



Department of Housing Services



Cornell Rd Recovery Transitional Housing Frequently Asked Questions

November 26th, 2025

This document includes questions and responses to community inquiries related to the Cornell Road Recovery Transitional Housing. The Department of Housing Services plans to update this monthly and share it via email to interested parties. To be added to the interested party list or to add a question, please email Homeless_Services@WashingtonCountyor.gov.

New Responses as of November 26th

These questions and responses will be embedded into categories in the December FAQ update.

Q: Can a Good Neighbor Agreement be legally enforceable? Why or why not?

The Good Neighbor Agreement will include a description of protocols such as establishing quiet hours, detailed policies on how neighbors can communicate concerns with the provider, routine staff procedures to ensure safety outside of the facility, and proper participant conduct at nearby parks, businesses, and spaces near schools.

Good Neighbor Agreements are not legally enforceable because they are not a contractual agreement and instead developed through a collaborative process between Washington County, the selected service provider (Helping Hands), and the nearby neighborhood. That said, Washington County is committed to following all standards developed through the Good Neighbor Agreement and transparently sharing updates as we have them.

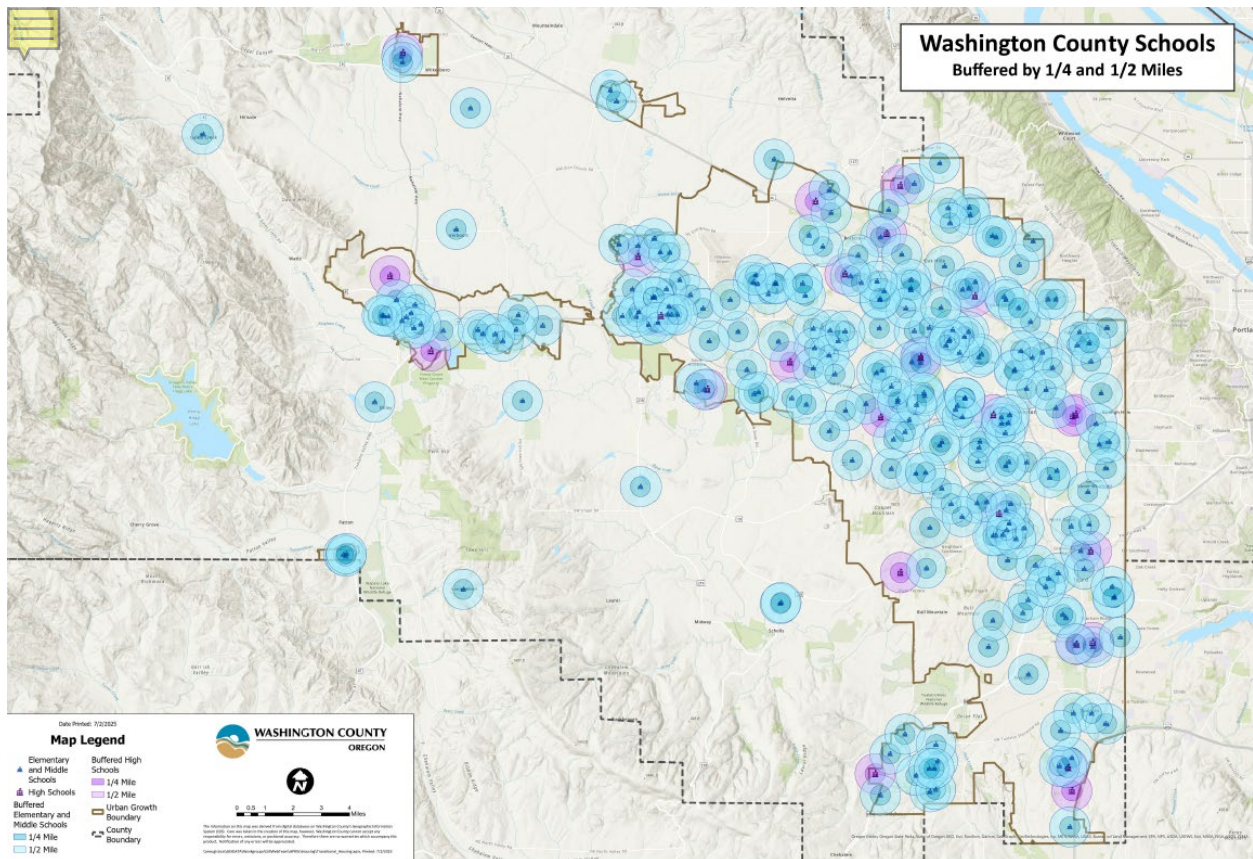
There will be contractual standards that Helping Hands will be required to adhere to including providing a 24/7 phone number for community to reach program staff to report concerns. As always, all program participants are required to obey the law and should neighbors see misconduct, we encourage them to report all crimes to the Washington County Sheriff's Office.

Q: Why was this site selected when there are schools so close by?

When selecting sites for emergency shelters and transitional housing, Washington County always considers the proximity of schools of potential sites. We asked our GIS map team to create a map that illustrates a quarter and half-mile radius around every school in Washington County. Here is a [link to the map](#) and a smaller screenshot is included below. As you will see

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from the map below, it is not feasible to identify parcels of land available for sale within our budget, let alone hotels like the former DoubleTree, that do not have some degree of proximity to schools in Washington County. The few locations on the map below that are far from schools, are also either far from existing services and public transportation, already have existing homeless services facilities located in these communities, and/or didn't have locations available for purchase within our price range.



When we explored other iterations of this map that included parks with playgrounds and daycare facilities, the entirety of Washington County was covered by these ¼ and ½ mile buffer zones. However, we have sited many other homeless services facilities, primarily emergency shelters, with proximity to schools, parks, and daycares and have found ways through the Good Neighbor Agreement process to address neighbor concerns and deliver safe and effective programs.

Q: How will the residents be selected for the program? Will they all be from Washington County?

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The primary pathway for someone to access recovery Transitional Housing beds will be through the County's referral process including direct referrals from recovery partner organizations and emergency shelters. This will include individuals transitioning out of intensive inpatient services such as residential treatment, withdrawal management (detox), and sobering beds, intensive outpatient programs, or other community-based recovery services. Referrals will be screened by Helping Hands to ensure participant suitability for the program, including:

- Experiencing homelessness or risk of homelessness
- Living in Washington County or with demonstrated strong ties to the community
- Agreement to engage in substance use recovering programming services and a sober living environment

Q: What steps are being taken to minimize impacts on local traffic, parking, and local business aesthetics during and after the hotel's renovation? Who will be responsible for keeping the exterior and surrounding areas cleaned up?

During construction, the Design/Builder is required to implement a construction management plan to control deliveries, on-site worker parking, and lane closures as needed. The plan will include coordination with the County public works and building departments to ensure minimal disruption to local businesses and traffic flow. After site completion and during building operations, Helping Hands will be contractually responsible for property management, which will include landscaping, grounds cleanliness, and exterior building maintenance. On-site parking is ample and will be provided for all residents, staff, service providers, and deliveries.

Q: Will you be coordinating with THPRD? Skyview Park is within close walking distance of the facility.

Staff from the Department of Housing Services have been in contact with THPRD about this site.

Program Oversight and Sobriety Enforcement:

Q: How will sobriety requirements be monitored and enforced for participants, and what happens if a resident relapses?

A: Washington County requires that transitional housing programs have policies and procedures including discharge protocols for substance use (on-site use, possession, or arrival under the influence), policies for addressing return-to-use, and enforcing sober community standards. We recognize that recovery is a journey and return-to-use scenarios do happen. Helping Hands is required to have trauma informed, evidence based, and culturally congruent policies and procedures to support the individuals, building, and community in any return-to-

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use scenario. Helping Hands will develop these policies and procedures in 2026, and they will be approved by Washington County.

Q: Will the residents be allowed to come and go at any time, or will there be curfews? How will that be enforced? Will residents be allowed to have visitors? If so, will they be searched to prevent bringing drugs or alcohol into the facility?

A: The transitional housing operator, Helping Hands, will create building-specific house rules contained in the Participant Agreement. House rules may include, but are not limited to, curfews, check in policies, visitor policies, room checks, how people are expected to treat others, respecting designated quiet times, and use of specific spaces on the site. These house rules will be created by Helping Hands and approved by Washington County in 2026.

Q: When a resident fails to comply with rules and is no longer eligible to continue with the program, what happens to them? Will they return to homelessness? Will they be removed from the Cornell Road location?

A: We are committed to developing strong transition plans for participants with Helping Hands, including comprehensive written procedures for program exits. Participants will be required to sign a Participant Agreement upon program entry. These agreements outline clear expectations around involuntary exit protocols. While rare, involuntary exits do occur and Helping Hands will work in partnership with the homeless services system to complete a warm hand off and ensure connection to other services that best meet the needs of the individual including outreach, substance use or other treatment programs if needed, or other shelter options.

There is a Time Place Manner (TPM) policy in place in Washington County that addresses what activities are allowed within 500 feet of homeless services sites. That policy can be found [here](#), and applies to all community members, not only residents of the transitional housing program. The operator, Helping Hands, will coordinate with law enforcement to ensure TPM guidelines and Good Neighbor Agreement policies are being followed.

Safety and Security:

Q: What specific security measures (e.g., 24/7 staffing, surveillance, or access controls) will be in place at Cornell Road Recovery to ensure the safety of both residents and the surrounding neighborhoods?

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A: The county will require the transitional housing provider, Helping Hands, to maintain policies and procedures that clearly prohibit weapons, drug and alcohol use and possession on-site, and will conduct room searches as needed. In addition, 24/7 staffing is a requirement of transitional housing programming and will be a requirement at Cornell Road Recovery. The building will also have access controls at all entry and exit points, as well as sensitive areas within the building. Security cameras will be in use throughout the property as well. The placement of cameras will be a decision point made through the building design process in coordination with site operator, Helping Hands. Site layout updates, including camera and lighting placements, will be a part of the Good Neighbor Agreement (GNA) process. Security policies and procedures as well as a staffing plan that covers 24/7 of operations will be created by Helping Hands, and approved by Washington County in 2026, prior to the site opening.

Q: How will the County and its operator address potential issues like loitering or unauthorized visitors to prevent disruptions in the community?

A: The Good Neighbor Agreement (GNA) will contain a Participant Agreement for participants living and receiving services at the building to agree to and sign at program entry. The agreement will include a detailed description of what the provider, Helping Hands, expects of participants around being a good neighbor both to fellow participants and to the surrounding community. The Participant Agreement will also include expectations such as maintaining a drug and violence-free environment, not congregating in front of neighboring properties, using appropriate pick-up and drop off procedures for the site, and not loitering or trespassing. The GNA will align expectations of participants with the expectations of surrounding businesses and residences. If the Participant Agreement is not being followed, Helping Hands will work with participants to ensure alignment with the agreement or will begin their procedures for involuntary participant exit from the program.

There is a Time Place Manner (TPM) policy in place in Washington County that addresses what activities are allowed within 500 feet of homeless services sites. That policy can be found [here](#), and applies to all community members, not only residents of the transitional housing program. The operator, Helping Hands, will coordinate with law enforcement to ensure TPM guidelines and GNA policies are being followed.

A sample Good Neighbor Agreement can be found [here](#) that includes language around perimeter checks and participant expectations at another Washington County Homeless Services site. Please note this example is for shelter, not transitional housing.

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Q: Are sex offenders or other people with criminal histories restricted from living at Cornell Road Recovery?

A: There will not be background checks as a part of this program, and there will not be categorical exclusions based on a person's background.

People in Oregon who are convicted of sex offenses are supervised by county community corrections departments or must maintain a registration status with the State of Oregon. Both categories – supervision and registration – can restrict the residential options for people convicted of these offenses, including whether they can reside in a recovery-focused site such as Cornell Road Recovery.

- Community Corrections Supervision - Community Corrections' authority is limited to the conditions ordered by the court for probation and the conditions ordered by the Board of Parole for post-prison supervision. While unlikely, under certain circumstances people on active supervision who have been convicted of sex offenses could be allowed to live in a facility such as Cornell Road Recovery. In that unlikely event, County Probation and Parole would appropriately supervise individuals to meet the conditions of supervision.
- State Registration - Those who are no longer under community corrections supervision are subject to state registry requirements that are outside the purview of the County. Requirements include registration updates annually, upon moving to a new address, upon attending school or college, whenever traveling, upon changing their legal name, etc. A person registered as a sex offender who is not under community corrections supervision may legally reside in a variety of locations, including a facility like Cornell Road Recovery.

The County intends to work in partnership with nearby neighbors and Helping Hands, who will manage the program, to develop a Good Neighbor Agreement. During this process potential safety concerns will be discussed and safety planning will be developed in support of the recovery program participants and the surrounding neighborhood.

Q: Can you provide the data that demonstrates background checks do not result in safer programs or better outcomes?

- [This HUD memorandum](#) (page 33) sets out comprehensive best practices and tips for housing providers about criminal background policies and includes the recommendation that housing providers should consider not using criminal history to screen tenants because, research indicates that "[c]riminal history is not a good predictor of housing success." This memo also cited these studies:
 - A study of housing outcomes among tenants participating in an intervention-based Housing First model found that successful tenancy by those with a criminal history was similar to that of participants without a criminal history.

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- A national study following nearly 15,000 veterans who transitioned from homelessness to housing through the HUD-VA Supportive Housing (HUD-VASH) program found that prior incarceration did not impede connection to services or success in obtaining or maintaining housing.

Community Impact:

Q: If Oak Hills residents see people trespassing in their greenspace or near facilities, what will be the appropriate way to report them, and to whom?

A: All criminal activity should be reported to law enforcement officials. This can be done by calling 9-1-1 in emergency situations, or 503-629-0111 in non-emergency situations. All calls will receive a law enforcement response, regardless of which number you call.

The Good Neighborhood Agreement (GNA) will also outline how neighbors can communicate concerns about the Transitional Housing program and its participants with Helping Hands. A 24/7 phone number as well as email will be available for the community to reach program staff to report concerns. The GNA will also contain expectations around response time and follow up to reported concerns.

Transitional housing providers are not able to trespass individuals or move a participant from a location involuntarily, only law enforcement can. However, neighbors are encouraged to keep Helping Hands informed, and they will partner with law enforcement in appropriate responses and outreach.

Community Engagement:

Q: How will the Good Neighbor Agreement (GNA) be developed, and what opportunities will neighbors have to provide ongoing input after the project opens in mid-to-late 2026?

A: We commit to engaging the community through information sharing and the development of a Good Neighbor Agreement (GNA). The agreements will include description of protocols such as establishing quiet hours, detailed policies on how neighbors can communicate concerns with Helping Hands, routine staff procedures to ensure safety outside of the facility, and proper participant conduct at nearby parks, businesses, and spaces near schools.

Below is our step-by-step Good Neighbor Agreement engagement process:

- Suitable site identified
- Nearby neighbors notified of shelter or transitional housing plans and community meetings

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- Information session introduces staff and program [October 14 meeting]
 - The County is working with Helping Hands to schedule and in person informational session about their organization ahead of the Good Neighbor Agreement process [likely in December]
- Workshop with partners, law enforcement, and neighbors to create the Good Neighbor Agreement
 - Planning for every other month meetings beginning in January
- Good Neighbor Agreement draft shared and reviewed with neighbors
- Nearby neighbors notified of shelter opening and final Good Neighbor Agreement
- Feedback collected six months after shelter opens and encouraged from day one

Q: Will there be an easy way for community members to report concerns once the facility is running?

A: Yes, and we will include how in the Good Neighbor Agreement (GNA). Washington County requires that transitional housing providers develop clear procedures describing how neighbors can communicate concerns about the Transitional Housing program and its participants with the provider, sharing opportunities for neighboring community members to support the Transitional Housing program and its participants, and the processes by which issues will be resolved by the parties to the agreement. A 24/7 phone number as well as email will be available for the community to reach Helping Hands program staff to report concerns. The GNA will also contain expectations around response time and follow up to reported concerns.

Q: Will you be coordinating with Beaverton School District (BSD)?

Washington County has reached out to BSD, and they are aware of the plans for the site. BSD will be invited to participate in the engagement to develop the Good Neighbor Agreement.

Support Services and More:

Q: What supportive services (e.g., case management, employment assistance, mental health support) will be provided on-site, and how will they help residents transition to permanent housing within the 24-month timeframe?

A: Washington County requires transitional housing programs to provide individualized case management, including housing-focused case management, crisis intervention and conflict resolution services. The Cornell Road Recovery programming will also include specialized substance use recovery including peer mentoring, peer coaching, peer-led support groups, life

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and job skills training, recovery education, health and wellness information, daily-life task training and modeling, alcohol and drug-free socialization opportunities, assistance building connections with family members, recovery support groups, sober events and recreational activities. Participants will work with Helping Hands throughout their time at the site to locate permanent housing.

Q: Are you aware that TriMet plans to reduce bus service for the Cornell Road shelter site (route 48)?

Yes. TriMet is facing a budget shortfall and is in the process of examining where to reduce service to address the deficit. TriMet is considering cutting its portion of funding that supports [community and job connector shuttle services](#) operated in Washington County by Ride Connection. In addition, there is a proposed [reduction of buses operating](#), including along route 48 that serves Cornell Road. Other potential impacts could include reducing frequency of bus and MAX services, reductions to night or weekend bus service or elimination of lines with few users.

TriMet is asking the community which of its services are most valuable via a [Service Priorities Survey](#) through Oct. 31. The survey will inform current and future budget cuts. More information is expected from TriMet in January.

Project Timeline and Renovation:

Q: What specific renovations are planned for the former hotel, and how will construction-related disruptions (e.g., noise, traffic) be managed to minimize impact on neighbors?

A: The majority of the construction scope will be interior renovations, minimizing outward-facing construction and noise. Minor scopes for exterior work will be limited and include partial roofing repairs and exterior façade repairs. Working hours will be the typical industry standard of Monday to Friday, 7 AM to 4 PM. Immediate property neighbors will be informed of construction-related schedules and minimal impacts, including the office building/dentistry, the church, as well as the gas station. The cul-de-sac road will be kept clear, with any deliveries being made not to be staged on the public road, to minimize disruption. Trade parking will be onsite within the property parking lot.

Q: Can you confirm the expected opening date for Cornell Road Recovery and provide an update on the current stage of planning?

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A: The Cornell Road to Recovery Transitional Housing project is projected to open in Fall 2026. The project is currently in predevelopment, with construction starting as early as January 2026. The expected timeline will be continually updated through monthly emails. If you have corresponded with Homeless_Services@WashingtonCountyor.gov about this site, you are on our interested parties email list.

To be answered:

The questions below will be answered as Cornell Road Recovery moves toward opening. There are continued conversations between all project partners – including County Departments, Helping Hands, law enforcement, community members, and other service providers – and as the additional questions are resolved through those conversations, the FAQ will be updated with these answers. Please continue to send additional questions to Homeless_Services@WashingtonCountyor.gov.

Q: Will there be additional patrols in the Oak Hills, Bronson, and other nearby neighborhoods to ensure safety?

Q: Has there been an assessment of how the project might affect property values, and if so, what were the findings?

Q: Will residents be expected to help pay for their housing and meals? Will meals be provided or will residents be shopping and cooking in their rooms?

Q: What metrics will the County use to evaluate the success of the Cornell Road Recovery program in helping residents achieve stable, long-term housing?

***NEW in November* Q:** Why has Washington County decided to maintain ownership of this property? How much yearly revenue does the County expect, and from what sources? If revenue shortfalls occur, will taxpayers be held accountable to make up the revenue shortfall?