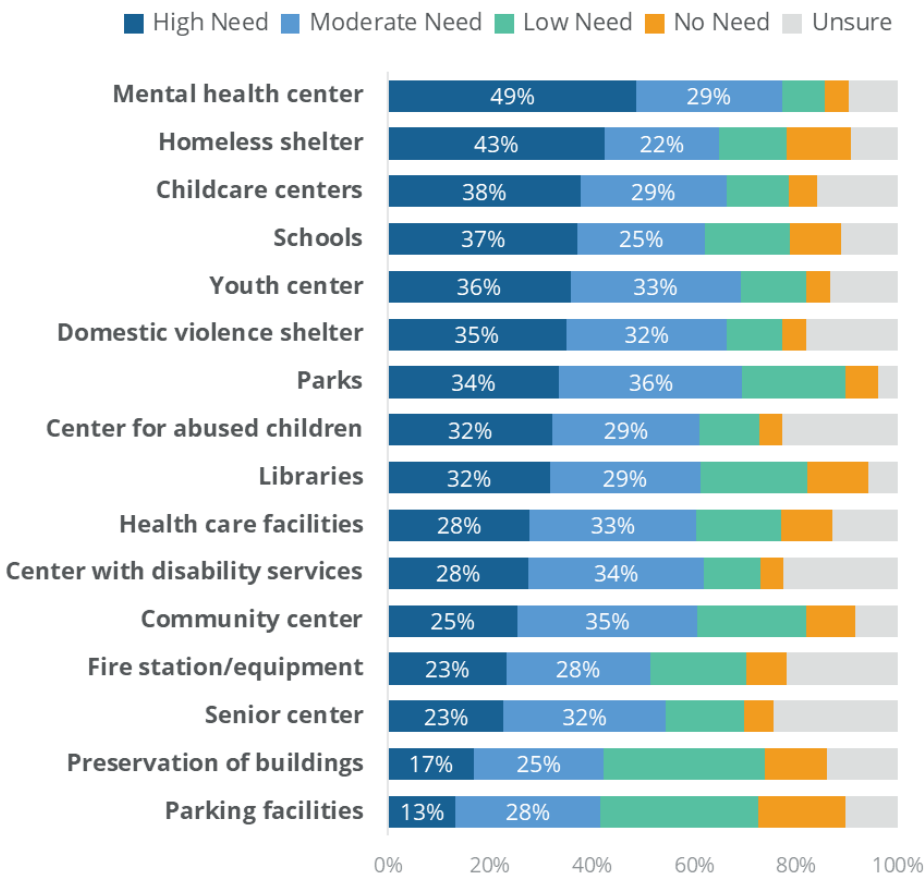
Public facilities. Community members who participated in the survey ranked public facility needs in the county on a scale from “high need” to “no need.”

Figure B-10 shows the order in which overall survey respondents in Washington County ranked public facility needs from the “highest” facility needs to the “lowest” facility needs. Almost half (49%) ranked mental health centers as the most needed public facility in the county, followed by homeless shelters (43%), childcare centers (38%), schools (37%), and a youth center (36%).

FIGURE B-10.
PUBLIC FACILITY
NEEDS IN
WASHINGTON
COUNTY—ALL
RESPONDENTS

Note:
n=1,417.

Source:
Root Policy Research from
the 2024 Washington County
Community Survey.



Survey respondents were given the opportunity to identify additional public facilities in Washington County that they feel are most needed through open-ended responses. Notable comments provided by respondents are highlighted below.

- “Recreation centers that also provide support services and resources.”
- “Community spaces with culturally specific supports for LGBTQ+ people.”

- “Shelters, beds, and services for minors and adult youth.”
- “A multi-service center under one roof for housing, job placement, and mental/physical health care. This should be [located] in a place easily accessed by public transportation.”
- “A single building that primarily serves low-income families/individuals. It should be open 8am-8pm and staffed by enthusiastic, knowledgeable volunteers as well as local leaders/hourly employees that have experience in the public service industry or from personal experience in the system...it should be accessible to everyone so they can connect to community members and resources.”

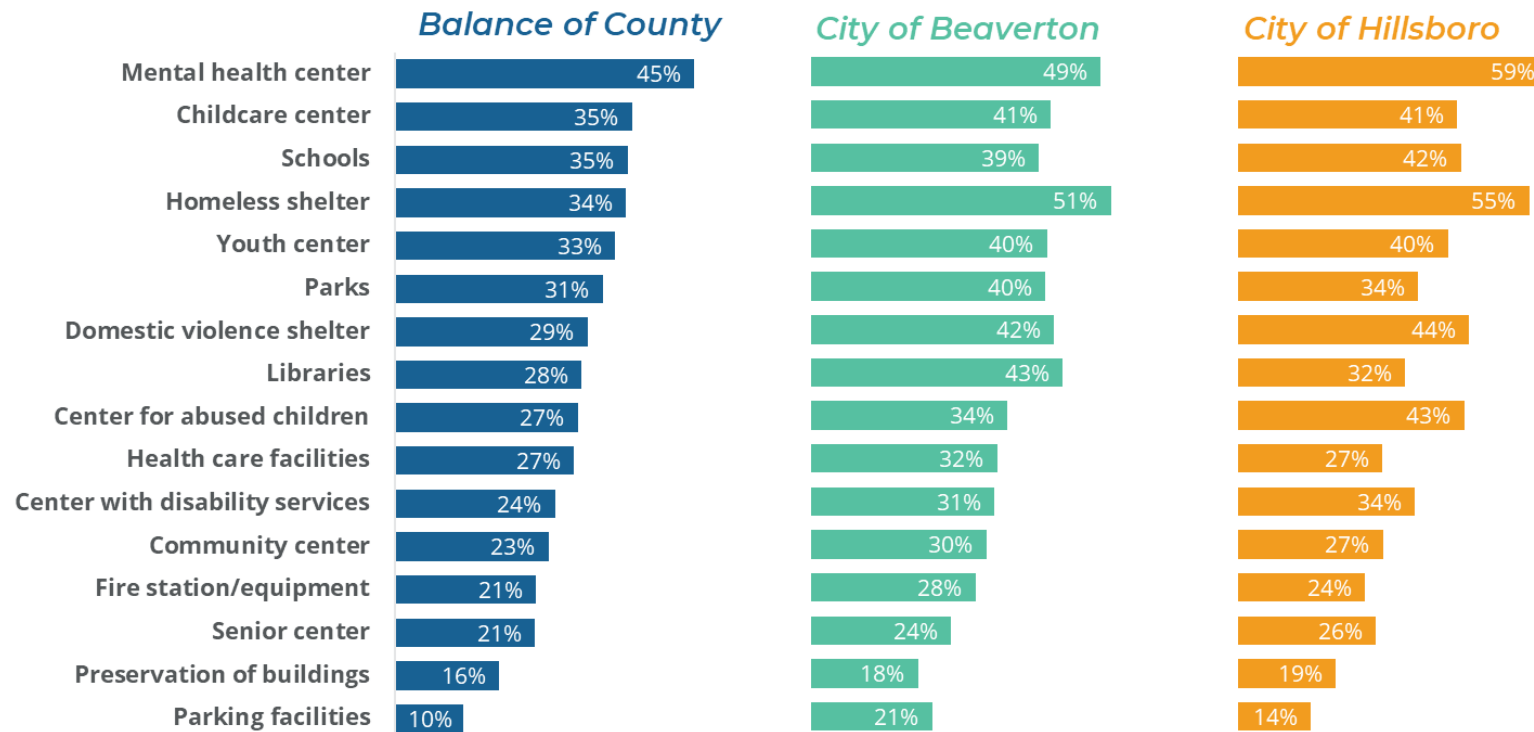
Figure B-11 compares public facility needs in the balance of county to needs in Beaverton and Hillsboro. Note that the percentages in the figure reflect the share of respondents who ranked each public facility as “high need” only).

As shown in the figure, the top public facility needs identified in the balance of Washington County are mental health centers (45%), childcare centers (35%), schools (35%), homeless shelters (34%), youth centers (33%), and parks (31%). It is important to note that respondents living in communities outside of Beaverton and Hillsboro prioritized childcare centers as a greater public facility need than homeless shelters (Figure B-11).

The highest ranked public facility needs identified by Beaverton respondents were homeless shelters (51%), mental health centers (49%), libraries (43%), domestic violence shelters (42%), and childcare centers (41%).

Survey respondents in Hillsboro identified different public facility needs including mental health centers (59%), homeless shelters (55%), domestic violence shelters (44%), centers for abused children (43%), and schools (42%).

FIGURE B-11. PUBLIC FACILITY NEEDS BY JURISDICTION



Note: n=1,417.

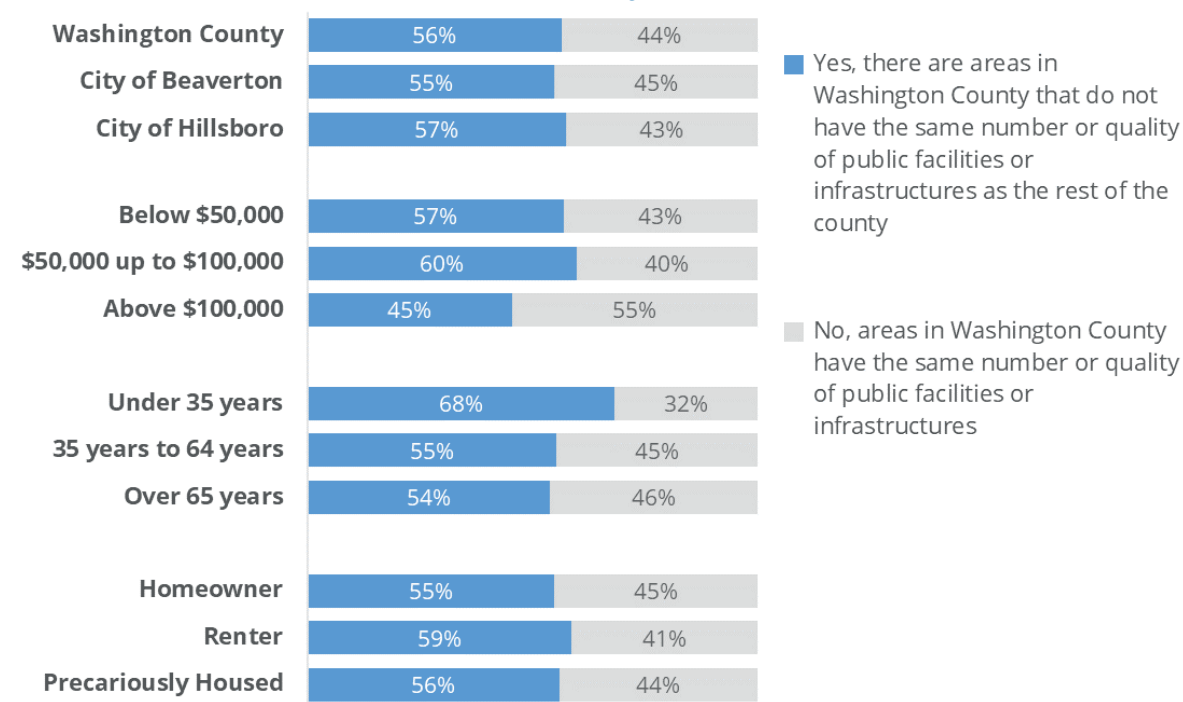
Source: Root Policy Research from the 2024 Washington County Community Survey.

Access to quality facilities. Over half (56%) of overall respondents feel that there are areas in Washington County that do not have the same number or quality of public facilities or protections as the rest of the county—compared to 44% who feel that the number and quality of public facilities are distributed equally (Figure B-12).

Similar shares of survey respondents in Beaverton (55%), Hillsboro (57%), and the balance of county (57%) also indicated that the number and quality of public facilities are not distributed equally across Washington County. Other findings illustrated in Figure B-12 include:

- Lower income households lack access to the same number or quality of public facilities/infrastructures as higher income households. Specifically, 57% of those with low incomes and 60% with moderate incomes feel that there are unequal facilities/infrastructures in areas of Washington County—compared to only 45% of respondents with incomes above \$100,000.
- Young adults (under 35) are significantly more likely to feel that certain areas in Washington County do not have the same facilities or infrastructure as other areas. Compared to around half of respondents within other age cohorts, 68% of young adults reported that areas in the county lack the same number or quality of facilities and infrastructure.

FIGURE B-12. IN YOUR OPINION, ARE THERE AREAS IN WASHINGTON COUNTY THAT DO NOT HAVE THE SAME NUMBER OR QUALITY OF PUBLIC FACILITIES, INFRASTRUCTURE, OR PROTECTIONS AS THE REST OF THE COUNTY? BY JURISDICTION AND CHARACTERISTICS



Note: n=1,313.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Survey respondents who feel that there are areas in the county that do not have the same number or quality of public facilities as the rest of Washington County were asked to elaborate upon their responses. Notable survey comments provided by respondents are highlighted below.

- “Areas with low income and minority populations are visibly deficient in infrastructure and maintenance.”
- “Services seem only available to white people...plus existing service centers need access to translation services. Some areas want to do more but have no budget or no idea what to do, we need to get all cities up to the same level of performance.”
- “Unincorporated areas of the county are overlooked and residents are forced to go into the larger cities for services. Strongly recommend a mobile services center where teams, including staff, travel to rural community centers weekly or monthly to provide services.”

Other respondents provided location specific responses—for example:

- “Rural and unincorporated areas, particularly west of Hillsboro.”
- “Cornelius has lower quality parks than the rest of the communities in Washington County.”
- “North of 26 has NO community centers or senior centers.”
- “There are pockets of run-down housing, especially in Beaverton’s central downtown.”
- “I live in unincorporated Forest Grove. The Banks schools do not get the same things as other schools do, which put our low income kids even further behind peers. This is an injustice.”

Public services. Survey respondents were asked to rank public services from “high need” to “no need.”

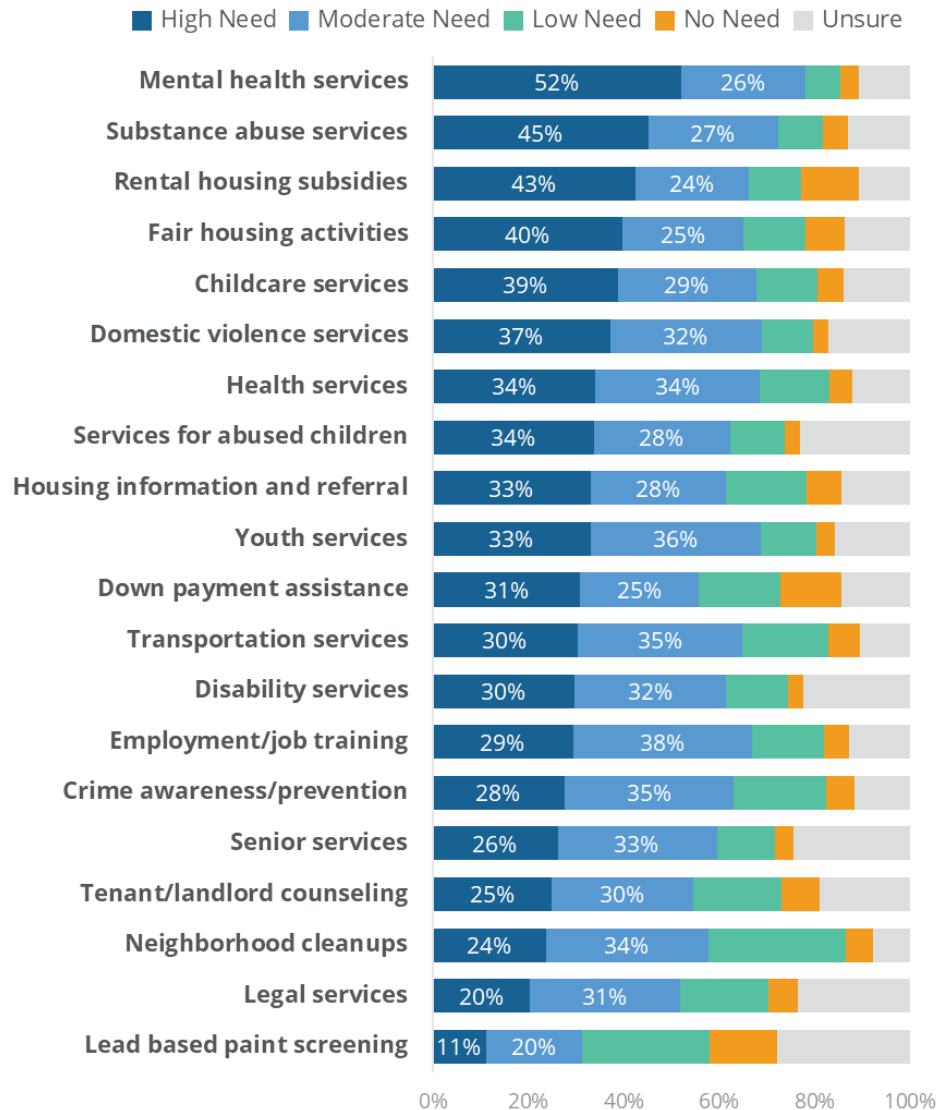
Figure B-13 shows the order in which community members living in Washington County overall ranked their public service needs—from “high need” to “low need.” Over half (52%) ranked the highest public service need in the county as mental health services followed by substance abuse services (45%), rental housing subsidies (43%), fair housing activities (40%), and childcare services (39%).

Compared to other public services, legal services (20%) and lead based paint screening (11%) were less likely to be prioritized as high service needs.

FIGURE B-13.
PUBLIC SERVICE
NEEDS IN
WASHINGTON
COUNTY—ALL
RESPONDENTS

Note:
n=1,404.

Source:
Root Policy Research from
the 2024 Washington
County Community Survey.



Respondents were given the opportunity to elaborate on their selections and/or add public services they feel are most needed in Washington County.

- “Support groups for domestic violence survivors and trauma classes in shelters.”
- “Assistance in locating needed services and assistance to navigate service options especially for seniors, undereducated folks, and/or those of ethnic cultures.”
- “More information on the services that are available and how to apply for them. We also need more resources for low income seniors who are at risk of losing their housing.”
- “Report consistent and timely monthly rent payments to credit bureaus to build credit profile/improve score. This would really help renters when they want to purchase a home.”

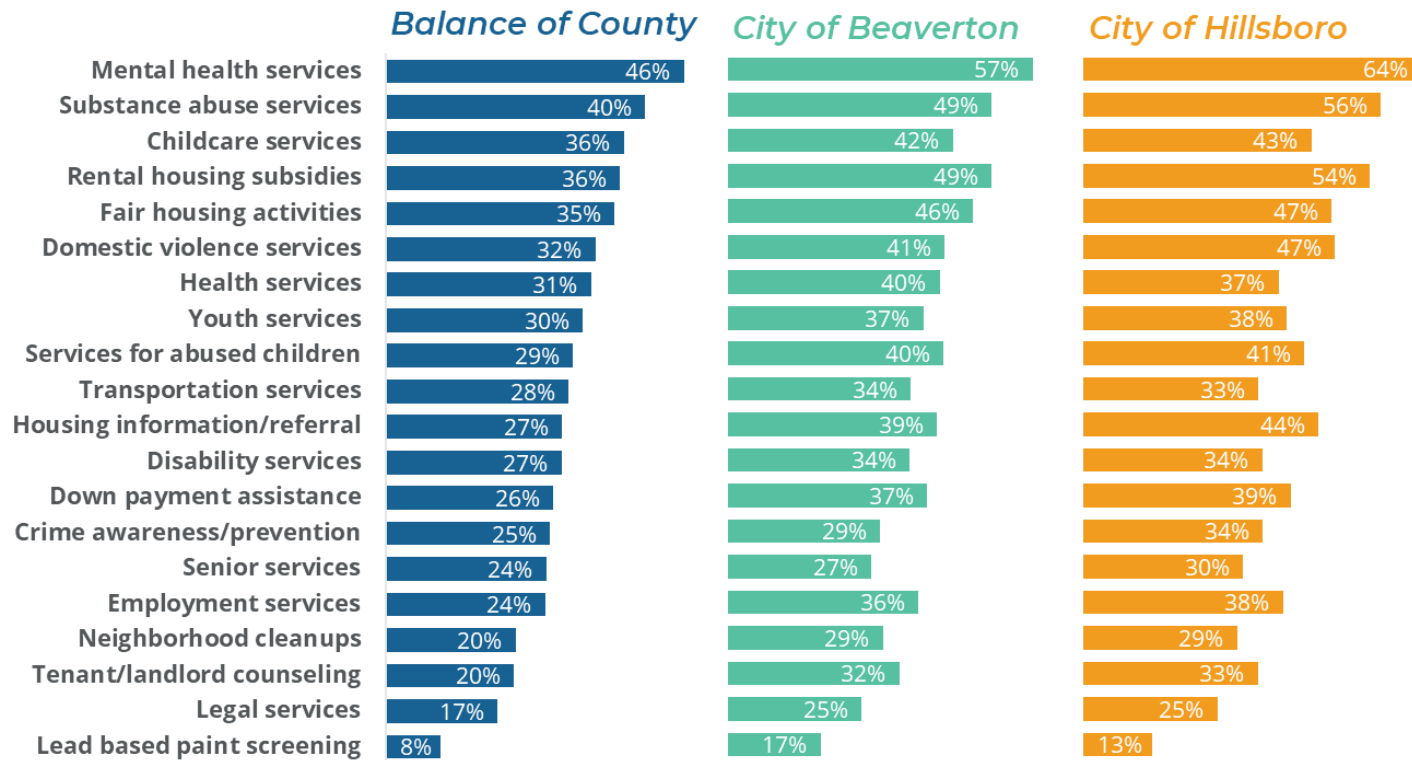
Figure B-14 compares public service needs in the balance of Washington County to needs in Beaverton and Hillsboro. Note that percentages reflect the share of respondents who ranked public services as “high needs.”

The top public services identified by respondents in the balance of the county were mental health services (46%), substance abuse services (40%), childcare services (36%), rental housing subsidies (36%), and fair housing activities (35%).

Public service needs in Beaverton are similar to the balance of the county. The highest ranked public services by Beaverton respondents were mental health services (57%), substance abuse services (49%), rental housing subsidies (49%), fair housing activities (46%), and childcare services (42%).

In Hillsboro, public service needs include mental health services (64%), substance abuse services (56%), rental housing subsidies (54%), fair housing activities (47%), and domestic violence services (47%). Respondents in Hillsboro indicated a disproportionate need for housing information and referral services with 44% of respondents ranking these services as “high need.”

Figure B-14.
Public Service Needs by Jurisdiction



Note: n=1,404.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Infrastructure needs. Thirty-five percent (35%) survey respondents living in Washington County ranked road improvements as a “high” infrastructure need in the county followed by sidewalks (34%), broadband infrastructure (29%), and street lighting (27%) (Figure B-15).

Privately owned utilities were ranked the lowest by overall respondents. Around a quarter (24%) ranked private utilities as a “no need” infrastructure in the county compared to one in ten respondents (10%) who identified private utilities as a “high need” service.

Figure B-15.
Public Infrastructure
Needs in Washington
County—All
Respondents

Note:
n= 1,414.

Source:
Root Policy Research from
the 2024 Washington County
Community Survey.

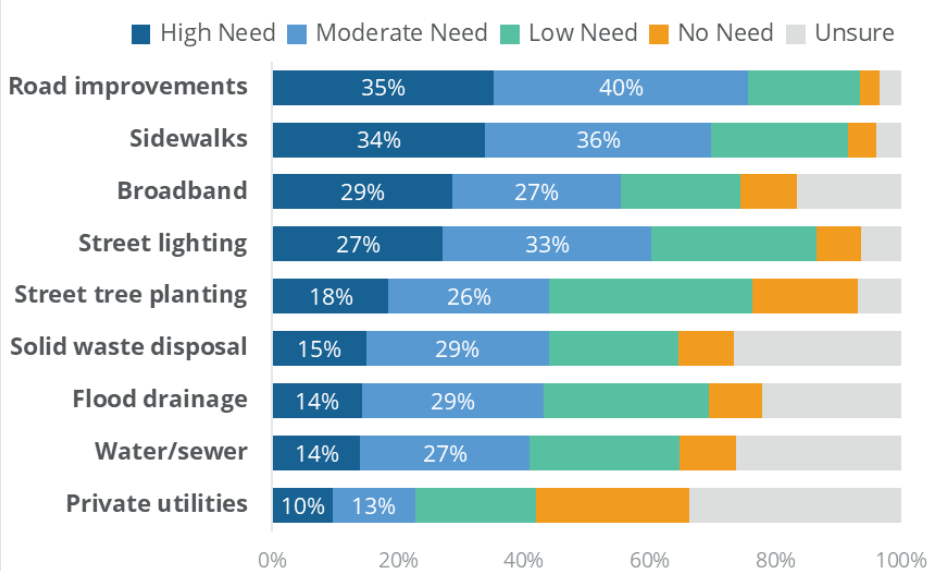


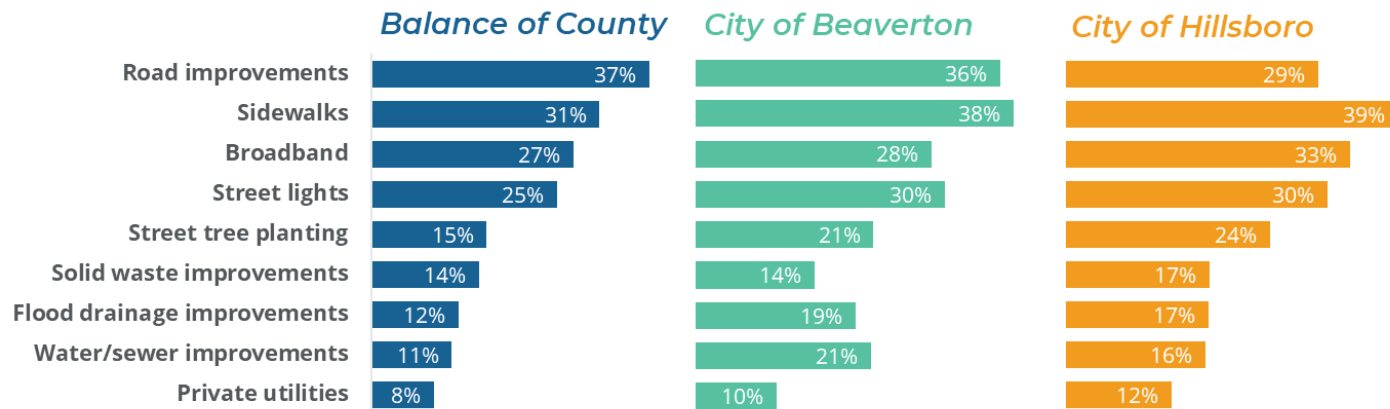
Figure B-16 compares the top infrastructure needs in the balance of Washington County to infrastructure needs in the cities of Beaverton and Hillsboro. Note that percentages reflect the share of respondents who ranked infrastructures as “high need.”

Respondents living in the balance of county identified a need for road improvements (37%), sidewalks (31%), broadband (27%), and streetlights (25%).

In Beaverton, the top public infrastructure needs identified were sidewalks (38%), road improvements (36%), street lighting (30%), and broadband (28%). One in five Beaverton respondents indicated a need for water/sewer improvements (21%), compared to smaller proportions of balance of county and Hillsboro respondents (14% and 16%, respectively).

The top public infrastructure needs identified by Hillsboro respondents were sidewalks (39%), broadband (33%), street lighting (30%), road improvements (29%), and street tree planting (24%). It is important to note that Hillsboro respondents reported a greater need for sidewalks in the city compared to the balance of county and slightly lower need for road improvements than survey respondents in both Beaverton and other communities (Figure B-16).

FIGURE B-16. PUBLIC INFRASTRUCTURE NEEDS BY JURISDICTION



Note: n=1,414.

Source: Root Policy Research from the 2024 Washington County Community Survey.

Of total survey respondents in Washington County, 32% feel that there are negative private or public facilities or infrastructure (e.g., landfills, toxic waste dumps, prisons, dangerous/unhealthy industries) located in or adjacent to neighborhoods compared to 68% who do not (Figure B-17).

This is similar to those living in the balance of county (31%) but higher than those in Beaverton at only 23%. A much higher share of Hillsboro respondents believe that there are negative facilities or infrastructure located in or adjacent to neighborhoods in the county at 43%—the largest share of all jurisdictions and respondent groups.

Notable comments are highlighted below.

- “Problems with Intel. Smoke billows from that place constantly and it’s poisoning the air for residents in surrounding areas.”
- “Major concerns about Intel air quality issues, pollution, and toxic chemicals releasing into the air.”
- “Industrial areas in Tigard near 72nd Ave and Landmark emits dangerous chemicals as well as the Hillsboro airport.”
- “The dump in Hillsboro is very problematic for residents.”
- “The Hillsboro dump is located right next to the river where the runoff flows. It’s growing beyond capacity and can be seen at a greater distance every year. There is a noxious smell and the road is in constant disrepair with deep potholes, large rocks, and other material that make roads hazardous.”

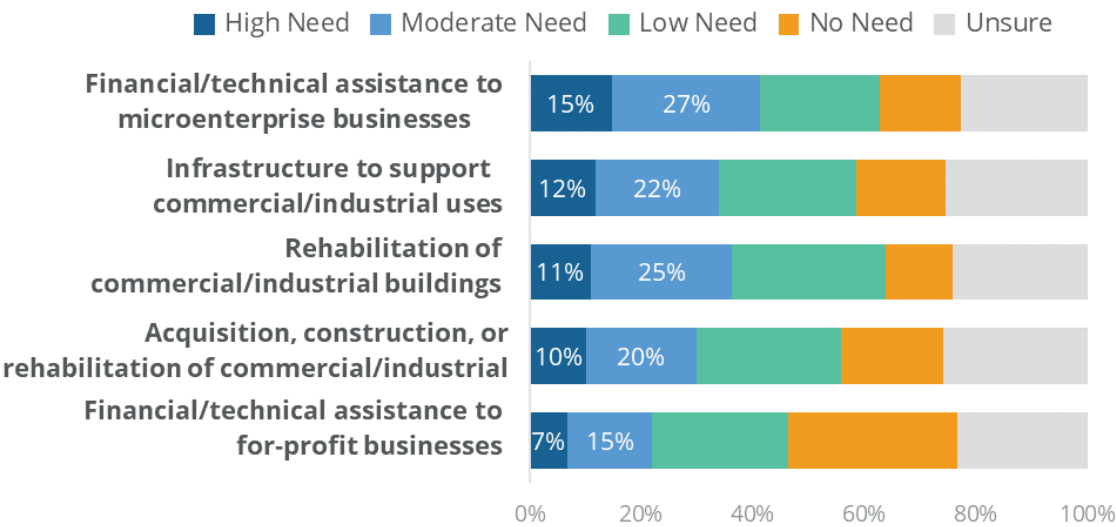
Economic development. Community members who participated in the survey were asked to rank the following economic development needs in Washington County from “high need” to “no need.”

- Rehabilitation of publicly or privately owned commercial/industrial buildings,
- Acquisition, construction, or rehabilitation of commercial/industrial buildings,
- Development of infrastructure to support commercial/industrial uses,
- Financial and technical assistance for for-profit businesses, and
- Financial and technical assistance for microenterprise businesses (five or fewer employees).

Figure B-17 shows the order in which total survey respondents in Washington County ranked economic development needs from “high” to “low” need.

As shown in the figure, the top economic development needs identified by overall respondents were financial/technical assistance for microenterprise businesses (15%), the development of infrastructure to support commercial/industrial uses (12%), and the rehabilitation of commercial/industrial buildings (11%).

FIGURE B-17. ECONOMIC DEVELOPMENT NEEDS IN WASHINGTON COUNTY—ALL RESPONDENTS



Note: n=1,401.

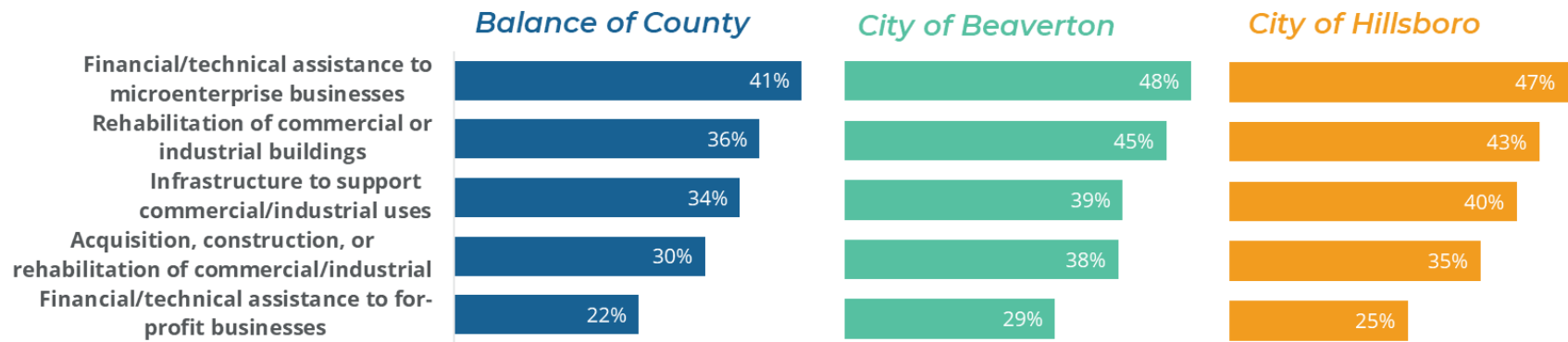
Source: Root Policy Research from the 2024 Washington County Community Survey.

Figure B-18 compares economic development needs in the balance of Washington County to needs in Beaverton and Hillsboro. Note that the percentages reflect the share of respondents who ranked economic development needs as a “moderate” or “high” need. (Responses were combined due to small sample sizes).

Respondents living in the balance of Washington County prioritized the need for financial/technical assistance to microenterprise businesses (41%), rehabilitation of commercial/industrial buildings (36%), and the development of infrastructure to support commercial/industrial uses (34%).

Needs are relatively consistent across jurisdictions. Around half of Beaverton (48%) and Hillsboro (47%) respondents prioritized support for microenterprise businesses followed by commercial and industrial rehabilitation activities.

FIGURE B-18. ECONOMIC DEVELOPMENT NEEDS BY JURISDICTION



Note: n=1,401. Percentages reflect the share of respondents who ranked needs as “moderate” or “high”—responses were combined due to small sample sizes (n<40).

Source: Root Policy Research from the 2024 Washington County Community Survey.

Stakeholder Consultation

County and City staff consulted with several stakeholders between May 2024 and August 2024 to inform the Consolidated Plans. Stakeholders who participated in interviews, meetings, and roundtables represent a range of organizations and agencies serving community members and households with special housing and service needs. (See Figure B-1).

Feedback from stakeholders was gathered from input sessions, meetings, breakout rooms, presentations, and other consultations. (Events included the Healthcare and Homelessness Input Session, Emergency Management Cooperative Meeting, Broadband Action Team Meeting, Tualatin Valley Water District Meeting, McKinney-Vento Liaison Consultation, Rehab Roundtable, and the Coalition of Housing Advocates Meeting).

Housing needs and barriers. County and City staff heard from housing providers and other stakeholders about community members' greatest housing needs as well as the greatest barriers community members face accessing and maintaining housing. Main themes from these discussions are summarized below.

There is great need to provide rental assistance to households with incomes at or below 30% Median Family Income (MFI) and more funds are needed to address the shortage in Section 8 vouchers to support low income households. Stakeholders identified Tigard as the city in most need of more vouchers to support households vulnerable to displacement.

The top barriers that prevent individuals from accessing and maintaining housing in Washington County are past evictions/foreclosures, criminal records, lack of rental history and credit score requirements, mental health and/or addiction challenges, and the lack of units affordable to individuals and households with low incomes.

Affordable housing options are limited for certain special needs populations due to program requirements and criteria. For example, for persons with disabilities to qualify for an affordable housing unit, the head of household must have the disability—meaning families with children that have a disability do not qualify for affordable units.

There is a need for the County and Cities to approve more affordable housing projects proposed by non-profit developers. Stakeholders explained that non-profit developers recognize the needs of the populations that they serve and see the value of providing on-site resident services while for-profit developers are less likely to build developments that offer access to these services/resources.

While discussing housing needs, several stakeholders stressed that they would like to see assistance for seniors and persons with disabilities make improvements to their homes (including accessibility improvements and modifications) for the upcoming Consolidated Plan. Providers would also like to see

seniors and disability services prioritized for funds such as services to help with general housekeeping and maintenance and transportation to medical appointments and grocery stores.

Populations with the greatest needs. County staff heard from stakeholders which resident groups and populations in Washington County have the greatest housing and service needs—including the greatest unmet housing and service needs. Groups that were most often identified as having the greatest needs were unhoused persons and families, families with children, seniors and elderly persons, persons with disabilities, survivors of domestic violence, and manufactured homeowners.

Unhoused persons and families. Unhoused persons and families have unique housing and service needs that create significant barriers to housing and services. Needs include a lack of phone/contact method; no permanent mailing address; histories of trauma; barriers navigating the system of care, and criminal records or past felony convictions. Service providers also noted that “*system distrust*” is unique among the unhoused community and the lack of sustainable funding streams for shelters and staff has been a challenge to continue to meet community needs.

Providers identified unhoused persons with behavioral health and medical needs as having the greatest unmet needs because there are very few resources available to address the complexity of needs. Providers also noted that these populations are more likely to cycle through periods of stability because resources tend to become available too late and the timing between need and availability is often too difficult to match up—these challenges are primarily driven by the high demand, mismatch in services available to meet the need, and limited staff capacity.

During the McKinney-Vento Liaison Consultation, County staff met with liaisons from Beaverton, Hillsboro, Forest Grove, and Sherwood school districts to discuss the needs of families and youth experiencing homelessness in the county. Main themes from these conversations included:

- County staff learned that most homeless youth are “doubled up” or living in affordable housing that do not meet their needs. In Beaverton, however, families that cannot access affordable housing tend to live out of their cars due to the lack of family shelters. (The closest shelter for unhoused families is in Tigard, called the Good Neighbor Center).
- Providers explained that Hillsboro families are also more likely to live out of their car. This is less prominent in Sherwood despite the city also lacking shelters for families.
- Individuals who participated in the liaison consultation session expressed concern with recent trends in McKinney-Vento data, explaining that these are the highest numbers they have had. This prompted many participants to recommend that the County increase funds for youth shelters as well shelters for transition-aged youth (18 years to 24 years).

Families with children. Stakeholders generally agree that large families with children face disproportionate housing needs and barriers. One of the top housing needs cited by stakeholders was the need for more affordable housing that meets family’s household needs—specifically unit size needs. Very few affordable housing developments offer units with three bedrooms or more, which presents significant barriers to large households needing affordable rents and on-site services.

It is important to note that even when families do enter affordable housing, many families still experience affordability challenges due to the siting of affordable housing projects and developments. For example, providers explained that when families are placed in units located near grocery stores that they cannot afford (e.g., Whole Foods), they are at increased risk of becoming cost burdened, housing unstable, and/or food insecure.

Providers also explained that it can be difficult to meet the needs of families with children in the County's rural areas, especially migrant families, multigenerational families, and families with limited English proficiency (LEP). These challenges were attributed to difficulties reaching and connecting with families in these areas as well as the lack of English language proficiency programs available in Washington County.

This prompted many individuals to recommend that the County and jurisdictions consider funding English literacy programs for low income families because *"applications are difficult to navigate even when they're provided in your native language."*

Seniors/elderly persons. Providers explained that seniors and elderly persons often have the highest service needs that are often unmet due to administrative barriers and/or challenges navigating the County's service system. (One provider explained that seniors tend to forget which agencies or programs they have applied to and get frustrated *"running around"* the delivery system).

Seniors have also been disproportionately impacted negatively by the County's use of online platforms to distribute information on available programs and services. Providers explained that seniors and elderly persons are more likely to seek information in-person (versus online websites and portals) as they tend to be less technologically advanced than younger generations. This was also identified as a disproportionate need for unhoused persons and low income households that lack access to a computer or internet subscriptions.

Stakeholders also identified a need to help seniors keep up with the general maintenance of their homes specifically those living in single family homes and manufactured homes. There is also a need to allocate funds for to provide low-cost transportation services to seniors who cannot drive.

Persons with disabilities. County and City staff heard the greatest housing and service challenges that individuals with disabilities experience in Washington County during Housing and Supportive Services Network (HSSN) breakout sessions and in meetings with the Developmental Disability Advisory Council. The greatest challenges and barriers to accessing housing and services in the county include:

- Individuals with mental health and/or substance use challenges face the greatest barriers accessing housing in Washington County, especially compared to the general population. These barriers were attributed to a lack of understanding concerning the housing process and a lack of understanding from the general community.
- Community members who are able to enter housing struggle to stay in their housing because there is a lack of partnership between agencies which leaves many individuals to be "left alone" without

support from providers, agencies, or the general community. This is particularly challenging for individuals with mental health challenges and/or trauma who often need help adapting to their new housing situation (Stakeholders recommended improving communications between agencies and creating support groups to conduct check-ins with clients for up to one year).

- Many individuals with disabilities—specifically formerly unhoused persons—are at increased risk for eviction and homelessness because they lack the basic life skills to maintain their housing status and be successful in their housing. Stakeholders recommended investing in wraparound services and maximizing the County’s use of funds to better meet the needs of households. (*“We are falling back, not moving forward, and not providing services...There’s a lot of money to be had but it’s not being used for wraparound services”*).

Additionally, providers expressed a desire for the County to track the services being provided to community members in the county and to measure the extent to which they have been successful in meeting their unique needs. This was recommended in recognition that there is a need for more tailored services and resources because the County and agencies are *“not serving the population as well as we should be.”*

Survivors of domestic violence. The greatest unmet needs for survivors of domestic violence in the county include credit score requirements (650 score or higher), lack of rental history, and histories of eviction or felonies (as a result of the domestic violence incident). Housing and service providers also explained that there is a lack of “cultural sensitivity” among landlords that negatively impact survivors as well, specifically not understanding their unique housing and service needs and/or federal protections.

Additionally, stakeholders identified challenges with finding temporary housing situations for survivors fleeing their current situations which was attributed to a lack of funds for shelters and staffing. As such, providers would like to see the County and local jurisdictions work together to come up with more creative opportunities for housing options that service survivors of domestic violence—for example, shared housing like Oxford Homes and other group living situations that offer safe living spaces with on-site supports.

Other individuals would like to see housing programs and services tailored to the needs of survivors; more mental health and peer support services; and increased outreach and intervention services for these populations.

Formerly incarcerated persons. County and City staff met with representatives from Washington County Community Corrections to provide an overview on the Consolidated Plan and to discuss the challenges the department faces and the greatest housing and community needs of formerly incarcerated persons living in Washington County.

When discussing the department’s challenges, participants emphasized the negative impacts recent budget cuts have had on their ability to meet housing needs and capacity issues that prevent the County’s ability to effectively plan for individuals to transition from jail/prison into the community. For example:

- Recent budget cuts have made it challenging for Community Corrections to continue to meet housing needs. When funding levels were higher, the agency made significant housing investments—however, the number of subsidies and mentors have decreased and the department can no longer maintain subsidized housing to support households.
- Community members who are released from short-stay incarceration in community correction centers often end up staying in shelters or couch surfing because they do not have a stabilization plan before being released. Participants explained that developing a plan is part of the release process but many are not provided robust exit plans because there is not enough time or capacity.

Participants noted that there are a range of public services available to help households but the number of services is often overwhelming which causes challenges for both staff and inmates to navigate to the right resources. This was characterized as a frustrating process in which many inmates “give up”—leading to high levels of recidivism. One individual recommended that the County establish a “one point of entry system” with supports to guide individuals in the direction to resources and services.

Importantly, although there are many public services available, the County does lack essential services that participants feel are crucial to helping formerly incarcerated persons become stable. For example, after individuals are released from jail/prison, staff and clients face a shortage of addiction treatment options, mental health services, housing placement, and employment assistance. *“With no money, no job, and no place to live, it’s a revolving door and the previously released person ends up being incarcerated again.”*

Manufactured homeowners. Several stakeholders identified manufactured and mobile homeowners as having their needs unmet by the County and Cities as well as being one of the top resident groups at risk of displacement and long-term housing instability. When asked why these households have greater housing needs, stakeholders explained that most manufactured homeowners are not protected against mobile home park lot rent increases and existing grants do not apply to commercially run parks. Other participants noted that these manufactured homeowners tend to have greater health and safety needs in their housing.

Service delivery gaps. County staff heard from service providers what they believe are the greatest gaps in the County’s service delivery system and continuum of care—including the availability of services and access to resources. Discussions focused on a range of topics from programmatic barriers to populations that “fall through the cracks” to the lack of information on available services and resources available.

- Program criteria and requirements can delay or prevent access to needed services and resources which undermines providers’ ability to effectively address needs. Providers offered an example of centralized services and navigation assistance provided by a local organization in Washington County. These services were spoken of favorably—however, the requirement that clients must be actively homeless to receive services presents significant barriers. (In other words, individuals and households at imminent risk of homelessness are not eligible to receive services).

- There is a lack of services and resources tailored to meet the needs of specific segments of the County’s resident population. Providers specifically identified housing programs and services for survivors of domestic violence as serving individuals with children—but excluding singles from housing and services. Other examples offered by participants included a lack of services for low income women, homeless individuals with both mental health and medical needs, and supports for individuals with former justice involvement.
- Additionally, a large share of eligible individuals and households are unaware of the services and resources offered by Washington County and local jurisdictions.

To address gaps in the service delivery system, stakeholders and service providers recommended that the County and Cities consider developing “centralized centers” with information on available resources, preferably run by local community nonprofits such as Rotary or Community Action. While this was favorable among stakeholders, many noted that the County likely does not have the funds sufficient to make a high impact on current needs.

Long-term navigators assigned to individuals with complex housing and service needs were also recommended by participants. In this strategy, navigators would be assigned to clients and would stay with them as they progress through the service system and continuum of care (e.g., helping with applications, securing documentation, following up with agencies, etc.). Others recommended ideas and solutions such as more outreach to vulnerable populations, increased communication and collaboration across agencies, peer supports, and formulating committees tasked with monitoring vulnerable households before crisis occurs (e.g., eviction or foreclosure).

Broadband needs. Broadband infrastructure was identified as a significant need in many areas of Washington County, specifically “pockets” in the Cities of Gaston, Banks, and Gales Creek. During meetings with the Broadband Action Team, County staff heard that many households in these areas lack access to high quality services. (Stakeholders coined this dilemma as “*the tale of two Counties*”). Permitting for broadband infrastructure is also a challenge specifically for underground infrastructure and poles.

There is a significant need for community-based programs that increase access to internet as well as subsidy programs for low income households. Subsidy programs such as the Universal Service Fund and Affordable Connectivity Program are particularly effective—however, very few households are aware of these programs. (Stakeholders noted that around 20% of households qualify for the program but participation rates are low due to a lack of awareness).

Stakeholders also spoke favorably of digital literacy initiatives in the City of Hillsboro specifically the City’s project with Centro Central to create an economic empowerment center that provides workforce programs and skill development training. (The project is funded with federal American Rescue Plan Act (ARPA) dollars).

To reduce the digital divide, stakeholders strongly urged that the County work to support small internet providers in rural districts (versus causing business and provider competition). Stakeholders would like

to see the County and Cities form various public and private partnerships to increase access to broadband. Libraries were identified as a particularly effective partnership as these facilities offer free internet services and tech programming.

Individuals also emphasized the importance of identifying geographic prioritizations. More specifically, prioritizing funds for broadband infrastructure projects in the City of Banks and Beaverton. Individuals characterized these efforts as *“creating an ecosystem of digital equity services.”*

Natural disasters and emergency management. Historically, environmental risks—wildfires and extreme weather—were low in Washington County. As noted by stakeholders, however, the likelihood and impact of wildfires have increased and extreme weather (during the summer and winter months) but dramatically increases risks of displacement, housing instability, and other long-term housing challenges.

County staff heard from several stakeholders that disaster preparedness is missing as a priority need for the allocation of federal housing and community block grant funds. Individuals stressed the importance of developing priorities related to disaster planning and emergency management given the disparate impact natural disasters can have on people of color, low income households, and special needs populations. (Stakeholders specifically identified persons with disabilities as being disproportionately affected by natural disasters—especially in the County’s rural areas where mass transit is limited).

County staff also heard from stakeholders that there is a significant need to increase transportation services and public transit during the winter and summer when temperatures reach life threatening levels. Individuals who participated in meetings for the Consolidated Plans urged the County to bolster transportation resources during these months to connect unhoused persons and other vulnerable households to cooling or warming centers. (Most of these centers are located in larger cities which are inaccessible to many rural communities without access to public transit).

Planning for and responding to disasters. County staff also heard from stakeholders and individuals with expertise in hazard mitigation and emergency management recent and ongoing efforts that Washington County—and the region—have undertaken to better plan for and respond to natural disasters.

Last year, for example, the County completed the Natural Hazard Mitigation Plan to inform the County and jurisdiction’s approach to hazard mitigation and emergency management planning.

In collaboration with the County’s Emergency Management Cooperative, the Tualatin Valley Water District—which provides drinking water to a quarter of a million people living in unincorporated areas of the County—is developing robust systems to both mitigate disasters and plan for emergency water distribution in the event of disasters. (Stakeholders explained that hose systems would be particularly effective in these cases as it would provide the public access to clean drinking water).

Additionally, stakeholders mentioned that the County intends to support Oregon’s efforts to invest in “Resilience Hubs and Networks”—decentralized community spaces for people to access resources

during and after natural disasters—most of which feel that this will positively impact the jurisdiction’s ability to respond to disasters and the negative impacts disasters have on low to moderate income households, including households with special needs.

Administrative challenges. Administrative challenges that prevent federal block grant funds from being used efficiently are largely related to the requirements and spending limits that are often associated with the use of funds. (Note that while the County cannot play much of a role in alleviating these challenges as they are imposed at the federal level, they can leverage local funds to address funding gaps and maximize opportunities.) For example:

- Federal block grant funds often have strict requirements for the use of funds which make them inflexible and challenging to use in a way that effectively addresses priority housing and community needs.
- Stakeholders generally agree that capital limits on programs should be higher (or additional funds provided) to address the increase in administrative/operation costs.

Other challenges cited by stakeholders were related to a lack of communication and coordination across organizations and agencies serving special needs populations and other vulnerable households.

Public Meetings and Hearings

Public meetings. Washington County’s Office of Community Development presented at several public meetings to receive feedback on the draft Consolidated Plan goals and priorities.

OCD staff presented at the meetings listed below; no members of the public attended to provide feedback on the draft Consolidated Plan goals and priorities:

- **Housing Advisory Committee**, September 26, 2024.
- **Beaverton City Council**, October 15, 2024.
- **Homeless Solutions advisory Council**, October 17, 2024.
- **Advisory Council on Racial Equity**, November 4, 2024.

OCD staff presented at the following meeting(s); members of the public attended to provide feedback on the draft Consolidated Plan goals and priorities:

- **Committee for Community Involvement**, October 15, 2024. Approximately 16 members of the public were in attendance. Comments included better articulating what constituted “affordable housing,” as well as thinking through strategies to leverage developers to build affordable housing. Other feedback included questions on how American Community Survey (ACS) data are used to help inform the Consolidated Plan, as well as better clarifying special needs populations (e.g., intellectual/development disabilities vs. “disability”; those with mental health challenges; those with substance abuse challenges)

Public hearings. Additionally, three public hearings were held throughout the development of the Consolidated Plan.

- **December 4, 2024** – Public hearing hosted virtually to solicit feedback on the draft goals and priorities. Comments received during the December 4, 2024, public hearing included:
 - Consideration of community context for project size (e.g., communities with smaller lot sizes may be better suited for smaller projects to be integrated within the area compared to larger projects);
 - More resources are needed to serve youth populations and young adults; and
 - More 3- to 4-bedroom units are needed in the county, particularly for larger families.
- **April 2, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.
- **April 24, 2025** - Public hearing hosted virtually to solicit feedback on the draft plans.

Open House Events

The County held two open house events to discuss housing and service needs, offer the opportunity to learn more about the 2025-2029 Consolidated Plan, and for community members to provide their input on the County’s draft goals and priorities for the upcoming planning period. Open houses were held both in-person and virtually with Spanish translation. The events took place during the following times and locations:

- October 16, 2024, 5:00pm to 7:00pm, Tigard Public Library, 13500 SW Hall Boulevard, Tigard, Oregon 97223
- October 17, 2024, 5:00pm to 7:00pm, Centro Cultural de Washington County, 1110 N Adair Street, Cornelius, Oregon 97113

The primary findings and main themes drawn from these discussions are summarized below, supplemented with the written comments provided by online attendees.

Housing and service needs. Open house attendees identified Washington County’s primary housing needs as affordable rental housing, permanent supportive housing (PSH), rental assistance, down payment assistance, senior housing options, and shelters for unhoused families. The top public service needs reported by attendees included mental health services for children—especially for abused children and youth involved in the foster care system—and services to support survivors of domestic violence.

Affordable homeownership was also identified as a top housing need with several participants identifying homeownership gaps and disparities among the County’s Muslim population. Attendees explained that these households often experience the greatest barriers to homeownership because they cannot use traditional financing methods or FHA mortgages—despite wanting to purchase and own a

home in Washington County. Participants recommend that the County allocate funds for a down payment assistance program to support homeownership goals for interested community members.

Attendees also provided written comments concerning housing and service needs in Washington County. Notable comments left by participants are highlighted below.

- “The charts make it so clear we need low income housing [and] not just low income but no income housing. We have so many people with a mental illness, elders who simply didn’t earn enough to save for retirement, troubled youth, and veterans on the streets. We need more safe villages with simple cabins so people have a roof over their heads, a door they can lock, and a place to shower. We need that now in spades.”
- “Every few months or so we hear a horrible story of abused kids in and out of the foster system. These kids need help early, not the criminal justice system. [They need] early intervention with mentors, rental assistance, mental health services and we are not providing that in any real way until it’s too late.”

Importantly, one participant noted that there is agreement over what the needs in the community are—but there is not enough money and resources to address them.

Special needs populations. Special needs populations in Washington County include survivors of domestic violence and households currently experiencing domestic violence (which participants explained is a large issue that is often unreported), as well as individuals with developmental and intellectual disabilities. Participants specifically identified individuals with autism as having special housing and service needs and recommended that the County look to Central Valley Regional’s model for serving individuals with autism.

Participants also identified youth (16 years to 25 years) as a special needs population in Washington County as these community members are often most at-risk of homelessness, especially when they are thrown out of their homes and/or exit the foster care system.

Goals and priorities. Open house participants were generally supportive of the County’s draft goals and priorities. Participants explained that they felt the goals were reflective of the current needs (as demonstrated by the data and analysis) and noted that they seemed comprehensive and inclusive. Other participants indicated that they supported the County’s five-year priorities and the emphasis on aligning and leveraging the priorities with other planning efforts and resources.

When asked what, if anything, was missing from the draft goals and priorities, attendees identified a need to increase resources that expand outreach to underserved communities; resources to support the needs of persons with intersecting identities; and resources to connect with school-aged parents and families.

Attendees also offered written comments including:

- “As an individual with a disability, I feel that my past experiences do not align with the current approach, I intend this statement as a confident one. In previous counties where I have lived, there has often been a tendency to place the onus responsibility on individuals within the community, without adequately addressing the needs of special populations. I believe this represents a crucial opportunity to foster a culture of mutual support and to ensure that individual perspectives are incorporated into decision-making processes that benefit these communities.”
- “Nonprofit organizations within our community. We have a responsibility to enhance the resources available for essential systems and infrastructure. This plan enables us to provide vital support to those community members who are part of these groups and are in the greatest need.”
- “Housing retention/assistance should be a priority. For those with severe challenges, individuals get evicted over and over again because there are no providers that specialize in extreme disorders. There isn’t any conversation on this issue so they’re left behind, unnoticed, and have no voice.”

Recommendations. To improve the County’s five-year goals and priorities, participants recommended the programs and public services that would best address current and future needs. For example:

- “Promote opportunities for new community-based providers/partners and provide training opportunities for a quick provider enrollment process. Agencies are over their heads at this moment, and there are lots of new organizations ready to serve.”
- “Increasing shelter beds and transitional housing programs, as well as community-based housing like host homes (Second Home and Safe Families) would be amazing to see. Keep those struggling in the community and loved and included.”
- “Youth-specific housing programs would be so crucial. Unaccompanied high school students are often not old enough to access adult housing programs or have to go to Portland for shelter beds.”
- “Improve services specifically inside shelters that are meant to lead to long-term housing.”

Additionally, attendees shared that the final goals and priorities should consider the importance of uniting communities through multi-use buildings and facilities; reflect the value of collaborating with school districts; and emphasize the importance of hearing about solutions and efforts to address needs (versus only discussing what is needed).

APPENDIX D.

**NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT 2025-2029 CONSOLIDATED PLAN
AND 2025 ACTION PLAN**

AND

**NOTICE OF PUBLIC COMMENT PERIOD ON SUBSTANTIAL AMENDMENTS TO THE 2018
AND 2020 ACTION PLANS**

Washington County, City of Beaverton and City of Hillsboro

The Consolidated Plan is a strategic planning document resulting from 18 months of planning and public participation, which set local strategies and priorities for allocating the federal funding over the five-year timeframe. It acts as 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 (HOME), and Emergency Solutions Grant (ESG) formula programs. Washington County the City of Beaverton and the City of Hillsboro each receive an annual CDBG entitlement grant. In addition, Washington County annually receive HOME and ESG 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 Cities of Beaverton and Hillsboro, will invest federal resources over a one-year period for activities serving low- and moderate-income persons, the homeless, and persons with special needs.

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Thursday, April 24, 2025 - 7:00 p.m.

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You may comment on the Draft 2025-2029 Consolidated Plan and the 2025 Action Plan at either of the public hearings, or by writing to

Shannon Wilson, Program Manager
Washington County Office of Community Development
328 W. Main Street, MS7
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882

Or

E-mail: cdbg@washingtoncountyor.gov

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<https://www.washingtoncountyor.gov/commdev/annual-action-plan>

CLASIFICADOS

15

Anúnciese
AQUÍ

- Apartamentos
- Autos
- Oportunidades
- Servicios
- Empleos

- Personales
- Instrumentos
musicales
- Mascotas
- Ventas

P.O. Box 10689
Portland, OR. 97296
Tel. (503) 493-1106
e-mail: contact@ellatinodehoy.com

Sub-Bids / Contractors

Jobs / Empleos

**AVISO PARA PERÍODO DE COMENTARIOS
PÚBLICOS Y AUDIENCIAS SOBRE
EL BORRADOR DEL PLAN CONSOLIDADO 2025-2029
Y EL PLAN DE ACCIÓN 2025
Y AVISO DE PERÍODO DE COMENTARIOS
PÚBLICOS SOBRE MODIFICACIONES
SUSTANCIALES A LOS PLANES DE ACCIÓN DEL
2018 Y 2020**

Condado de Washington, ciudad de Beaverton y ciudad de Hillsboro

El Plan Consolidado es un documento de planificación estratégica que es el resultado de 18 meses de planificación y participación pública, que establece estrategias y prioridades locales para la asignación de fondos federales durante el período de cinco años. Actúa como un plan combinado y una solicitud al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) para los fondos federales disponibles para los condados y las ciudades bajo los programas de fórmulas de Subvención en Bloque para el Desarrollo Comunitario (CDBG), Asociaciones de Inversión HOME (HOME) y Subvención para Soluciones de Emergencia (ESG). El condado de Washington, la ciudad de Beaverton y la ciudad de Hillsboro reciben cada uno una subvención anual de derechos CDBG. Además, el condado de Washington recibe anualmente fondos del programa HOME y ESG en nombre de todo el condado. Los Planes de Acción son componentes anuales del Plan Consolidado que describen específicamente cómo el Condado de Washington y las ciudades de Beaverton y Hillsboro invertirán recursos federales durante un período de un año en actividades que beneficien a personas de ingresos bajos y moderados, personas sin hogar y personas con necesidades especiales.

El borrador del Plan Consolidado 2025-2029 y el Plan de Acción 2025 están disponibles para revisión y comentarios del público desde el lunes 24 de marzo hasta el jueves 24 de abril de 2025. Se pueden encontrar copias durante el horario comercial en la División de Desarrollo Comunitario de la Ciudad de Beaverton, ubicada en el cuarto piso de "The Beaverton Round" en 12725 SW Millikan Way en Beaverton, o en la Oficina del Administrador de la Ciudad de Hillsboro en 150 E Main Street en Hillsboro. También se pueden obtener copias de los documentos del borrador del plan en la Oficina de Desarrollo Comunitario del Condado de Washington, ubicada en 328 W Main Suite 100 en Hillsboro, o llamando al 503-846-8814. Además, puede descargar una versión del plan a través del sitio web del Condado:

<https://www.washingtoncountyor.gov/commdev/2025-2029-consolidated-plan>

Se llevarán a cabo dos audiencias públicas sobre los planes preliminares en formato virtual y la información sobre cómo conectarse a la reunión estará disponible en el sitio web de la Oficina de Desarrollo Comunitario:

**Miércoles 2 de abril de 2025 - 10:00 a.m.
Jueves 24 de abril de 2025 - 7:00 p.m.**

Notifique a la Oficina de Desarrollo Comunitario al menos 72 horas antes de una reunión o audiencia si necesita adaptaciones especiales (equipo o servicio de interpretación). Si tiene una discapacidad o problemas de audición y necesita ayuda, planifique con anticipación llamando al 503-846-8814 o marcando el retransmisor TTY 711 o 1-800-735-1232.

Usted puede hacer comentarios sobre el Borrador del Plan Consolidado 2025-2029 y el Plan de Acción 2025 en cualquiera de las audiencias públicas o escribiendo a

**Shannon Wilson, Gerente de Programa
Oficina de Desarrollo Comunitario del Condado de Washington
328 W. Main Street, MS7
Hillsboro, OR 97123
Teléfono: 503-846-8814
Fax: 503-846-2882**

O
Correo electrónico: cdbg@washingtoncountyor.gov

La Enmienda Sustancial al Plan de Acción de 2018 y 2020 está disponible para revisión y comentarios del público desde el **Lunes 24 de Marzo hasta el Jueves 24 de Abril de 2025**. Puede enviar sus comentarios sobre la enmienda sustancial escribiendo a Shannon Wilson a cdbg@washingtoncountyor.gov o a la dirección postal indicada anteriormente.

Puede obtener copias del borrador del plan en la Oficina de Desarrollo Comunitario del Condado de Washington, ubicada en 328 W Main Suite 100, Hillsboro, o llamando al 503-846-8814. También puede descargar una versión del plan a través del sitio web del Condado:

<https://www.washingtoncountyor.gov/commdev/annual-action-plan>

JEFFERSON COURT APARTMENTS

319 SW G STREET, MADRAS, OR 97741
Ahora aceptando solicitudes para vivienda con fondos federales. Unidades de 1 y 2 dormitorios con alquiler basado en el ingreso cuando estén disponibles.

Se aplican restricciones de ingresos.

Project phone #: (541)-475-7554

TTY: 1 (800) 735-2900



"Igualdad de Oportunidades de Vivienda".



DRIVERS, CDL-A:

Local, Mon-Fri Evening Openings!

1yr Class-A Call CEVA about our Solo and Team's.
Excellent Pay, Full Benefits, Sign-On, Quarterly Bonuses & MORE!

888-572-7938

El condado de Clark (WA) está solicitando propuestas para:

Solicitud de Propuesta #917

Diseño de Puente y Permisos - Parque Lewisville

Los documentos de solicitud de propuesta están disponibles para verlos en:

<https://clark.wa.gov/internal-services/request-proposal-1>

Las propuestas se recibirán en la Oficina de Compras (Office of Purchasing), 1300 Franklin Street, Suite 650, Vancouver, Washington, hasta, pero no después de las 1:30 pm. del **miércoles 16 de Abril de 2025**.

Declaración del Título VI

El Condado de Clark, de acuerdo con las disposiciones del Título VI de la Ley de Derechos Civiles de 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d a 2000d-4) y el Reglamento, por la presente notifica a todos los postores que se asegurará afirmativamente de que cualquier contrato celebrado de conformidad con este anuncio, las empresas comerciales desfavorecidas tendrán la oportunidad plena y justa de presentar ofertas en respuesta a esta invitación y no serán discriminadas por motivos de raza, color u origen nacional en consideración a un laudo.

La política del condado de Clark es garantizar que ninguna persona por motivos de raza, color, origen nacional o sexo según lo dispuesto en el Título VI de la Civil Rights Act de 1964, según enmendada, sea excluida por participar en, ser negado los beneficios, de, o ser discriminado por cualquier programa o actividad patrocinada por el condado. Para preguntas relacionadas con el programa de Título VI de Obras Públicas del condado de Clark, o para servicios de interpretación o traducción para personas que no hablan Inglés, O para que los materiales estén disponibles en un formato alternativo, comuníquese con el coordinador del Título VI de Obras Públicas del condado de Clark por correo electrónico a CCPW-TitleVI@clark.wa.gov o por teléfono al 564-397-4944. Las personas con problemas de audición / habla pueden llamar a Washington Relay Center al 711.



**INVITATION TO BID
ITB #25-06: Evergreen Trail, SE Chelsea Avenue
to SE Image Road**

Notice is hereby given that the City of Vancouver, Washington, will receive sealed bids up to the hour of 11:00 a.m., Pacific Local Time, April 8, 2025 and will publicly open and read aloud at that time on the same day in the Vancouver City Hall, 415 W 6th St, Vancouver, Washington, for the following:

This Contract provides for the improvements of Evergreen Highway from Chelsea Avenue to Image Road. Proposed pervious pathway on the south side of Evergreen with storm improvements, a retaining wall, and privacy fence and other minor landscape updates and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

The Contract Work shall be Physically Complete within 150 Working Days from the Notice to Proceed.

All bid proposals shall be accompanied by a bid proposal deposit in certified check or surety bond in an amount equal to five percent (5%) of the amount of such bid proposal.

The City reserves the right to reject any and all bids and to waive minor informalities in bids received.

Bidding documents may be obtained from the City of Vancouver Procurement Services website at: <https://cityofvancouver.bonfirehub.com>. These are available for viewing, downloading and printing on your own equipment, free of charge.

The City of Vancouver in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The City of Vancouver is committed to providing equal opportunities to State of Washington certified Minority, disadvantaged and Women's Business Enterprises in contracting activities. (Section 4 of Chapter 56, Laws of 1975, 1st Ex. Sess., State of Washington).

The contract will require the payment and tracking of federal wages through Davis Bacon and will be subject to regulations of the U.S. Department of Labor. The higher wage rate between the Federal and State rates, at minimum, shall prevail per WAC 296-127-025.

WINTERGREEN APARTMENTS

2050 SW TIMBER AVE.
REDMOND, OR 97756

Ahora aceptando solicitudes para vivienda con fondos federales. Unidades de 1, 2, 3 dormitorios con alquiler basado en el ingreso cuando estén disponibles.

Se aplican restricciones por ingresos.

Project phone #: 541-548-7816

TTY: 1 (800) 735-2900



"Igualdad de Oportunidades de Vivienda".



PUBLIC NOTICE

Effective Sat 03/22/2025 9:00 am, until Sun 04/13/2025 11:59 pm, Salem Housing Authority (SHA) will accept applications for 1-bedroom apartments at Yaquina Hall in Salem, OR. Restricted to households at 50% Area Median Income or below. Resident rent based on income. Supportive services available on-site. To apply, visit www.salemhousingor.com and click "Apply Now." Paper applications accepted as a reasonable accommodation; request from housing@salemhousingor.com or 503-588-6368. Applications not accepted after 11:59 pm on Sun 04/13/2025.

Equal Housing Opportunity

AVISO PÚBLICO

A partir del sábado 03/22/2025 a las 9:00 a. m., hasta el domingo 04/13/2025 a las 11:59 p. m., la Autoridad de Viviendas de Salem (SHA) aceptará solicitudes para apartamentos de 1 recamará en Yaquina Hall en Salem, Oregon. Restringido a familias con ingresos igual o menos que 50% de medio del área. Alquiler para residentes basado en ingresos. Servicios de apoyo disponibles en el sitio. Para postularse, visite www.salemhousingor.com y haga clic en "Apply Now" / Solicitar ahora. Se aceptan solicitudes en papel como adaptación razonable; solicite a housing@salemhousingor.com o al 503-588-6368. No se aceptan solicitudes después de las 11:59 p. m. del domingo 13/04/2025.

Oportunidad Igual en Vivienda

**COSTURERA Y
CORTADORA DE
PRODUCCIÓN A
TIEMPO COMPLETO**

¡Únete a nuestro equipo!

Funciones y requisitos:

- Cortar tela y coser prendas
- Usar máquinas de coser industriales y herramientas de corte
- Trabajar de forma independiente y cumplir con los plazos
- Se requieren habilidades y experiencia en las áreas mencionadas
- No se requiere inglés

Este puesto es de tiempo completo, ubicado en el noroeste de Portland (autopista 30 y Germantown Rd). El salario inicial es de entre \$18 y \$22. Incluye tiempo libre remunerado y un plan 401K.

Si te interesa, contacta a Erica al 503.522.6587. Se aceptan mensajes de texto.

SUB-BIDS REQUESTED

**CITY OF REDMOND
WELL 9 PUMPHOUSE
PROJECT (Project
#WA2022/PK2102)
BIDDING ALL SCOPES**

Bid Date:

March 20, 2025 @ 2:00 P.M.

Sub Quotes Due:

March 19, 2025 @ 10:00 A.M.

Subcontractor Scope Letters Due:

March 18, 2025

Project Scope: Construction of a 1,044 square foot pumphouse building and associated appurtenances, connection to a previously drilled municipal drinking water well, installation of a 29-stall asphalt parking lot and public restroom, storm facility improvements, fencing, security equipment, and all associated improvements, and demolition of an existing 480 square foot building. Sub scopes include rebar, CMU masonry, metal fabrications, metal roofing, painting, plumbing, HVAC, electrical, paving, earthwork and mechanical piping, fencing and landscaping.

For Bid Documents, Contact Wade Hillard
estimator@ward-henshaw.com

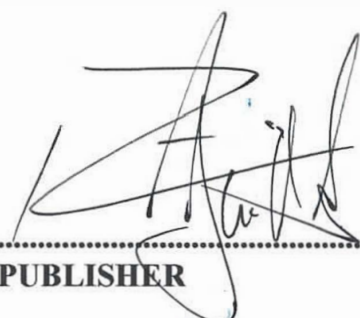
WARD-HENSHAW
CONSTRUCTION COMPANY, INC.
P.O. Box 950
Canby, OR 97013-0950

P: 503-266-1986 F: 503-266-7252

Ward-Henshaw is an Equal Opportunity Employer and requests sub bids from all interested firms including disadvantaged, minority, woman, disabled veterans, and emerging small business enterprises.
4038481 CDB # 62762

AFFIDAVIT OF PUBLICATION

I, RODRIGO J. AGUILAR BEING FIRST DULY SWORN DEPOSE AND SAY THAT I AM THE PUBLISHER OF EL LATINO DE HOY NEWSPAPER, THE WEEKLY LATIN-AMERICAN NEWSPAPER OF OREGON, AS DEFINED BY ORG 193.010 AND 193.020, PUBLISHED IN THE CITY OF PORTLAND, IN MULTNOMAH COUNTY, OREGON: THAT THE ADVERTISING, THE PRINTED TEXT OF WHICH IS SHOWN BELOW, WAS PUBLISHED IN THE ENTIRE AND REGULAR ISSUE OF EL LATINO DE HOY NEWSPAPER FOR THE WEEK THAT STARTING 03/19/25, ENDING 03/25/25. IN ADDITION, ALL ADS CAN BE VIEWED IN OUR WEB PAGE AT: WWW.ELLATINODEHOY.COM



.....
PUBLISHER

DATE

3/25/25

AD#: 0010974728

State of Oregon,) ss
County of Multnomah)

Stacey Tredici being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Oregonian 03/19/2025

Principal Clerk of the Publisher

Sworn to and subscribed before me this 19th day of March 2025

Notary Public



KIMBERLEE WRIGHT O'NEILL
NOTARY PUBLIC - OREGON
COMMISSION NO. 1026818
MY COMMISSION EXPIRES 08/15/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS ON
DRAFT 2025-2029 CONSOLIDATED PLAN
AND 2025 ACTION PLAN**

**AND
NOTICE OF PUBLIC COMMENT PERIOD ON SUBSTANTIAL AMENDMENTS TO
THE 2018 AND 2020 ACTION PLANS**

Washington County, City of Beaverton and City of Hillsboro

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Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

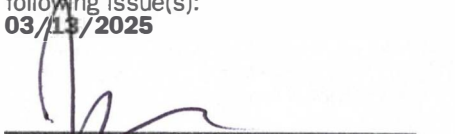
State of Oregon, County of Washington, ss
I, J. Brian Monihan, being first duly sworn,
depose and say that I am the Group Pub-
lisher – CMG Oregon of the **The Times**, a
newspaper of general circulation, published
in Washington County, Oregon, as defined by
ORS 193.010 and 193.020, that

**Owner: Washington County Office of
Comm. Dev.**

**Description: Notice of Public Comment
Period and Hearings to be published in
The Times and News-Times on March 13,
2025.**

Ad#: 353639

A copy of which is hereto annexed, was
published in the entire issue of said
newspaper for 1 week(s) in the
following issue(s):
03/13/2025



J. Brian Monihan (Group Publisher – CMG
Oregon)

Subscribed and sworn to before me this
04/21/2025.



(NOTARY PUBLIC FOR OREGON)



Acct #: 105166

Attn: Eva Pauley
WASHINGTON CO. COMM DEVELOPMENT
328 W MAIN ST, MS7
HILLSBORO, OR 97123

**NOTICE OF PUBLIC COMMENT PERIOD AND
HEARINGS ON
DRAFT 2025-2029 CONSOLIDATED PLAN
AND 2025 ACTION PLAN**

**Washington County, City of Beaverton and City of
Hillsboro**

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**Shannon Wilson, Program Manager
Washington County Office of Community Development
328 W Main Street MS7**

528 W. Main Street, MS 7
Hillsboro, OR 97123
Phone: 503-846-8814
Fax: 503-846-2882

Or

E-mail: cdbg@washingtoncountyor.gov

Publish March 13, 2025

TT353639



Office of Community Development

Washington County, State of Oregon

Zoom link: [2025-2029 Consolidated Plan and 2025 Action Plan Public Hearing](#)

2025-2029 CONSOLIDATED PLAN AND 2025 ACTION PLAN PUBLIC HEARING

1. CALL TO ORDER at 9:00 am by Shannon Wilson, Program Manager, Office of Community Development
2. ROLL CALL

Office of Community Development Staff Members

Shannon Wilson	Program Manager
Lauren Calo	Housing & Community Development Specialist
Kelvin Valdovinos	Housing & Community Development Specialist
Eva Pauley	Housing & Community Development Specialist
Keegan Curry	Housing & Community Development Specialist
Pablo Garnica	Administrative Specialist II
Brian Johnson	Management Analyst II

Guest

Kathy Peoples	City of Beaverton, CDBG Project Coordinator
Ann Hawkings	City of Hillsboro, CDBG Program Coordinator

3. AGENDA ITEM: 2025-2029 Consolidated Plan and Action Plan Public Hearing Presentations
 - Staff members S. Wilson, E. Pauley, K. Peoples, & A. Hawkins presented 2025-2029 Consolidated Plan and Action Plan Public Hearing on behalf of Washington County, City of Beaverton and City of Hillsboro.
4. PUBLIC COMMENT
 - None – no members of the public were present or submitted comments.
5. ADJOURNMENT - The public hearing was adjourned at 9:47am.



Office of Community Development

Washington County, State of Oregon

2025-2029 CONSOLIDATED PLAN AND 2025 ACTION PLAN PUBLIC HEARING

1. CALL TO ORDER at 7:01 pm by Chair S. Jones
2. ROLL CALL

Board Members

City of Banks	*Stephanie Jones (Chair)
City of Beaverton	Javier Mena
City of Cornelius	*Eden Lopez
City of Forest Grove	*Mariana Valenzuela
City of Gaston	VACANT
City of Hillsboro	Ann Hawkins
City of North Plains	*Trista Papen
City of Sherwood	*Kim Young (Vice Chair)
City of Tigard	*Jeanette Shaw
City of Tualatin	*Bridget Books
King City	*Jan Tysoe
Washington County	*Kathryn Harrington

*Denotes Primary Member

Office of Community Development Staff Members

Shannon Wilson	Program Manager
Lauren Calo	Housing & Community Development Specialist
Kelvin Valdovinos	Housing & Community Development Specialist
Eva Pauley	Housing & Community Development Specialist

Guest

Kathy Peoples	City of Beaverton, CDBG Project Coordinator
Heidi Aggeler	Root Policy

3. AGENDA ITEM: 2025-2029 Consolidated Plan and Action Plan Public Hearing Presentations

- H. Aggeler, S. Wilson, E. Pauley, K. Peoples, & A. Hawkins presented 2025-2029 Consolidated Plan and Action Plan Public Hearing on behalf of Washington County, City of Beaverton and City of Hillsboro.

4. PUBLIC COMMENT

- J. Shaw asked for clarification around what the median family income is. H. Aggeler provided information that for a 4 person household, 120% AMI would be close to \$150,000.
- Attached public comment submitted by D. Williamson read by S. Wilson.

5. ADJOURNMENT - The public hearing was adjourned at 7:42pm.

From: [Shannon Wilson](#)
To: [HMIS Drew Williamson](#)
Cc: [Eva Pauley](#); [Elizabeth Sale](#)
Subject: RE: [EXTERNAL] RE: Draft 2025-2029 Consolidated Plan public comment period
Date: Friday, April 25, 2025 11:14:36 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Drew:

Thanks so much for taking the time to review and comment on our draft 2025-2029 Consolidated Plan. We did review your question and found that the chart you referenced on page 80 was incorrect. The rows for Veteran household type and Unaccompanied youth type had been inverted. Additionally, the data was filled out from the HIC which defined unaccompanied youth as up to 18 and we define unaccompanied youth as up to 24 so this chart was not fully capturing these programs. We have corrected the chart in our plan and it is below:

HOUSEHOLD TYPE	EMERGENCY SHELTER BEDS		TRANSITIONAL HOUSING AND SAFE HAVEN	PERMANENT SUPPORTIVE HOUSING BEDS	
	YEAR-ROUND BEDS	VOUCHER/ SEASONAL OVERFLOW BEDS	CURRENT AND NEW BEDS	CURRENT AND NEW BEDS	BEDS UNDER DEVELOPMENT
Adult(s) and Child(ren)	343	0	17	799	0
Adult Only	350	0	72	1939	0
Unaccompanied Youth	12	0	23	116	0
Chronic Homeless	0	0	0	0	0
Veteran	0	0	0		0
Subtotal	705 Beds	0	112 Beds	2,854 Beds	0

Your comments were read at our last public hearing for the plan yesterday evening, and will be included in the final Consolidated Plan.

Thanks again for your thoughtful review and comments!

Shannon



Shannon Wilson · she/her/hers

Program Manager

Washington County Office of Community Development

328 West Main Street Ste. 100, MS-7

Hillsboro, OR 97123

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shannon_wilson@washingtoncountyor.gov

From: Drew Williamson <dwilliamson@boysandgirlsaid.org>

Sent: Wednesday, April 23, 2025 11:00 AM

To: Shannon Wilson <Shannon_Wilson@washingtoncountyor.gov>

Cc: Eva Pauley <Eva_Pauley@washingtoncountyor.gov>; Elizabeth Sale <esale@boysandgirlsaid.org>

Subject: [EXTERNAL] RE: Draft 2025-2029 Consolidated Plan public comment period

Hi Shannon,

I had a question from the 2025-2029 consolidated plan and a chart's messaging around services currently available for youth:

- Does the attached screenshot taken from page 80 indicate that there is currently no emergency shelter beds available for unaccompanied youth? If so, this would be inaccurate. We currently have 12 year-round beds dedicated to serving unaccompanied youth at Safe Place. Am I misinterpreting the term "unaccompanied" as it's intended to be used in this specific way perhaps?
 - Further down on the top of page 82 it does list Safe Place as having 12 beds. So that further confuses me, I think.
- Less of a question and more of a comment ~ I want to reiterate and highlight the McKinney-Vento liaisons' call on page 370 (and throughout the plan) for increased funding to support the growing needs of our unhoused youth and young adults. The McKinney-Vento numbers are deeply alarming, and our county will need additional resources to adequately meet this escalating need within the community.

Thank you for mentioning youth over 90 times throughout the plan—it's both encouraging and appreciated. Highlighting homeless youth as a special needs population and acknowledging their unique challenges and required supports is incredibly important. We know that unsupported homeless youth will become homeless adults, so investing in this community is not only life-changing but also cycle-breaking.

With appreciation,

Drew



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Boys & Girls Aid

Drew Williamson (he/him) | Senior Director of Shelter and Housing
8196 SW Hall Blvd Suite 102 | Beaverton, OR 97008
Direct 503.442.4757 | Fax 503.224.5960

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April 24, 2025

BY EMAIL

Ms. Shannon Wilson
Program Manager
Washington County Office of Community Development
328 W. Main Street, MS7
Hillsboro, OR 97123
cdbg@washingtoncountyor.gov

RE: Comments on Washington County Consolidated Plan

Dear Ms. Wilson:

Housing Land Advocates (HLA) is a nonprofit organization that advocates for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. HLA supports the draft 2025-2029 Washington County Consolidated Plan and the Analysis of Impediments but write to identify concerns that should be addressed in the final plan. Our concerns are listed under the specific areas HUD requires Entitlement Jurisdictions to address when formulating a Consolidated Plan.

The Consolidated Plan fails to adequately provide the information required by MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.410, 91.210 (E), To be in full compliance with this section, the Consolidated Plan must identify specific public policies that negatively impact the development of affordable housing and residential development. It does not.

This section fails to include any discussion or analysis of any public policy of any public entity that has or may have an identified negative impact on the development of affordable housing or residential development. Notably, while this section references a 2022 University of Oregon study, that study does not identify any public policies other than a survey of "respondents" that indicate zoning as an issue. Moreover, this section identifies a 2018 study commissioned by Washington County on existing regulatory and code requirements in "unincorporated areas" that negatively impact building development without any indication of whether or not the recommendations of the study were implemented or remain relevant seven years later. In addition, while the Plan identifies the Housing Needs Analysis now required of cities of 10,000 or more people, reliance on future actions at some point in time does not fulfill the requirement to actually identify negative public policies. Further, HLA and the Fair Housing Council of Oregon submitted the attached comments about Hillsboro's Housing Production Strategy (Hillsboro is one of Washington County's members city's). See attached. Recently, the Oregon Department of Land Conservation and Development remanded the Housing Production Strategy (see https://www.oregon.gov/lcd/Housing/Documents/2025_0410_Hillsboro_HPS-Decision-Letter_wAttachA_FIN.pdf). The county should be coordinating housing capacity

among its member cities to ensure that public policies county wide are not having a negative impact on the development of affordable housing and residential development.¹

The Consolidated Plan does not adequately answer MA-40 Barriers to Affordable Housing - 91.410, 91.210(e) in that it addresses primarily barriers to disability related housing (7 out of 11) and does not identify barriers to affordable housing in general or for other protected classes, specifically families with children. MA-40 Barriers to Affordable Housing - 91.410, 91.210(e). Although this section refers to the Analysis of Impediments section containing a comprehensive analysis of zoning and land use regulations there are no specific barriers identified in the key findings at that cross-reference. Importantly, this section does not identify commonly understood barriers to the development of affordable housing such as failure to allow or encourage infill, the use of increased densities in existing areas within a jurisdiction.

Finally, Washington County Land Use tier 1 would address barriers to affordable housing by considering CDC amendments to allow affordable multifamily uses in the Institutional land use district. This is not an appropriate response without initially exhausting opportunities for affordable housing through the use of infill and increased densities in existing residential areas. Thank you for your consideration of these comments.

Sincerely,



Jennifer Bragar
Board President

Enclosure

cc: (by email)
Board
Sean Edging

¹ We copy DLCD staff here in an effort to try to break down government silos where all agencies are working to advance the concept of affirmatively furthering fair housing.



January 24, 2025

Ethan Stuckmeyer
Dept. of Land Conservation and Development
Housing Division
635 Capitol Street NE, Suite 150
Salem, OR 97301

Re: City of Hillsboro Housing Production Strategy (HPS)

Dear Mr. Stuckmeyer,

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the City of Hillsboro Housing Production Strategy.

HLA and FHCO commend the staff of the City of Hillsboro for crafting an HPS which responds to the needs of its current and future residents through a number of bold strategies. These include a long overdue initiative to rework their System Development Charges (SDCs) to be scalable for certain housing types, the identification of underutilized lands within the Urban Growth Boundary (UGB) for residential development, and the upzoning of many high opportunity areas. It also promises to initiate many of these actions early in the planning cycle, which will allow them to produce results and be evaluated by the time of the next HPS.

It is that much more regrettable then, that the HPS is tarnished by the City's insistence on the inclusion of an attempt to expand the UGB as a mid-term strategy. While UGB expansions have a place in Oregon's land use planning system, they should occur only when necessary for the City to meet its needs, and after the important strategies to increase housing production listed in this HPS have had a chance to work.

In relation to the hyper-attention to a UGB expansion, the absence of direct language referencing single family zones is notable, especially when the HPS had already noted that communities of color are more likely to live in multi-unit housing types.¹ By exclusively seeking to build

¹ The HPS states,

"Like renters, Hillsboro's households of color are also less likely to live in single detached units. Whereas 55% of White households live in the 47% of Hillsboro's housing stock that are single detached units, only 41% of Asian and Latino households and only 32% of Black households do. White households' increased

housing types more frequented by communities of color in commercial/mixed use zones, as well as multi-dwelling zones, we are concerned that Hillsboro will continue practices of segregation.

Commendation should be given to the planner who wrote this suggestion,

"In addition, a wide range of policy literature has demonstrated that prohibiting denser, multi-unit housing facilitates the creation of high-income, high-opportunity enclaves that lower-income households cannot afford. Through this action, the City can increase zoned capacity in high-opportunity neighborhoods for the type of housing with the greatest chance of achieving deep affordability: multi-unit housing. This will promote fair housing and expand affordable housing options in high opportunity areas, such as those with quality amenities, schools, transit service, and employment and commercial access. This action will also help the City encourage the creation of more compact, mixed-use neighborhoods."

However, suggestions are not binding in an HPS, and language such as “especially in high-opportunity areas... that may currently have concentrations of higher income” can easily be circumvented. By utilizing indirect language on densification in high opportunity zones, as opposed to the direct language used to showcase the desire to increase density in multi-dwelling, commercial, and mixed use zones, the Hillsboro HPS undermines the staff recommendations to increase dense, multi-unit housing in high-income enclaves. Hillsboro can and should do much more to ensure that segregatory zoning patterns are eliminated as part of the HPS, not perpetuated.

We also want to call attention to the process leading up to the City Council’s adoption of the HPS of December 3, 2024. We made numerous attempts to get access to the final draft of the document in order to assess and provide comments but were not given a copy until the morning of the vote. HLA and FHCO received the copies the morning of, but what of the general public who has an interest in these important planning documents? Just because the HPS is not a typical land use decision, does not make the City's process immune from Goal 1. Hillsboro's process is unacceptable for any public matter, let alone a policy document which, with appendices, is 491 pages long. Moreover, the legislation requiring the HPS calls for broad public input, yet when the public finally had an opportunity to participate before the decision makers,

access to detached units, which are often ownership housing, increase opportunity for wealth building. However, the prevalence of middle housing in Hillsboro—particularly townhomes, which are often ownership housing too—assists other groups in accessing homeownership. 23% of Latino households, 20% of Asian households, and 29% of multiracial households live in middle housing, despite that housing type representing only 18% of housing stock. About 40% of that middle housing is ownership housing. This suggests that middle housing likely has served (and could continue to serve) as a key tool in building homeownership among communities of color. *This data also reveals the importance of multi-unit as a housing type that disproportionately serve various communities of color.*" (Emphasis added).



they were foreclosed from a full opportunity to review the proposed final document. Remand of the HPS is justified for that reason alone.

For these reasons, we urge DLCD to remand the HPS. After 50 years of Goal 10, the Oregon Housing Needs Analysis process, including the HPS, gives us a chance to actually meet the needs of our communities. However, it will only work if everyone plays ball.

Please provide written notice of your decision to, FHCO, c/o Samuel Goldberg, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Samuel Goldberg at sgoldberg@fhco.org or reach him by phone at (503) 223-8197 ext. 104.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Samuel Goldberg".

Samuel Goldberg
Public Policy Manager
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates

From: [Shannon Wilson](#)
To: [Jennifer Bragar](#)
Cc: [Eva Pauley](#)
Subject: RE: [EXTERNAL] Housing Land Advocates Comments on Washington County Consolidated Plan
Date: Wednesday, April 30, 2025 4:46:57 PM
Attachments: [image003.png](#)
[image004.png](#)
[image001.png](#)

Hi, Jennifer:

Thank you for your comments on the 2025-2029 Consolidated Plan. I want to provide some additional context for the plan. This Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for Washington County to receive specific federal funding – Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Solutions Grant (ESG). Our Office of Community Development administers those funds. While the larger analyses of housing and community development need, including barriers to affordable housing like those described in MA-40, SP-55, and AP-75 impact how we set goals for how to use those federal funds, our Office does not oversee Community Development Code changes in Washington County. The County’s Department of Land Use and Transportation does oversee code development and zoning in unincorporated areas, and facilitates larger conversations with jurisdictions around the County regarding specific issues and updates quarterly. We will share your comments with leadership in the Department of Land Use and Transportation.

In response to your comment that the MA-40 section does not identify commonly understood barriers to the development of affordable housing, the following text has been added to this section of the plan:

Key findings of this 2018 effort found that:

- *Code changes are likely to provide modest improvements in affordability or help increase the overall supply of housing, but are unlikely to make major impacts to housing affordability or supply unless additional actions are taken*
- *Density restrictions and cost of land are some of the primary factors affecting the cost of housing*
- *Density bonuses and land donation can improve affordability*
- *To reach deeper affordability, particularly for households with lower incomes, more resources are needed to reduce development costs and/or housing costs*
- *Updates to parking requirements in 2017 allow less land to be dedicated to parking, and should help reduce the cost of housing development*
- *The cost of public facility improvements is a significant challenge—but such improvements are necessary. Exploring other options to pay those costs may be a better option than reducing standards*
- *The majority of urban unincorporated land in Washington County is designated low density residential. Considering ways to use land more efficiently and increase development capacity could have an impact on housing supply.*
- *Current development code standards allow, but do not encourage, smaller lots and smaller housing units.*

In your comments you requested results of the impact of the 2018 referenced in MA-40. Those results are listed in the Strategic Plan section of the Consolidated Plan, specifically, SP-55 – Strategic Plan Barriers to Affordable Housing 91.415, 91.215(h). This section is by nature duplicative of MA-40, and also includes activities taken in response to the 2018 report (pg. 123):

“In response to the 2018 report that identified existing regulatory and code requirements that negatively impact development feasibility and/or increase developments costs for projects, as well as the 2020 Analysis of Impediments to Fair Housing, Washington County has implemented or updated the following regulations and/or policies to mitigate regulatory barriers impacting affordable housing development:

- Adopted a set of Fair Housing-related land use provisions focused on changes to definitions, excluding temporary shelters in an institutional building from the requirement to get a land use permit, and modifying the Group Care facilities definitions and allowances to better align with FHHA.*
- Adopted regulations that allow two accessory dwelling units per site and reducing/eliminating design and other requirements.*
- Adopted regulations for a flexible design option for regulated affordable housing that provided, among other things, reduced standards and an increase in density.*
- Adopted regulations that implemented a variety of recommendations from the Equitable Housing report, including simplifying and reducing setback requirements, easing restrictions on ground floor uses in mixed use buildings, reducing landscape requirements to allow for more area for housing development, and reducing parking and driveway standards.*
- Adopted provisions into the development code to allow for Safe Parking facilities.*
- Adopted state-required regulations to allow for Middle Housing (duplexes, triplexes, quadplexes, cottage clusters and townhouses) on lots where single detached development is allowed.”*

Many of these changes facilitate infill development and increased densities in existing residential areas.

The comments in the fourth paragraph of your letter seem to apply to the MA-40 section of our previous, 2020-2024 Consolidated Plan as those items referenced are stated in that plan, but not in our current 2025-2029 Consolidated Plan. As that plan period ends June 30, 2025 which is quickly approaching, we are not able to make changes to that plan at this time.

Regarding the comments on the County’s Land Use and Transportation Long Rang Planning team’s Tier 1 tasks on their Work Program as included in AP-75 Barriers to Affordable Housing (pg. 165-166) – the proposed change to allow motel conversion for affordable housing and shelter facilities in all land districts is one of several proposed changes and does not replace efforts to encourage infill development or increased density. Broadly, the changes to the Community Development Code are *“anticipated to meet state law and rule requirements and reduce regulatory barriers to incentivize growth and variety in housing supply, and make it less complex to build smaller, more affordable homes. Consider ways to incentivize retention of existing housing stock on development sites, which is typically more affordable than comparable new housing.”*

Thanks again for your interest in our 2025-2029 Consolidated Plan and taking the time to provide comments.

Shannon



Shannon Wilson · she/her/hers

Program Manager

Washington County Office of Community Development

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shannon_wilson@washingtoncountyor.gov

From: Jennifer Bragar <jbragar@tomasilegal.com>

Sent: Tuesday, April 29, 2025 2:00 PM

To: Shannon Wilson <Shannon_Wilson@washingtoncountyor.gov>

Cc: Eva Pauley <Eva_Pauley@washingtoncountyor.gov>

Subject: RE: [EXTERNAL] Housing Land Advocates Comments on Washington County Consolidated Plan

Shannon,

Thank you for your response. We look forward to further correspondence.

Jennifer Bragar | jbragar@tomasilegal.com

Tomasi Bragar DuBay | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | <http://www.tomasilegal.com>



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conforms to stringent requirements.

From: Shannon Wilson <Shannon_Wilson@washingtoncountyor.gov>
Sent: Tuesday, April 29, 2025 1:59 PM
To: Jennifer Bragar <jbragar@tomasilegal.com>
Cc: Eva Pauley <Eva_Pauley@washingtoncountyor.gov>
Subject: RE: [EXTERNAL] Housing Land Advocates Comments on Washington County Consolidated Plan

Hi Jennifer:

Thanks so much for taking the time to review and comment on our draft 2025-2029 Consolidated Plan. I wanted to let you know we received your comments and that they will be included in our Consolidated Plan public comments. We are working on a response to your comments and will share that shortly.

Thanks again for your thoughtful review and comments.

Kind regards,
Shannon Wilson



Shannon Wilson · she/her/hers
Program Manager

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From: Jennifer Bragar <jbragar@tomasilegal.com>
Sent: Thursday, April 24, 2025 11:55 AM
To: Community Development Block Grant <cdbg@washingtoncountyor.gov>
Cc: 'sean.edging@state.or.us' <sean.edging@state.or.us>
Subject: [EXTERNAL] Housing Land Advocates Comments on Washington County Consolidated Plan

Dear Ms. Wilson,

Please accept these comments on behalf of Housing Land Advocates and include them in the record for the Washington County Consolidated Plan. Thank you.

Jennifer Bragar | jbragar@tomasilegal.com

Tomasi Bragar DuBay | 121 SW Morrison Street, Suite 1850 | Portland, Oregon 97204

Tel: 503-894-9900 | Fax: 971-544-7236 | <http://www.tomasilegal.com>



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