

2020-2024 Consolidated Plan for Washington County and the Cities of Beaverton and Hillsboro



HUD requires that jurisdictions receiving Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant funding conduct strategic planning every five years resulting in a Consolidated Plan. The Consolidated Plan must be created in HUD's Integrated Disbursement and Information System (IDIS) in HUD's on-line E-Con Suite. The E-Con Suite conforms to 24 CFR Part 91 which is the set of regulations guiding what must be in the Consolidated Plan. The E-Con Suite template conveys data through a question/answer format. Jurisdictions must complete the questions in the template based on data collected from Census, Comprehensive Housing Affordability Strategy data (CHAS), local market data and housing needs assessment data. Both quantitative and qualitative data are collected and analyzed in order to respond to the questions in the E-Con Suite.

This document is organized beginning with an Executive Summary followed by the Consolidated Plan Templates for all three jurisdictions. In the Appendices, we provide the qualitative data reports which are the sources of data coming directly from those most impacted by the barriers and impediments found in our jurisdiction. We then provide the local housing market analysis data (quantitative) for the three jurisdictions and a housing needs assessment of special needs populations. It is from these data sources that we determined where and how to prioritize the scarce federal resources that are anticipated over the next five years which is outlined in the main body of the document.

Thank you.

Staff from Washington County, City of Beaverton and City of Hillsboro

Copies of this document may be accessed online at:
[https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024 Planning Efforts/index.cfm](https://www.co.washington.or.us/CommunityDevelopment/Planning/2020-2024%20Planning%20Efforts/index.cfm)

Approved by HUD Date: 08/19/2020

2020-2024 Consolidated Plan

Washington County Consortium

Washington County and
The Cities of Beaverton and Hillsboro
Oregon



Acknowledgments

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Washington County Office of Community Development 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.

EXECUTIVE SUMMARY.

2020-2024 CONSOLIDATED PLAN: WASHINGTON
COUNTY CONSORTIA PLAN; BEAVERTON CDBG PLAN;
HILLSBORO CDBG PLAN

EXECUTIVE SUMMARY.

2020-2024 Five-Year Consolidated Plan for Washington County

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).

Purpose of Consolidated Plan. 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 types of HUD block grant housing and community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and the Housing Opportunities for People with AIDS (HOPWA) program.

- 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 and 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 re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention.
- 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 sustainable 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 dollars 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.*

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 stipulate 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 document combines the Five-year Strategic Plan with the 2020 Action Plans for Washington County and the cities of Beaverton and Hillsboro.

Development of Strategies

The Five-year strategies were developed through extensive consultation with stakeholders and community partners, with a strong focus on reaching underserved and marginalized communities. Detailed findings from the engagement process are described in sections appended to this Plan.

The principal ways in which these activities informed the development of the strategies are as follows:

- The two What's Working Workshops with stakeholders (Workshops 2A and 2B) were used to help identify critical issues that the strategies needed to address and also potential partners to assist with implementation. In particular, they informed the development of the actions listed under each strategy.
- The Coalition of Communities of Color Washington County Community Engagement Project was used to help identify critical issues that the strategies needed to address for communities of color and marginalized communities. In particular, they informed the development of the actions listed under the homeownership, assisting vulnerable populations, and workforce initiatives.
- The Stakeholder Survey on Community Development Needs, Focus Groups and Community Needs Survey were used to develop the Community Development Plan (Chapter 4) and also the Community Development Strategy (production goals for Public Facilities, Infrastructure, Public Services and Economic Development). In particular, they informed the development of the community development goal outcome indicators.

- The Housing Market Analysis and Needs Assessment were reviewed extensively by the ConPlan Work Group, Coalition of Housing Advocates and Policy Advisory Board to obtain further feedback. The final document includes refinements and changes made as a result of these meetings. The Housing Market Analysis and Needs Assessment, along with the existing Ten Year Plan to End Homelessness, were the primary sources of data that were used to generate priorities and goal outcome indicators in the Housing Strategy.
- The work of the Anti-Poverty Group was used to help identify the issues that the AntiPoverty Strategies address.
- Finally, feedback from the presentation of the Draft Strategic Plan to the ConPlan Work Group and Policy Advisory Board. The suggestions and responses were reviewed with the ConPlan Work Group and Policy Advisory Board, and the strategies were amended to reflect the input of these groups.

Summary of public comments. *In the final plan submitted to HUD, this section will summarize the public comments received during the comment period.*

Five-year Priorities and Goals

Equity lens. Analyses persistently demonstrate that some population groups, including communities of color and people with disabilities, experience disproportionately high housing cost burdens, are less likely to be homeowners, are disproportionately represented in the criminal justice system, have a school achievement gap and experience other disparities relative to health, wellbeing, wealth, income and life outcomes. In deciding on priorities, the County sought opportunities to address persistent historic imbalances, consider systemic causes and advance a more equitable and fair housing system.

Guiding principles. The development of priority needs was guided by:

- 1) **The relative urgency of the need.** For example, Washington County has assigned a high priority to projects that help address the needs of people experiencing homelessness by fulfilling the Ten Year Homeless Plan.
- 2) **The ability to leverage resources to address needs.** The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.
- 3) **The relative size of the need.** By the numbers, the greatest housing needs are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.

- 4) **The relative likelihood of the marketplace to address needs.** As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.
- 5) **The existing capacity of Washington County housing providers.** Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County considered the types of housing that fall within the collective capacity of local housing providers to produce.
- 6) **The availability of new resources to support the development of affordable housing in Washington County.** During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also support funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by funding essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

Following this framework and using racial equity as a guiding principle, during the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the following priority needs. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used.

Housing Priorities

- Increase the inventory of deeply affordable rental housing in good condition
- Increase the inventory of accessible and visitable housing to serve persons with disabilities and elderly
- Improve the quality of affordable ownership housing in good condition and with accessibility features
- Improve access to ownership for low to moderate income households through homebuyer assistance programs/products and by helping increase the affordable ownership inventory

Special Needs & Populations Priorities

- Elderly and frail elderly
- Persons with physical, cognitive, and developmental disabilities
- Persons with mental illness and substance abuse challenges; this includes those who are justice involved
- Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system
- Large families
- Agricultural workers and families
- Extremely low and very low income households

Neighborhood and Community Development Priorities

- Expanded transit to better serve persons with disabilities, elderly, and those without a car
- Provide employment support for persons who are justice involved at-risk of, and experiencing homelessness, including at-risk youth
- Expand inventory of facilities serving people experiencing homelessness, including shelters, transitional housing, and areas with storage/shower/bathing options
- Provide economic empowerment opportunities to low and extremely low income households via tools such as incubators, microenterprise assistance, and wrap around workforce training
- Support household stabilization and displacement mitigation for households at-risk of displacement from public investment and housing price increases
- Invest in public infrastructure and facilities that stabilize communities and support a variety of community needs and cultures.

Public Service Priorities

- Fund supportive services and community-serving nonprofits through public services activities such as financial literacy education, housing and court navigators, medical and/or dental services and other anti-poverty programs.
- Support work force training for households living in regulated housing and those identified through homeless mitigation activities
- Support educational and outreach activities focused on landlord tenant and fair housing activities

- Create an outreach and education plan for businesses/employers and landlords to expand understanding of how to work with special needs populations, focusing on justice involved residents, at-risk youth, and historically marginalized communities.

Goals and Action Plan

Rental Housing

Production

Focus on the construction of affordable rental housing serving a range of extremely low and very low income households.

Expand affordable rental housing options for persons with disabilities and elderly.

Focus on creation of housing with supportive services to serve households at 30 percent of MFI, especially projects that are in alignment with countywide plans to address homelessness.

Homeownership

Expand homeownership opportunities that reach moderate-income renters who desire to be owners, including community land trusts, down payment assistance, cooperative housing models, sweat equity products, and potential partnerships with home builders.

Preservation

Focus preservation on regulated and/or low cost market rate housing serving extremely low to moderate income households

Assisting Vulnerable Populations

Foster the creation of affordable rental and ownership housing for special needs populations in a range of community-support and geographic settings.

Broaden the business community's knowledge of how to be a partner in employing people who have experienced homelessness, including youth, and/or previously justice involved.

Support household stabilization and displacement mitigation for households at-risk of displacement from public investment and housing price increases.

Neighborhood and Community Development

Support public infrastructure and facility improvements to support neighborhood revitalization and the needs of people with low incomes.

Public Services

Fund public services supporting *A Road Home* and other anti-poverty programs to increase self-sufficiency.

Workforce Initiatives

Broaden the business community's knowledge of how to be a partner in employing people who have experienced homelessness, including youth, and/or were justice involved

Strengthen the business cultural competency to support employment of English language learners, refugees, and residents from diverse backgrounds.

Provide economic empowerment opportunities to low and extremely low income households to create new jobs and increase income to stabilize communities via tools such as incubators, microenterprise assistance, and wrap around workforce training.

Organization of the Plan

The balance of the report is organized beginning with the required HUD Consolidated Plan sections.

Section 1: Washington County Consolidated Plan Template. This section responds to HUD questions for the County as a whole, including the cities of Beaverton and Hillsboro. Continuum of Care data is primarily contained in this Section.

Section 2: City of Beaverton Consolidated Plan Template. This section responds to questions that pertain to the city specifically. The city sections do not contain all the questions include in the County template.

Section 3: City of Hillsboro Consolidated Plan Template. This section responds to questions that pertain to the city specifically. The city sections do not contain all the questions include in the County template.

Appendices

Appendix A: Coalition of Communities of Color Report. The section is a standalone report prepared by the Coalition of Communities of Color as part of a separate contract with Washington County. This report details the results of eleven focus groups focusing on experiences with housing and basic needs and barriers to fair housing choice and economic stability.

Appendix B: Community Engagement Summary. This section presents the results of focus groups with special needs populations as well as a communitywide survey that reached almost 2,000 people.

Appendix C: Housing Market Analysis. This section presents the Housing Market Analysis for Washington County, the City of Beaverton and the City of Hillsboro (separately). The County's report encompasses both cities in its data. The quantitative data is pulled primarily from Census and HUD's Comprehensive Housing Affordability Strategy (CHAS) data and local data where available.

Appendix D: Housing Needs Analysis Supplement. This data focuses on the housing needs of special needs populations.

Appendix E: CDBG Objective Statements. Objective Statements are used by applicants under the CDBG program to document that their project meets a need in the Consolidated Plan. This data was generated from a Non-Housing Needs Assessment survey.

Appendix F: Glossary

Appendix G: Community Participation Plan

Appendix H: Maps:

- Manufactured Home Parks in Washington County
- Low- and Moderate-Income Block Groups in Washington County

SECTION I.

WASHINGTON COUNTY CONSOLIDATED PLAN

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document is the Five-year Consolidated Plan for Washington County, 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).

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 stipulate how funds will be allocated to housing and community development activities during the five year planning period.

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

Guiding principles were developed to inform the objectives of five-year fund allocation. In considering allocation of block grant funds, the following will be considered:

Objective 1: Meet high urgency needs. For example, Washington County has assigned a high priority to projects that help address the needs of homeless persons by fulfilling the Ten Year Homeless Plan.

Objective 2: Take advantage of opportunities to leverage—and, thus, maximize the impact—of block grant funds. The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.

During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by the voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also stipulate funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by fund essential small projects that local funds cannot support.

In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

Objective 3. Consider the relative size of the need. By the numbers, the greatest housing needs are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.[1]

Objective 4. Allocate funds where the marketplace does not address needs. As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.

Objective 5. Partner with and support capacity building of Washington County housing providers. Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County considered the types of housing that fall within the collective capacity of local housing providers to produce.

It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used—e.g., due to federal regulations, CDBG may be better used to support community development activities. [JJ1]

3. Evaluation of past performance

Washington County has made significant progress and is on track to meet or exceed most of the expected five-year outcomes from the previous Consolidated Plan. It important to note that the current construction market has created challenges to receive cost reasonable bids and has caused some projects to experience delays and seek additional resources in order to be completed. Some of the facility and infrastructure projects that were completed in the 2018 program year were awarded in prior years and some of the projects that were awarded in 2018 are still underway.

The County is on track to meet its five-year goals for affordable housing construction. The County is below the expected five-year goal outcomes for rehabilitation of renter housing units but is exceeding its five-year goals for owner-occupied housing rehabilitation.

Public service projects that have reached the five year expected outcomes. Rent assistance projects that implement a strategy in A Road Home has reached approximately thirty percent of its five year goal. Changes in the allocation of funding to certain goals has impacted the meeting of these goals.

Washington County has exceeded most of the expected accomplishments through the Emergency Solutions Grant. However, Washington County did not provide any homelessness prevention assistance through the ESG program for the past two years. This was due to the availability of other state funds for homeless prevention assistance, which enabled Community Action to transfer ESG funds from the homeless prevention category to rapid re-housing clients. These changes were made in consultation with the local Continuum of Care Board (the Housing and Supportive Services Network or HSSN).

One of the largest areas of underutilization has been affordable homeownership. Previous attempts to create an effective program have been stymied by funding, HUD disapproval of the Proud Ground land trust model (despite technical assistance provided HUD), and challenges with the Habitat model relative to HUD regulations. Recent consultations and research have provided alternatives and pathways that we feel are vital to the success of program development.

4. Summary of citizen participation process and consultation process

The development of the 2020-2024 Consolidated Plan has been an exciting opportunity to engage the community, leaders, city/county departments and non-profit agencies in understanding of the needs of the community. Beginning in December 2018, the Washington County Consortia scheduled monthly meetings with a selected group of individuals who represent the local governments, non-profits, health care and the educational system.

These meeting have brought forth consultations both before the Work Group and with Staff. They have included:

- Community Action
- Community Corrections
- Kaiser Permanente
- Virginia Garcia Clinic
- Housing Authority of Washington County
- Continuum of Care
- Community Corrections
- WorkSystems
- Metro Bond
- Homeownership
- 211info
- School Districts
- Department of Human Services
- Oregon Housing and Community Services

In addition to consultations, Washington County and its partners contracted with the Coalition of Communities of Color (CCC) to understand eleven focus groups to better understand the housing/community development needs of people of color as well as their experiences with housing discrimination (to inform the Analysis of Impediments).

A total of 105 people participated in those focus groups representing the following demographics:

- 19 percent were African American; 25 percent Latino/a/x; 21 percent Asian American; 11 percent Native Hawaiian/Pacific Islander; 9 percent Eastern European; 3 percent Middle Eastern; 1 percent White; 2 percent race/national origin unknown.
- Six percent in attendance had a disability;
- 64 percent of participants rent; 29 percent were owners; 7 percent were precariously housed.
- 34 percent had a college degree; 23 percent held advanced or professional degrees; 16 percent had a high school diploma; and 12 percent had less than a high school diploma.
- 32 percent were from the City of Beaverton; 21 percent from Hillsboro; and the balance lived in other areas within Washington County.

Focus groups were also conducted with residents most vulnerable to housing barriers and most likely to experience housing discrimination, based on fair housing complaints and legal cases.

The target populations and focus group hosts included:

- Homeless adults at Sonrise (9 participants);
- At-risk and homeless youth at Homeplate (9 participants);
- Residents serving time in Washington County Community Corrections (10 participants);
- Residents with mental illness served by Sequoia (10 participants);
- Seniors at the Marjorie Stewart Senior Community Center (8 participants);
- Seniors at the Juanita Pohl Center (5 participants); and
- Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants).

These consultations and focus groups, in addition to the quantitative data collected for the Housing Market Analysis, provided the framework for the development of the Priority Needs and Goals.

By encouraging Community Participation, engaging local leaders including the Policy Advisory Board and the Board of County Commissioners, the County was able to obtain input and guidance from a large group of individuals.

5. Summary of public comments

Washington County received three written comments. Washington County Board Chair, Kathryn Harrington, noted that the policies related to screening criteria need to be revised to reduce barriers

while remaining compliant with HUD program requirements. Additional information was obtained regarding this issue and updates made to the document. Jeannine Rustad, Planning Director, Tualatin Hills Park and Recreation District (THPRD) submitted a letter in support of the actions of the Consolidated Plan. Ms. Rustad indicated that THPRD is very interested in exploring collaboration opportunities in the future. Kim Armstrong, Senior Planner, with the Washington County Department of Land Use and Transportation Long-Range Planning provided support of the Consolidated Planning process and provided response regarding ADA standards and accessibility features. Her letter points out how complex this issue is and how the lack of clarity regarding the CDC standards contributes to the confusion. Washington County has committed to working with both agencies in the future in order share resources and information.

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

All comments received were accepted. The letters and the Washington County response are included in the appended documents.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WASHINGTON COUNTY	Washington County Office of Community Development
HOME Administrator	WASHINGTON COUNTY	Washington County Office of Community Development
ESG Administrator	WASHINGTON COUNTY	Washington County Office of Community Development

Table 1 – Responsible Agencies

Narrative

Washington County is the lead agency for the development of the Consolidated Plan. The cities of Beaverton and Hillsboro have been co-equal collaborators in this effort contributing financially and with staff resources. Washington County has managed the contract with Root Policy Research to carry out primary functions related to the data collection and analysis and preparation of the Consolidated Plan templates.

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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)).

During consultations, Washington County brought in the Washington County Department of Housing Services/Housing Authority, Kaiser Permanente, public mental health agencies like the Mental Health Services Division of the Washington County Department of Health and Human Services. These agencies all presented on the county's needs regarding housing needs of our most vulnerable. Work Group members also represented the Housing Authority, Department of Housing Services, non-profit mental health and developmental disabilities, and Community Corrections. These representatives were able to lend their expertise to the discussions. Other efforts to support coordination include regular consultations with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area, and through the operation of Community Connect, the County's Coordinated and Centralized Assessment System (CCAS) for the provision of housing+ and homeless services in Washington County. The Coalition of Housing Advocates is a group of housing advocates, developers and county/city planning and other staff who are involved in housing issues. The Office of Community Development attends both meetings monthly in order to ensure coordination with its activities where possible.

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

Washington County Office of Community Development consulted with the Housing and Supportive Services (HSSN), the Continuum of Care (CoC) body for the area, 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. Additionally, the HSSN and Washington County Department of Housing Services staff were an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis and linking the Consolidated Plan with *A Road Home: Community Plan to Prevent and End Homelessness*, the County’s Plan to Prevent and End Homelessness and in developing the Homelessness Strategy.

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 consulted with the HSSN to discuss the allocation of Emergency Solutions Grant 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 HSSN provided the forum 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 consultation with the HSSN include how to allocate funds between ESG-eligible activities, development of performance standards and a process for evaluating outcomes, and 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 HSSN Strategic Planning Workgroup will be consulted in February 2020 to provide a recommendation for ESG allocations by activity and proposed policy changes. This recommendation will be taken before the HSSN at-large at its March 2020 meeting to approve the proposed allocations. As part of this meeting, and in advance of the HSSN approving the proposed ESG-funded activities for the next year, Washington County Office of Community Development staff and Community Action staff will co-present to the HSSN the outcomes of the previous year’s grant to ensure that decisions about proposed allocations are supported by the performance standards and outcomes from the previous year. More information about ESG policies and procedures can be found online at: <https://www.co.washington.or.us/CommunityDevelopment/upload/2019ESGProgramManual.pdf>

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Washington County Department of Housing Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Stakeholder consultation and resident input was extensive and consisted of the following: Resident focus groups. Consortia staff, in partnership with local service providers and community centers, convened seven focus groups with residents who are members of protected classes or are residents who are experiencing homelessness or may be at risk of housing insecurity. Root Policy Research moderated six of the focus groups; the group hosted by Sequoia was facilitated by a member of the Washington County team. The Washington County Consortia provided refreshments, hygiene items, and a \$25 Walmart gift card to each participant. A total of 72 Washington County residents participated in the focus groups. The target populations and focus group hosts include:-Homeless adults at Sunrise (9 participants);-At-risk and homeless youth at Homeplate (9 participants);-Residents serving time in Washington County Community Corrections (10 participants); -Residents with mental illness served by Sequoia (10 participants);-Seniors at the Marjorie Stewart Senior Community Center (8 participants);-Seniors at the Juanita Pohl Center (5 participants); and-Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants). The focus group discussions underscored that the factors which contribute to homelessness and housing insecurity among Washington County residents fall on a spectrum, ranging modest cash shortfalls leading to eviction to family dissolution or disfunction to suffering from severe mental illness and substance use disorders (addiction and/or alcoholism). As participants discussed the type of housing situation that would best help them on a path to stability, their responses emphasized the importance of Washington County and the cities of Hillsboro and Beaverton and its partners providing a diverse set of housing programs and support ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanent supportive</p>
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		housing, and a range of options in between. Resident survey. Washington County Consortia staff designed an online resident survey to capture residents' experiences with housing choice and access to opportunity and residents' recommendations for housing and community development investments most needed in the area. The Root team provided feedback on the survey instrument and conducted the analysis. Washington County was responsible for all aspects of survey fieldwork, including promotion and online hosting.
2	Agency/Group/Organization	Community Action
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy Work Group Member and Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Action Organization of Washington County presented before the Consolidated Plan Work Group on the overall housing and services needs for low-income residents of Washington County. This included a presentation on their annual Issues of Poverty Report. Director for Families and Community Development for Community Action is also a member of the Consolidated Plan Work Group and Anti-Poverty Work Group directed with developing the Anti-Poverty Strategy. Community Action has been instrumental in working to develop the Homelessness Strategy as part of this Consolidated Plan, as well as the direction of Emergency Solutions Grant funding in Washington County.
3	Agency/Group/Organization	Sequoia Mental Health
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
4	Agency/Group/Organization	Washington County Department of Community Corrections
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Work Group Member and Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In June 2019, Washington County Department of Community Corrections presented to the Consolidated Plan Work Group on the high needs of incarcerated individuals exiting corrections in need of housing and services in Washington. Department staff is also a member of the Consolidated Plan Work Group and also provided information on facilities and services used in the Housing Needs Assessment and Market Analysis.
5	Agency/Group/Organization	Families for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
6	Agency/Group/Organization	Just Compassion East Washington County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Work Group Member

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
7	Agency/Group/Organization	The Community Housing Fund
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
8	Agency/Group/Organization	Washington County Department of Land Use and Transportation
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
9	Agency/Group/Organization	Centro Cultural de Washington County
	Agency/Group/Organization Type	Racial Justice/Equity
	What section of the Plan was addressed by Consultation?	Work Group Member and CCC Focus Group Coordinator

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions. Centro Cultural partnered with Coalition of Communities of Color to host one of eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
10	Agency/Group/Organization	Oregon Law Center
	Agency/Group/Organization Type	Services - Low Income Residents
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
11	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
12	Agency/Group/Organization	Hillsboro School District
	Agency/Group/Organization Type	Services-Education Educational Institution
	What section of the Plan was addressed by Consultation?	Work Group Member and Consultation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In October 2019, the Hillsboro School District provided consultation to the Consolidated Plan Work Group by presenting their Care Coordinator Program. The program provides meaningful mental health services and community-based resources to students and families in the Hillsboro school district in K-12 since 2006. The program includes a flight team, care teams, suicide prevention, and threat assessment. Their intent is to engage the families of students and link them to appropriate mental health services. A staff member is also a member of the Consolidated Plan Work Group.
13	Agency/Group/Organization	Washington County Office of Community Development
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
14	Agency/Group/Organization	City of Hillsboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
15	Agency/Group/Organization	BEAVERTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Work Group Member

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
16	Agency/Group/Organization	Coalition of Communities of Color
	Agency/Group/Organization Type	Racial Justice/Equity
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Coalition of Communities of Color provided consultation to the Consolidated Plan Work Group on April 15, 2019. Their Research Director provided the process, principles and findings of the Coalition of Communities of Color Leading with Race, Research Justice in Washington County. This report is the culmination of over two years of engagement and relationship building in Washington County.
17	Agency/Group/Organization	Willamette West Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation represented three programs- Proud Ground, Willamette West Habitat for Humanity, and Portland Housing Center. They provided an overview of the current efforts of each program.
18	Agency/Group/Organization	Proud Ground
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Consultation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation represented three programs- Proud Ground, Willamette West Habitat for Humanity, and Portland Housing Center. They provided an overview of the current efforts of each program.
19	Agency/Group/Organization	PORTLAND HOUSING CENTER
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation represented three programs- Proud Ground, Willamette West Habitat for Humanity, and Portland Housing Center. They provided an overview of the current efforts of each program.
20	Agency/Group/Organization	Umpqua Bank
	Agency/Group/Organization Type	Housing Services - Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation represented three programs- Proud Ground, Willamette West Habitat for Humanity, and Portland Housing Center. They provided an overview of the current efforts of each program.
21	Agency/Group/Organization	Washington County Department of Health and Human Services' Mental Health Services Division
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Work Group Consultation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was provided by the Department of Health and Human Services Adult Specialty Mental Health Program on July 15, 2019. The Program Supervisor discussed some of the main challenges with the varying levels of independence their clients have.
22	Agency/Group/Organization	Northwest Permanente
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was provided on September 16, 2019 and the presentation included illustrating the changes occurring in the healthcare industry, including an increased focus on social needs through questionnaires, community resource navigators, and social workers on the topics of housing, transportation, and social isolation.
23	Agency/Group/Organization	TriMet
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization Planning organization Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In November 2019, the Senior Planner for TriMet presented to the Consolidated Plan Work Group on the transportation services that connect riders to TriMet (such as Grove Link and West Link), the future service expansion and enhancement plans, and their current activity in Washington County.
24	Agency/Group/Organization	211INFO
	Agency/Group/Organization Type	Regional organization Foundation

	What section of the Plan was addressed by Consultation?	Market Analysis Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff Consultation was completed with 211Info. The consultation consisted primarily of statistics based upon number of calls/contacts received and the topics their questions pertained to. Housing was by far the biggest contributor at 32% of contacts, especially for rent assistance, followed by food/meal and utility assistance questions.
25	Agency/Group/Organization	CODA
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff Consultation was completed with CODA. CODA states that the main challenge that they have is finding safe, sober/secure and affordable housing for their clients. Challenges include couple friendly housing, inability to store medications while homeless/camping, care for pets while in residential, unclear/unsafe conditions, and the need for more options for clients with a sexual offense background.
26	Agency/Group/Organization	Cascade AIDS Project
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff Consultation was provided by HOPWA. The greatest challenges reported were long wait times for clients trying to access services, finding housing that meets the fair market rent requirements, and the aging population of persons living with HIV/AIDS.

27	Agency/Group/Organization	Virginia Garcia Memorial Health Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff Consultation was provided by Virginia Garcia Memorial Health Center. The discussion included the health and dental needs of low-income children and families across Washington County. This included the types of services that are provided to these individuals who are often uninsured or underinsured.
28	Agency/Group/Organization	OREGON HOUSING AND COMMUNITY SERVICES
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Consultation, Attendee and Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff Consultation was provided by members of OHCS staff regarding the state implementation of HOME Investment Partnership Program, Manufactured Housing, Homeownership, Multi-family Housing Finance including Federal Low Income Housing Tax Credits and State Local Innovation and Fast Track (LIFT) funds. These programs, though operated at the State level, are valuable resources for leveraging local funds as well as support for additional resources such as homeownership.
29	Agency/Group/Organization	Metro Affordable Housing Bond
	Agency/Group/Organization Type	Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Work Group Consultation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Metro Bond Affordable Housing group made up of representatives from the City of Hillsboro, the City of Beaverton and Washington County provided consultation to the Work Group regarding the funding availability, potential impact and goals of the Affordable Housing Bond.
30	Agency/Group/Organization	Housing Authority of Washington County
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Work Group Consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was provided to the Work Group in March 2019. The presentation included an outline of the HAWC programs, the challenges and barriers that the participants face, and the unmet needs of the residents.
31	Agency/Group/Organization	Daytime Enrichment Activities and Recreation
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Work Group Member
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the Consolidated Plan Work Group, these representatives were able to lend their expertise to the discussions.
32	Agency/Group/Organization	Adelante Mujeres
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Focus Group Coordinator in partnership with Coalition of Communities of Color
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
33	Agency/Group/Organization	BIENESTAR
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
34	Agency/Group/Organization	Asian Pacific American Network of Oregon
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Focus Group Coordinator in partnership with Coalition of Communities of Color

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
35	Agency/Group/Organization	IRCO
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Focus Group Coordinator in partnership with Coalition of Communities of Color
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
36	Agency/Group/Organization	Muslim Educational Trust
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Focus Group Coordinator in partnership with Coalition of Communities of Color
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.

37	Agency/Group/Organization	URBAN LEAGUE
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Focus Group Coordinator in partnership with Coalition of Communities of Color
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
38	Agency/Group/Organization	NATIVE AMERICAN FAMILY ASSOCIATION
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Focus Group Coordinator in partnership with Coalition of Communities of Color
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eleven two-hour focus group sessions were conducted between June 18th - July 2nd of 2019. All focus groups were held in various sites in Washington County. Conversations held during the focus groups involved discussions around experiences of communities of color in finding and keeping housing, housing discrimination, and housing justice in Washington County.
39	Agency/Group/Organization	City of Tigard
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Attendee/Participant

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the City contributed to the discussions of the Work Group.
40	Agency/Group/Organization	City of Cornelius
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the City contributed to the discussions of the Work Group.
43	Agency/Group/Organization	Luke-Dorf
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
44	Agency/Group/Organization	BOYS AND GIRLS AID
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
45	Agency/Group/Organization	GOOD NEIGHBOR CENTER
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
46	Agency/Group/Organization	Portland Community College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
48	Agency/Group/Organization	HomePlate
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
49	Agency/Group/Organization	LIFEWORCS NORTHWEST
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.

50	Agency/Group/Organization	PORTLAND STATE UNIVERSITY
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
51	Agency/Group/Organization	HACIENDA COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Regional organization Services Low Income Residents
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.
53	Agency/Group/Organization	REACH COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Attendee/Participant
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative from the organization contributed to the discussions of the Work Group.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County Department of Housing Services	There are high priority needs in the Strategic Plan for goals that address a strategy in A Road Home.
2019 PIT Homeless Count	Washington County Department of Housing Services	Washington County prioritizes CDBG public services projects that implement a strategy in A Road Home.
Economic Industry Reports	Business Oregon	Washington County is proposing a CDBG funded Employment strategy to assist those at the lowest income levels to find pathways to greater economic empowerment.
Comprehensive Economic Development Strategy	Greater Portland 20/20	Washington County is proposing a CDBG funded Employment strategy to assist those at the lowest income levels to find pathways to greater economic empowerment.
Analysis of Impediments to Fair Housing Choice	Washington County, Beaverton, Hillsboro	The Analysis of Impediments has been completed and is attached to this Consolidated Plan.
Administrative Plan and Five-year 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).
A Road Home: Community Plan to Prevent and End Homelessness	Washington County Office of Community Development	Many high priority needs identified in the Strategic Plan align with goals outlined in with this plan to prevent and end homelessness.
Oregon Statewide Housing Plan	Oregon Housing and Community Services	Washington County will also support both rental and homeownership projects for those below 80% MFI.

Table 3 – Other local / regional / federal planning efforts

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 has very strong individual forms of government. By communicating with representatives from Multnomah County, Clackamas County, and Metro, we assure that coordination between our agencies results in the maximization of resources, both human and financial. One of the ways in which we do regional collaboration is through the Regional Fair Housing Collaborative. Multnomah, Clackamas, Clark, and Washington County are represented as are the cities of Gresham, Vancouver, Hillsboro, Beaverton, and Portland.

Over the last 18 months, Washington County and the cities of Beaverton and Hillsboro have worked with Metro, Multnomah, and Clackamas counties in planning for the Metro Affordable Housing Bond. This work has included aligning, where feasible, the HOME program. This work continues over the coming year. One of the consultations conducted was with the three implementing jurisdictions (Housing Authority, County Community Engagement, City of Beaverton, and Hillsboro). The Housing Market Analysis data on gaps supports the Metro Housing Bond's emphasis on units affordable to those with incomes at or below 30 percent MFI.

The State of Oregon has recently completed the Statewide Housing Plan, a five-year plan that articulates the extent of the housing problem and what can be done to address it. This plan, in conjunction with the activities of local jurisdictions and statewide priority strategies, provides a valuable resource for our Consolidated Plan. The State of Oregon's Housing and Community Services provided staff to participate in our Consolidated Plan/AI Work Group. Staff consultation with OHCS will be conducted in January 2020.

Narrative

Stakeholder consultation and resident input was extensive and consisted of the following: Resident focus groups. Consortia staff, in partnership with local service providers and community centers, convened seven focus groups with residents who are members of protected classes or are residents who are experiencing homelessness or may be at risk of housing insecurity. Root Policy Research moderated six of the focus groups; the group hosted by Sequoia was facilitated by a member of the Washington County team. The Washington County Consortia provided refreshments, hygiene items, and a \$25 Walmart gift card to each participant. A total of 72 Washington County residents participated in the focus groups.

The target populations and focus group hosts include:

- Homeless adults at Sonrise (9 participants);
- At-risk and homeless youth at Homeplate (9 participants);
- Residents serving time in Washington County Community Corrections (10 participants);
- Residents with mental illness served by Sequoia (10 participants);
- Seniors at the Marjorie Stewart Senior Community Center (8 participants);
- Seniors at the Juanita Pohl Center (5 participants); and
- Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants).

The focus group discussions underscored that the factors which contribute to homelessness and housing insecurity among Washington County residents fall on a spectrum, ranging from modest cash shortfalls leading to eviction to family dissolution or disfunction to suffering from severe mental illness and substance use disorders (addiction and/or alcoholism).

As participants discussed the type of housing situation that would best help them on a path to stability, their responses emphasized the importance of Washington County and the cities of Hillsboro and

Beaverton and its partners providing a diverse set of housing programs and support ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanent supportive housing, and a range of options in between.

Resident survey. Washington County Consortia staff designed an online resident survey to capture residents' experiences with housing choice and access to opportunity and residents' recommendations for housing and community development investments most needed in the area. The Root team provided feedback on the survey instrument and conducted the analysis. Washington County was responsible for all aspects of survey fieldwork, including promotion and online hosting.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Altogether, more than 2,000 people participated in the development of the Consolidated Plan. A total of 1,899 residents participated in a resident survey, and 177 residents participated in in-depth focus group discussions. The County broadened citizen participation by working with trusted community partners to promote the resident survey and host focus groups. The residents participating in the survey (detailed in the infographic below) and focus groups (described below) reflected populations most vulnerable to housing choice barriers and those who have disproportionate housing needs.

These efforts provided unique and often under-represented perspectives, which were considered in developing the guiding principles/objectives for fund allocation and goal-setting. For example, information from the focus groups conducted by the Communities of Color Coalition informed strategies to address homeownership gaps among people of color in both the Consolidated Plan and Analysis of Impediments. Focus groups with special needs populations helped prioritize housing investments among AMI levels; these needs will be considered as part of funding priorities and application decisions.

Communities of Color focus groups. Washington County Office of Community Development, in partnership with the Coalition of Communities of Color (CCC), a local racial justice organization, conducted eleven focus groups with people of color across the county. The CCC subcontracted with ten local culturally specific organizations based in or interested in building community in Washington County to conduct the focus groups. Washington County provided a meal, childcare provision, interpretation, translation, transportation stipends, and compensation of \$105 to all participants. In total, 105 people of color residing in the County participated in the focus groups.

The populations and culturally specific organization hosts include:

- Latinx community members involved with Adelante Mujeres (10 participants);
- Asian & Pacific Islander community members involved with APANO (23 participants);
- Latinx community members involved with Bienestar (10 participants);
- Latinx community members involved with Centro Cultural (6 participants);
- Muslim community members involved with Muslim Education Trust (8 participants);
- African American community members involved with the Urban League of Portland (9 participants);
- Asian immigrant and refugee community members involved with the Immigrant and Refugee Community Organization (IRCO) – Asian Family Center (10 participants);
- African immigrant and refugee community members involved with IRCO – Africa House (10 participants);
- Slavic immigrant and refugee community members involved with IRCO – Slavic House (10 participants); and
- Native American community members involved with Native Lifeways LLC (9 participants).

The focus group discussions focused on learning about the experiences of people of color in finding, securing and retaining housing, housing discrimination, and housing justice in the county. Participants identified safety, affordability, good schools, and diversity as important factors for them when securing housing. Community members reported multiple barriers to housing and homeownership including lack of rental and credit history, immigration status, discrimination in home lending, and housing discrimination. The CCC provided recommendations that include: investing in equitable economic empowerment like pay equity, workforce development, career advancement, better pathways for homeownership, investing in housing justice by supporting the county's existing culturally specific infrastructure, ensuring safer educational institutions for all students of color, and increasing opportunities for engaging communities of color civically and politically through partnerships with community based organizations.

Target population focus groups. Washington County staff, in partnership with local service providers and community centers convened seven focus groups with residents who are members of protected classes or are residents who are experiencing homelessness or may be at risk of housing insecurity. Root Policy Research moderated six of the focus groups; the group hosted by Sequoia was facilitated by a member of the Washington County team. Washington County provided refreshments, hygiene items, and a \$25 Walmart gift card to each participant. A total of 72 Washington County residents participated in the focus groups.

The target populations and focus group hosts include:

- Homeless adults at Sunrise (9 participants);
- At-risk and homeless youth at Homeplate (9 participants);
- Residents serving time in Washington County Community Corrections (10 participants);
- Residents with mental illness served by Sequoia (10 participants);
- Seniors at the Marjorie Stewart Senior Community Center (8 participants);
- Seniors at the Juanita Pohl Center (5 participants); and
- Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants).

The focus group discussions underscored that the factors which contribute to homelessness and housing insecurity among Washington County residents fall on a spectrum, ranging from modest cash shortfalls leading to eviction to family dissolution or disfunction to suffering from severe mental illness and substance use disorders (addiction and/or alcoholism).

As participants discussed the type of housing situation that would best help them on a path to stability, their responses emphasized the importance of Washington County and its partners providing a diverse set of housing programs and supports ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanently supportive housing, and a range of options in between.

Resident survey. Washington County staff designed an online resident survey to capture residents' experiences with housing choice and access to opportunity and residents' recommendations for housing and community development investments most needed in the area. The Root team provided feedback

on the survey instrument and conducted the analysis. Washington County was responsible for all aspects of survey fieldwork, including promotion and online hosting.

Summary of Community Engagement and Demographics of Survey Respond

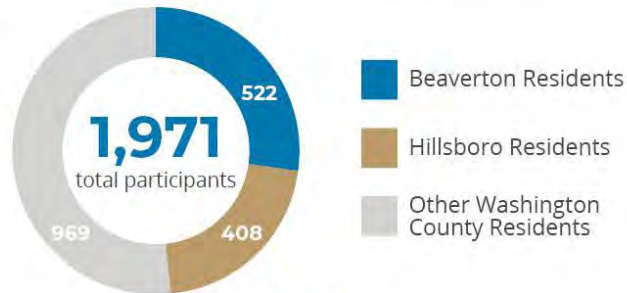
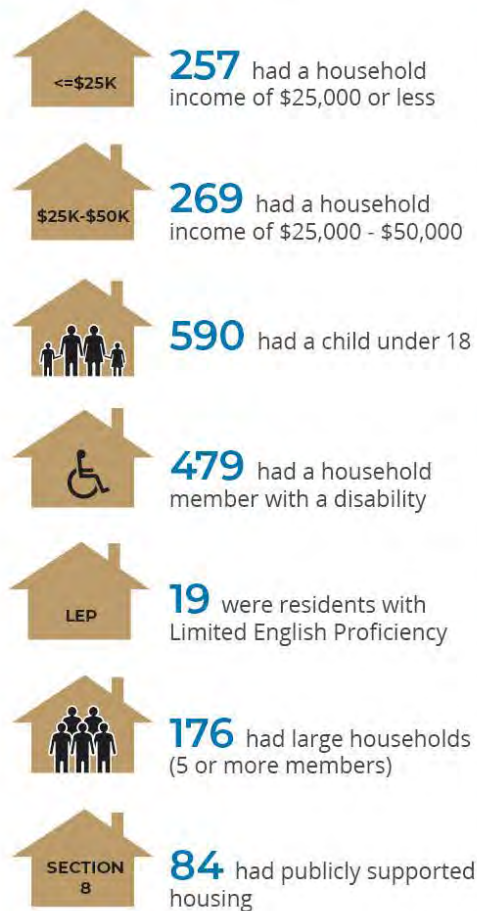


WASHINGTON COUNTY
OREGON

2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY ENGAGEMENT BY THE NUMBERS

WHO PARTICIPATED?

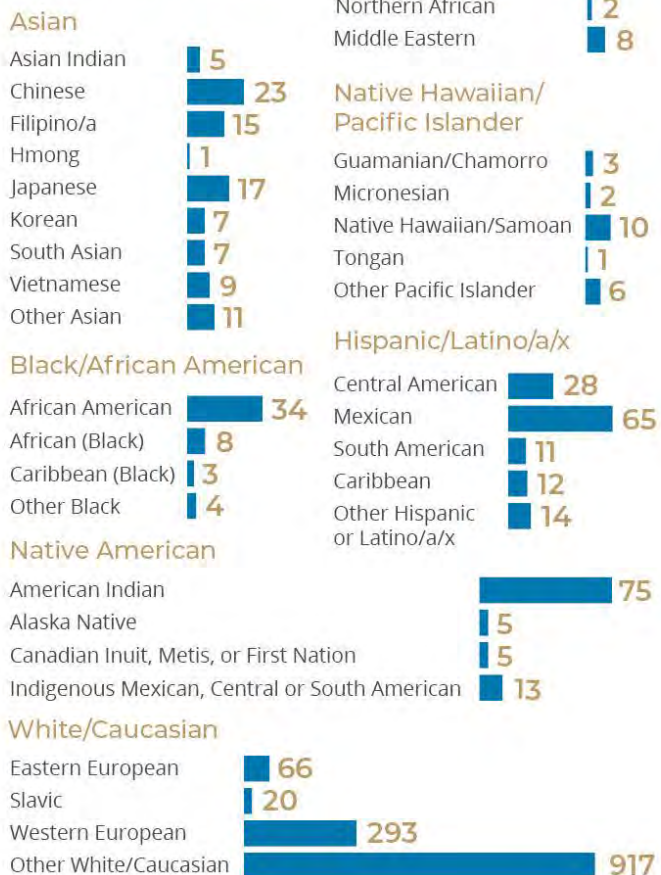


RESIDENT SURVEY: **1,899** participants

RESIDENT FOCUS GROUPS: **177** participants

IDENTIFIED AS*

* Respondents could select all that applied.



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Resident Focus Groups	Residents of Public and Assisted Housing	72 residents	<p>Washington County staff, in partnership with local service providers and community centers, convened seven focus groups with residents who are members of protected classes or are residents who are experiencing homelessness or may be at risk of housing insecurity. Root Policy Research moderated six of the focus groups; the group hosted by Sequoia was facilitated by a member of the Washington County team. Washington County provided refreshments, hygiene items, and a \$25 Walmart gift card to each participant. A total of 72 Washington County residents participated in the focus groups. Residents emphasized the need for a diverse set of housing programs and support ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanently supportive housing, and a range of options in between.</p>	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Resident Focus Groups	Minorities	105 community members	<p>Washington County Office of Community Development, in partnership with the Coalition of Communities of Color (CCC), a local racial justice organization, conducted eleven focus groups with people of color across the county. The CCC subcontracted with ten local culturally specific organizations based in or interested in building community in Washington County to conduct the focus groups. Washington County provided a meal, childcare provision, interpretation, translation, transportation stipends, and compensation to all participants. In total, 105 people of color residing in the County participated in the focus groups. Community members identified multiple barriers to securing housing including discrimination, affordability, immigration status, other barriers/ discrimination rooted in historical inequitable housing practices. Safety, affordability, good schools, and diversity are important factors for community members when securing housing.</p>	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Resident Focus Groups	Low and moderate income residents	1,899 survey responses	Washington County staff designed an online resident survey to capture residents' experiences with housing choice and access to opportunity and residents' recommendations for housing and community development investments most needed in the area. The Root team provided feedback on the survey instrument and conducted the analysis. Washington County was responsible for all aspects of survey fieldwork, including promotion and online hosting. Please see attached survey findings section	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents. As required by HUD, the assessment is based on an analysis of “disproportionate needs” tables discussed below; citizen input and stakeholder consultation; and an analysis of data and research examining housing and community needs.

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 the HUD data, about 35,000 low- to moderate-income renter households, and 18,000 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). Hispanic and Pacific Islander households have higher rates of cost burden and severe cost burden.

Equity in ownership. Washington County has a large discrepancy in homeownership rates among racial and ethnic groups. According to 2012-2017 American Community Survey (ACS) data, the homeownership rate for Black/African American households is 48 percent; for Hispanic households, 37 percent, compared to 63 percent for Non-Hispanic White households.

Public housing and housing choice voucher holders. The Housing Authority of Washington County (HAWC) is the primary provider of housing for extremely low income households through the units it owns and operates and rental subsidies through the federal Housing Choice Voucher program. Lack of federal funding limits the number of vouchers, which serve only a quarter of the number of families in need of housing assistance, according to HAWC. This lack of available vouchers with a high demand results in the need for a waitlist program which opened in 2015 in Washington County. At the time this Consolidated Plan was prepared, approximately 900 households were on the waitlist, consisting primarily of family and elderly households and households with members with disabilities.

Homelessness. The 2019 Point-In-Time (PIT) Homeless Count performed in January found 530 persons experiencing homelessness, including sheltered and unsheltered, in Washington County. Of these, 298 were in sheltered situations and 232 were unsheltered. 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 stabilized, 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.

Non-homeless special needs. The largest special needs group in the county, by numbers of households with needs, is elderly households, followed by households with disabilities—and these categories overlap, particularly for residents who are 75 years and older. These groups also have the largest housing needs, based on data from HUD’s housing problems database and the incidence of poverty. Single-person households and households who have experienced domestic violence and are also large in numbers yet have lower rates of housing need based on housing problems data and, for domestic violence, estimates from the Centers for Disease Control. The housing needs of large families are the third largest, although these are half the size of elderly households and households with disabilities. Limited English Proficiency (LEP) populations have low rates of poverty and, as such, lower needs based on this poverty-focused methodology. Lack of deeply subsidized housing in community settings, permanent supportive housing, and accessible and affordable transportation are consistent, acute needs across special needs groups.

Non-Housing Community Development needs. Non-housing and community development needs were informed by citizen input and stakeholder consultation.

Stakeholders and residents both emphasized the need for better public transportation, particularly for people with disabilities and low-income residents; the county’s transit system is perceived as being primarily designed for commuters. The analysis conducted for this Consolidated Plan identified several areas, including southern Tigard, King City, Sherwood, where census block group data indicate high concentrations of extremely low income senior households and lack of easy access to a quarter mile of a high frequency transit station (no station within a quarter mile). This lack of easy access to transit severely limits the mobility of special needs populations, including the elderly and those experiencing any disability.

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 on the Western edge, a large portion of the County remains unincorporated and rural.

Population and household growth.

Washington County’s population grew by 32 percent between 2000 and 2017 with the addition of more than 143,000 people. Household growth was slower, 29 percent, meaning that household size increased.

Income growth was healthy in Washington County with median income growing from just over \$52,000 per year to almost \$81,000 per year, an increase of 55 percent.

The HUD tables below capture these trends.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	445,342	588,957	32%
Households	169,162	217,894	29%
Median Income	\$52,122.00	\$80,946.00	55%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Population and household growth.

Washington County’s population grew by 32 percent between 2000 and 2017 with the addition of more than 143,000 people. Household growth was slower, 29 percent, meaning that household size increased.

Income growth was healthy in Washington County with median income growing from just over \$52,000 per year to almost \$81,000 per year, an increase of 55 percent.

The HUD tables below capture these trends.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	20,940	21,705	32,360	20,720	109,765
Small Family Households	6,923	7,538	12,039	8,875	60,970
Large Family Households	1,654	2,087	3,647	1,877	8,330
Household contains at least one person 62-74 years of age	3,245	4,107	6,306	4,184	19,683
Household contains at least one person age 75 or older	2,843	3,737	4,490	1,875	5,438
Households with one or more children 6 years old or younger	3,929	3,966	6,326	3,358	14,470

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Number of Households Table

According to HUD’s Households Table, shown below, the largest low income populations by household type are small family households which HUD defines as families with two to four members, households containing at least one person 62-74 years of age, and households with one or more children.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	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	765	528	559	185	2,037	34	60	63	39	196
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	225	295	344	95	959	0	35	39	39	113
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	820	1,053	1,310	480	3,663	65	80	445	229	819
Housing cost burden greater than 50% of income (and none of the above problems)	10,134	5,028	994	105	16,261	4,255	3,158	2,858	714	10,985
Housing cost burden greater than 30% of income (and none of the above problems)	952	6,384	7,346	1,308	15,990	746	1,592	4,950	3,666	10,954
Zero/negative Income (and none of the above problems)	949	0	0	0	949	478	0	0	0	478

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

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 data is used to calculate the proportionality of a problem/need for a specific household type.

HUD designated housing problems revealed in the HUD 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 percent of household income to housing costs (referred to as “Severe Cost Burdened” in this document),
- “Housing cost burden” defined as dedicating more than 30 percent of income (referred to as “Cost Burdened” in this document.
- “Zero/negative Income.”

Cost burden is important because it also indicates how well a household can manage other expenses—e.g., childcare, transportation, health care—and how much disposable income they have to contribute to the economy.

The Housing Problems tables below indicate that cost burden and severe cost burden, for both renters and owner households, are the most common housing problems.

For renters, 16,455 households face severe cost burden; another 16,215 face cost burden. The data suggest that extremely low income renters are most likely to experience severe cost burden—this is a result of the shortage of rentals, both assisted and private market units, to serve these households. Renters living in overcrowded conditions and substandard units are the second most common characteristics of housing need, with more than 5,000 renter households facing these conditions.

Similar to renters, the most common housing problems faced by owners is cost burden, with more than 20,000 owners affected, largely extremely low income households.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	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	11,944	6,903	3,202	860	22,909	4,355	3,323	3,403	1,024	12,105
Having none of four housing problems	2,118	7,604	13,905	8,319	31,946	1,110	3,888	11,830	10,515	27,343
Household has negative income, but none of the other housing problems	949	0	0	0	949	478	0	0	0	478

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. 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	4,972	5,103	3,520	13,595	1,283	1,376	3,203	5,862
Large Related	1,163	1,182	827	3,172	320	350	1,082	1,752
Elderly	2,290	2,771	1,904	6,965	2,236	2,384	2,596	7,216
Other	4,233	3,686	2,918	10,837	1,223	744	1,100	3,067
Total need by income	12,658	12,742	9,169	34,569	5,062	4,854	7,981	17,897

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. 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	4,607	1,700	315	6,622	1,199	1,032	1,126	3,357
Large Related	1,104	278	59	1,441	245	206	248	699
Elderly	1,887	1,571	491	3,949	1,705	1,360	1,051	4,116
Other	3,984	1,908	299	6,191	1,124	584	430	2,138
Total need by income	11,582	5,457	1,164	18,203	4,273	3,182	2,855	10,310

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	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	980	1,173	1,360	490	4,003	60	100	374	209	743
Multiple, unrelated family households	95	170	254	85	604	4	15	110	57	186
Other, non-family households	15	0	59	0	74	0	0	0	0	0
Total need by income	1,090	1,343	1,673	575	4,681	64	115	484	266	929

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

There are 50,334 single person households in Washington County and 7 percent (3,595 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 3,873 (an increase of 8%) 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 disabilities. Households with disabilities have some of the highest rates of housing assistance need.

According to 2011-2015 CHAS data, there are 57,605 households containing an individual with a self-care limitation, independent living limitation, and/or a physical disability, representing 26 percent of households in the entire County.

There are another 18,200 households containing an individual with a cognitive limitation, representing eight percent of households in the entire County.

The Washington County Department of Health and Human Services reports that approximately 1,350 youth with developmental disabilities and 800 adults with developmental disabilities receive case management from the county. 351 adults age 18 and older receive comprehensive in-home supports.

HUD’s CHAS data contain special tabulations that break out housing problems by disability type. According to these data:

- 8,885 persons with hearing or vision impairments have housing problems;
- 10,610 with ambulatory impairments have housing problems;
- 9,035 with cognitive limitations have housing problems; and
- 8,500 with self-care or independent living limitations have housing problems.
- Altogether, this totals 20,800 households with disabilities with some type of housing need.

■

Persons with disabilities have a range of needs depending on their ability to work, live independently, and drive. In the best type of housing to accommodate the needs of persons with disabilities is non-institutional but, in a community, -support setting, is accessible and visitable, and is easily accessible to public transportation.

For persons with developmental disabilities, case management, in-home supports, foster care homes, and adult care group homes are critical to meet residents’ needs.

Many of these resources require adequate staffing to provide care for persons with disabilities—which often linked to the supply of affordable housing, as caregiver salaries are generally low to moderate.

Stakeholders participating in needs-identification discussions for this Consolidated Plan confirmed that housing gaps for persons with disabilities are very large. Priority needs include:

- Support services that are well-designed and integrated into housing and school environments;
- A range of housing options, from independent living to cooperative housing to permanent supportive housing;
- Accessible and visitable housing within easy access to transportation.

Elderly. According to 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, there are 55,960 total households with at least one person age 62 or older in Washington County, representing 26 percent of households in the entire County. Of Washington County residents over 62 years old, 7 percent are considered frail (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework).

As reported in Community Action’s “2019 Issues of Poverty Report”, a growing number of seniors in Washington County are struggling to meet their basic needs. In the 2016 community needs survey conducted by Washington County Department of Aging and Veterans Services, housing costs, health care and medical costs, and the cost of food were identified as concerns for the senior population.¹

Victims of domestic violence. National incidence rates indicate that 37 percent of women and 34 percent of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 5.5 percent for women and 5.2 percent for men.

Local CDC estimates for Washington County indicate that there are 24,194 households that include survivors of domestic violence (including rape, physical violence and/or stalking by an intimate partner), representing 11 percent of households in the entire County.

Applying national CDC estimates to Washington County survivors of domestic violence, of these 24,194 households:

- An estimated 573 (2%) have an annual housing and supportive service need
- An estimated 3,773 (16%) have a housing and supportive need within their lifetime.

In the past Consolidated Plan, estimates from the Washington County District Attorney’s Office put annual need at 1,070 households—twice as high as the CDC estimates suggest.

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness (http://www.endhomelessness.org/pages/domestic_violence).

¹ Washington County DAVS Area Plan 2017-20

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 percent of low to moderate income renter identified problems and over 90 percent of low to moderate income owner household identified problems.

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

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

Generally, the lower the income level, the greater the overall percentage of the population experiencing need. Eighty-six percent of extremely low-income families experience need, while 33 percent of low to moderate income families experience need.

For both renters and owners, severe cost-burden afflicts those households with extremely low-incomes disproportionately (68% for renters and 72% for owners) representing a total of 14,560 households.

Elderly homeowners with extremely and very low incomes had high rates of cost burden (68 and 62 percent respectively). Households which contained at least one member with physical limitations (including hearing or vision impairment, ambulatory limitation, cognitive limitation, or self-care/independent living limitations) also experienced relatively high percentages of housing needs (49%).

While cost burden defined most household housing problems, renters participating in focus groups identified issues of overcrowding and substandard housing as well. According to the data, these problems are much less common than cost burden, but can be much more severe, particularly for renters who have limited choices in the housing market due to criminal backgrounds, poor rental history, and discrimination. Cultural norms regarding privacy and intergenerational cohabitation among both Hispanic and Asian communities suggest that these communities are more likely to live together in overcrowded housing than to seek other forms of housing assistance.

Generally, nearly twice as many renters than owners experienced at least one housing issue. Renters experienced overcrowding more acutely than owners who reported no incidents of severe overcrowding and limited overcrowding (only 2 percent). Single family households experienced overcrowding at vastly higher rates across all income levels.

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 percent 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 28,830 total households (18,435 renters and 10,980 owners) are at risk of homelessness.

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:

Complete narrative is included in the attachments.

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, bad credit history, criminal history, mental illness, prior episodes of homelessness, domestic assault, LGBTQ youth, and extremely low-income households are particular housing 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 particular income level experience housing problem 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 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need (12 percent different is greater than the 10 percent threshold).

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 provide information for the jurisdiction as a whole that can be useful in describing overall need.

0%-30% of Area Median Income

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	17,976	1,532	1,427
White	12,001	1,122	991
Black / African American	275	100	64
Asian	1,189	159	155
American Indian, Alaska Native	53	0	15
Pacific Islander	55	0	0
Hispanic	3,769	154	199

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

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	18,210	3,494	0
White	12,230	2,780	0
Black / African American	309	29	0
Asian	1,280	155	0
American Indian, Alaska Native	28	15	0
Pacific Islander	140	4	0
Hispanic	3,744	459	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

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	18,942	13,429	0
White	13,642	10,034	0
Black / African American	310	154	0

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
Asian	1,173	522	0
American Indian, Alaska Native	64	82	0
Pacific Islander	190	55	0
Hispanic	3,257	2,333	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

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	6,871	13,848	0
White	5,196	10,467	0
Black / African American	25	234	0
Asian	604	716	0
American Indian, Alaska Native	65	64	0
Pacific Islander	50	20	0
Hispanic	689	1,544	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

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

0-30% AMI. At this income level, no racial or ethnic subpopulation group was disproportionately affected by housing problems (including at least one of the four housing problems). However, each group had a very high proportion of their population with need.

30-50% AMI. At this income level, disproportionate housing problems affect the County's Pacific Islander population, with needs of 13 percentage points higher than the jurisdiction as a whole.

50-80% AMI. At this income level, disproportionate housing problems affect the County's Pacific Islander population, with needs of 19 percentage points higher than the jurisdiction as a whole.

80-100% AMI. Disproportionate housing needs exist for Pacific Islanders (38 percentage points higher than the County overall) and, much less severely, for Asian (12 percentage points) and American Indian (13 percentage points) 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.

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. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

0%-30% of Area Median Income

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	16,299	3,228	1,427
White	10,694	2,400	991
Black / African American	275	100	64
Asian	1,074	268	155
American Indian, Alaska Native	53	0	15
Pacific Islander	40	15	0
Hispanic	3,549	369	199

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

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	10,226	11,492	0
White	7,155	7,862	0
Black / African American	98	240	0
Asian	865	570	0
American Indian, Alaska Native	22	19	0
Pacific Islander	55	89	0
Hispanic	1,784	2,425	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

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	6,605	25,735	0
White	4,160	19,475	0
Black / African American	90	374	0
Asian	408	1,283	0
American Indian, Alaska Native	10	136	0
Pacific Islander	80	160	0

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
Hispanic	1,764	3,834	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

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	1,884	18,834	0
White	1,229	14,417	0
Black / African American	0	259	0
Asian	205	1,127	0
American Indian, Alaska Native	10	119	0
Pacific Islander	50	20	0
Hispanic	358	1,874	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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

0-30% AMI. At the extremely low-income level, the Pacific Islander population represents a group with disproportionate severe housing problems with 16 percent higher rates than the rates of experienced than the jurisdiction as a whole. One hundred (100) percent of the Pacific Islander population with extremely low-income levels suffered at least one of the severe housing problems.

30-50% AMI. At this level, Asian households have disproportionate severe housing problems at 13 percentage points greater than the jurisdiction overall.

50-80% AMI. The group disproportionately likely to experience severe housing needs is Pacific Islander households (13 percentage points).

80-100% AMI. In the moderate income level, Pacific Islander households had a significant level of disproportionality, 62 percentage points above the rate of the jurisdiction overall. However, the total number of households in this bracket was relatively small (70 households) with 71 percent experiencing at least one severe housing need.

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 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.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	135,576	38,296	30,077	1,548
White	106,015	28,360	21,583	1,091
Black / African American	2,040	660	478	64
Asian	11,981	2,729	2,239	155
American Indian, Alaska Native	586	148	75	15
Pacific Islander	390	290	95	0
Hispanic	11,598	5,263	4,673	219

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Pacific Islander households disproportionately experience cost burden at a rate 18 percentage points higher than the jurisdiction as a whole. Thirty-seven percent of the 770 Pacific Islander households spend between 31 percent and 51 percent of their income on housing.

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?

The data reviewed above show that Pacific Islanders, who make up only 0.4 percent of the total population with incomes below the area median income, consistently experience greater incidences of housing problems than the jurisdiction as whole and than other resident groups at each income level. Across all income levels below the area median, Pacific Islanders experience cost burden at a rate that is 18 percentage points higher than others in the County.

Other racial or ethnic groups, including Asians, American Indian/Alaska Native, and Hispanics also experience disproportionate need. While these populations may have suffered less acutely in relative terms, their larger populations overall mean that the overall total need is larger in numbers.

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

Stakeholders conducted for the Consolidated report a range of greater needs for communities of color. These include:

- Disparities in ownership and ability to get a mortgage loan, which can discourage households from even applying for homeownership;
- Limited larger unit housing units for refugee populations;
- The segregative effects of high housing costs;
- Lack of culturally appropriate information on housing and services;
- Lack of funding for supportive services disparately impacting persons with disabilities;
- Low wages of the jobs that people of color are most likely to occupy, preventing wealth-building and long term housing stability.

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

Racially and ethnically concentrated areas of poverty, or R/ECAPs, indicate areas with very high poverty rates (more than 40% for individuals) and that are more than half Non-White and Hispanic residents. There is one R/ECAP in Washington County located in west central Hillsboro—home to predominately Hispanic residents of Mexican decent.

Overall, there higher proportion of Hispanic residents in Forest Grove, Cornelius, western Hillsboro, Aloha, and central Beaverton. Hispanic residents are also concentrated in southern areas of the County, such as Tualatin.

There are higher concentrations of Asian/Pacific Islander residents in east Hillsboro and west Beaverton, as well as the north-eastern unincorporated urban places including Bethany and Oak Hills.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

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

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income
Average length of stay	0	0	6	6	0	6	0	0	
Average Household size	0	0	3	2	1	2	2	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	44	6	38	0	0
# of Elderly Program Participants (>62)	0	0	26	577	1	575	1	0
# of Disabled Families	0	0	47	1,173	26	1,137	10	0
# of Families requesting accessibility features	0	0	240	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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	212	2,324	26	2,278	16	0	0
Black/African American	0	0	13	279	3	274	2	0	0
Asian	0	0	10	126	0	126	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	2	33	0	33	0	0	0
Pacific Islander	0	0	3	22	0	22	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	78	389	1	386	1	0	0
Not Hispanic	0	0	162	2,395	28	2,347	17	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The public housing program waitlists have around 410 individuals who are considered disabled or elderly and on a fixed income. The Housing Authority works with the individuals on waitlists to access what needs they have as they come to the top of the list and utilize our accessible units in a way that will assist as many as possible. The housing authority also works with current residents whose needs changes 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?

The housing authority 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. The housing authority 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

The needs represented by the housing authority waitlist reflect the similar needs being experienced across the County. Nearly 50 percent of Washington County households containing persons with hearing, vision, cognitive, ambulatory, self-care and independent living difficulty report at least one housing need, the most common of which is cost-burden and severe-cost burden. A similar percentage (50%) of large families also reported housing need. Finally, elderly households (households that contain at least one person over 62 years of age) and households with persons with disabilities also experiencing high rates of housing needs.

Discussion

See above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

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

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):

In assessing the needs of homeless populations in Washington County, the Consortium looked to the 2019 Point-In-Time (PIT) Homeless Count performed in January, as well as data provided by Washington County Department of Housing Services and the Oregon Department of Education for information on homeless children in Washington County school districts.

Since 2003, HUD has required continuums across the country to report the number of people who are homeless at a specific time of year (during the last 10 days of January). The annual homeless count facilitates the need for continuums to collect data and report on the number of homeless. The data includes people who are sheltered (living in emergency shelter, safe haven or transitional housing) and unsheltered (living on the streets or places not meant for human habitation).

The sheltered PIT homeless count for Washington County was held January 23, 2019 and included six year-round shelters and three winter shelters, five transitional housing facilities, and one safe haven program. The unsheltered PIT homeless count was held January 23 to include four major cities with 131 outreach staff and volunteers interviewing persons on the streets, with continued outreach to canvass the 727 square miles of the County's suburban and rural areas during the following seven days. Altogether, 530 persons were identified as experiencing homelessness, with 56 percent living in shelters and 44 percent unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	221	181
Black or African American	29	25
Asian	1	0
American Indian or Alaska Native	8	6
Pacific Islander	23	3
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	44	24
Not Hispanic	254	208

Data Source

Comments:

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

Chronically Homeless	Sheltered People	Unsheltered People	Notes
Households without children	38	84	
Households with children	6	00	2 households sheltered and 3 households unsheltered
Subtotal	44	95	

Table 26 - Sheltered vs Unsheltered

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

The January 22, 2019 Point-In-Time (PIT) reports 134 persons in 39 family household that include at least one adult and child living in shelter or on the streets. Of 134 persons, 103 persons (30 households) report sheltered and 30 persons in 9 family households unsheltered with all in need of housing assistance. Subpopulations of the 134 persons include 19 persons in 6 veteran family households reported sheltered with zero unsheltered veteran families, and 17 persons in 5 family households experiencing chronic homeless with one member of the family having a diagnosed disability, of which 3 of these households reported unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The total number of homeless is inevitably underrepresented in the 2019 PIT; 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 shelters.

The County's shelter system primarily serves families with children, runaway/unaccompanied youth, and persons fleeing domestic violence.

Although residents experiencing homelessness are most likely to be White and Non-Hispanic (see tables below), persons of color are disproportionately represented and, according to a study by the Coalition of Communities of Color (CCC), have greater risk of homelessness. CCC reports Native Hawaiian and Pacific Islanders are the fastest growing community in Washington County—a community of color that is increasing in the annual point-in-time (PIT) homeless count.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The jurisdiction's low vacancy rate (3%) and high cost of rental housing is having an impact on communities living in poverty, with a greater impact on people of color as reflected in the increased number of homeless Black or African American, Native Hawaiian or Pacific Islander, and Multiple Race populations. The CoC has implemented culturally specific, trauma informed services and programs, developed public and private partnerships to implement cross-sector change that provides equal access to homeless programs (e.g., shelter, housing, and services), and continues to work toward system integration to leverage greater access to health, education, and economic supports. The outcome of this work is reported in the number of people of color participating in programs and those who access CoC permanent housing assistance.

Discussion:

Complete narrative attached in appendices.

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.

It is increasingly difficult to fund non-homeless special needs projects due to the limited amount of funding received through HUD block grants to support housing and community development initiatives and the increasingly complexity and severity of needs, including resulting from the opioid crisis. As such, Washington County must work closely with partner agencies and nonprofit organizations to serve special needs populations. Those partners include:

- Oregon Housing and Community Services (OHCS) Department
- Oregon Department of Human Services (ODHS)
- Washington County Department of Housing Services
- Washington County Department of Health and Human Services
- Washington County Community Corrections Department
- Washington County Department of Veterans and Aging Services
- Many nonprofit service providers
- City of Portland Housing Bureau (PHB)

Describe the characteristics of special needs populations in your community:

The largest special needs group in the County is elderly households, followed by households with disabilities—and these categories overlap, particularly for residents who are 75 years and older. The table below shows estimates of the size of each special needs population group, an estimate of the number and proportion of households with needs, as well as projections of future needs. Those projections depict a stabilization scenario, where the population continues to grow at the same rate as the previous five years. Needs are determined by a combination of indicators, poverty, in addition to national incidence rates.

Housing Need of Special Needs Populations, Washington County, Current and Future Growth

	Current			Future	
	Total Households	# of Households with Need	% of Households with Need	Housing Need in 5 Years	Change in Housing Need
Elderly Households	55,960	21,235	38%	22,876	1,641
Single Person households	50,334	3,595	7%	3,873	278
Large Families	19,525	9,805	50%	10,563	758
Households with LEP	8,465	931	11%	1,003	72
Households Containing Persons with a Disability	42,635	20,880	49%	22,494	1,614
<i>Hearing/Vision Impairment</i>	19,140	8,885	46%	9,572	687
<i>Ambulatory Limitation</i>	21,315	10,610	50%	11,430	820
<i>Cognitive Limitation</i>	18,200	9,035	50%	9,733	698
<i>Self-Care/Independent Living Limitation</i>	17,150	8,595	50%	9,259	664
Victims of Domestic Violence	24,194	573	2%	617	44

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%.

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. Large families are defined as a family size of 5 or more. 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.

Source: 2017 5-year ACS.

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

The estimated housing and supportive service needs in the table above 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. In addition, focus groups were conducted with targeted special needs resident groups, which included:

- Persons experiencing homelessness;
- At-risk and homeless youth;
- Victims/survivors of domestic violence;
- Justice-involved residents;
- Residents with mental illness;
- Seniors;
- And senior and non-senior adults with disabilities.

The top needs include:

Persons experiencing homelessness. The adults experiencing homelessness who participated in focus group discussions currently camp or live in their vehicle. They are chronically homeless and all but one disclosed severe mental illness, addiction to opiates or meth, work-related physical disabilities, and/or mobility disability. Some are currently unemployable due to addiction and/or mental illness. Others have injuries that prevent working in their trade and need retraining. Some are unable to keep employment as a direct result of their homelessness (e.g., hygiene, no storage for personal belongings).

Not surprisingly, a wide range of housing options, and movement from one to another along a spectrum of independence, from short-term transitional shelter to permanent supportive housing are needed.

At-risk and homeless youth. The youth at risk of homelessness and homeless youth who participated in focus group discussions generally live in chaotic circumstances, moving in and out of homelessness, couch surfing, living with family, renting with friends, to camping or sleeping at youth shelters (as a last resort). Youth expressed the competing desires of wanting to live independently while needing skill development and support to achieve stability and grow into successful adults. Support for expanded drop-in days/hours is desired and could be leveraged to further support these youth in employment, housing, financial, and life skills development.

Victims/survivors of domestic violence. Although the supportive and housing services needed by survivors of domestic violence vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Survivors may also require assistance with substance abuse and mental health services, both of which are common among survivors of domestic violence. Affordable housing is also critical, to avoid the survivor and their children from needing to return to the abuser.

Justice involved residents. Criminal history is the primary barrier to securing housing of choice, followed by the cost of securing housing (e.g., deposits, first and last month rent). In the current market, it is not difficult to find employment; however, the mandatory, fixed, probation requirement often lead to job loss, as the newly employed must request time off to attend meetings, classes, etc.

Residents struggling with mental illness/substance abuse. For many, their disability limits their employment options. Case managers are key to becoming well and self-sufficient. With respect to supportive services and other program providers, participants described a need for training in trauma-informed care and increased knowledge of best practices in providing care to residents with mental illness. They also emphasized that they prioritize housing that is safe as well as housing that has transit access.

Elderly and frail elderly. Managing rising housing costs on fixed incomes is the primary concern of seniors who own their home or live in market rate rental housing. Wait lists for low income senior housing may be longer than their life expectancy, especially if they need a ground floor unit. For those living in income-based senior housing, the primary need is lack of access to transportation; this is a significant challenge for most seniors. Bus service in many communities in the County is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical appointments, senior centers). Lack of transportation results in missed appointments, social isolation, and an inability to access resources. Where there is service, how to plan a trip is not intuitive. Accessing TriMet Lift can be intimidating and inconvenient

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

According to the Oregon Adult and Communicable Disease Database, there are 917 people living with HIV or AIDS in Washington County,[1] representing nearly two percent of the population of the entire County. Of these individuals, 398 (43%) are men living with HIV and 414 (45%) are men living with AIDS. There are 43 (5%) women living with HIV and 62 (7%) women living with AIDS.

According to the National Alliance to End Homelessness, up to 50 percent of people living with HIV and AIDS in the U.S. are at risk of becoming homeless. This can be attributed to the costs of health care and medication needed to manage their disease and the fact that these individuals are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences.

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. The Washington County assistance is coordinated by Cascade AIDS Project. In their consultation, they reported that their greatest challenges were:

- Long wait times for clients trying to access services
- One or more months to wait for an intake appointment
- Housing - Finding housing that meets the Fair Market Rents (FMR) requirements
- Aging Population - Persons over 45 account for 65 percent of Persons Living with HIV/AIDS (PLWHA)

Discussion:

Complete narrative is attached

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: parks, senior centers, centers serving those with disabilities, homeless facilities, youth centers, neighborhood centers, childcare centers, health facilities, and mental health facilities.

The total dollar value of need in the public facilities category is \$112,669,667. Washington County has approximately \$400,000 available each year for this category of assistance.

How were these needs determined?

Washington County and the cities of Beaverton and Hillsboro conducted a survey of non-housing community development needs commencing with the kick-off event in December 2018. The survey was targeted to providers of services to low and moderate income persons in the County (non-profits, and city/county departments). The survey was kept open for two months. The areas of need were public facilities, infrastructure, public services and economic development. With few exceptions, the needs did not specify areas of geography. For example, service providers working with the homeless did not limit the need to specific cities. The needs were countywide. This was true for most services and facilities except for parks, and infrastructure improvements. To address that and allow for Hillsboro and Beaverton to respond to this question in their respective sections, we utilized a methodology for determining level of need. We took the number of people in poverty in each jurisdiction and divided that for each by the total number of county residents in poverty. We then applied this percentage to the overall dollar value of need in each category. Given gaps in information provided, it is staff's determination that the stated dollar value of need is under reported.

Describe the jurisdiction's need for Public Improvements:

In Washington County (exclusive of Beaverton and Hillsboro), the need for the following types of public improvements (infrastructure): water/sewer system improvements, street improvements, sidewalks, flood drainage, and other infrastructure improvements

The total dollar value of need in the public improvements category is \$4,805,000.

How were these needs determined?

See the methodology described under Public Facilities above.

Describe the jurisdiction's need for Public Services:

In Washington County (exclusive of Beaverton and Hillsboro), the need for the following types of public services: childcare, employment/training services, fair housing/landlord/tenant, disability services, senior services, transportation services, youth services, substance abuse services, health services, legal services, and other public services. In addition, there were reported needs under microenterprise support.

The total dollar value of need in the public services category is \$374,504,082.

How were these needs determined?

See the methodology described under Public Facilities above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The economic recovery experienced since the past Consolidated Plan has benefitted many Washington County residents, including low income renters. A smaller number of renters earning less than \$25,000 per year have rental needs compared with the past plan. This is due to these renters' incomes increasing—but also a consequence of renters leaving the market because they could not find affordable housing.

Similarly, owners have benefitted from market appreciation and experienced gains in equity—yet increased home prices and reduced inventory has made the market more challenging for renters who want to buy. Moderate-income renters, earning between \$75,000 and \$100,000, have very few homes to choose from; most are smaller, condos or cooperatives, or mobile homes.

The need for deeply subsidized rents remains large: The rental gaps analysis conducted for this plan found a shortage of 12,000 affordable rental units (priced at \$625/month and less) for households earning less than \$25,000 per year: there are 15,000 renters who need these units and just 3,000 to serve them. Of this gap, 1,205, about 10 percent, is specific to Hillsboro; 3,444, or about 30 percent, is specific to Beaverton; and the remaining 60 percent is specific to renters in other areas of the county.

Renters were most adversely impacted by rising housing costs: Between 2012 to 2017, gross rent grew by 23 percent, faster than median home values, which increased 14 percent over the same period.

Sixty percent of the county's housing units in 2017 were within urban cities, while 28 percent were in unincorporated urban places and 11 percent were in rural unincorporated County. The remaining one percent of the total housing units were in rural cities.

Washington County housing prices have grown moderately between 2012 and 2017. According to 2012 and 2017 ACS data, median gross rent rose 23 percent from \$921/month to \$1,183/month. Washington County's home median home value increased by 14 percent (\$290,900 in 2012 to \$331,700 in 2017), however some cities experienced larger gains both in magnitude and rate of change.

The largest mismatch in the rental market is for those earning up to 30 percent of median family income. Ample supply start for those making over \$35,000 a year, where there are 21,494 units available under their maximum affordable rent, including unitalities, of \$1,250 per month.

Overall, affordable housing units in the County are geared towards small to moderately sized households. There are 5,082 units with one or two bedrooms, over 60 percent of the total number of regulated affordable rental units. The County's regulated affordable housing stock offers a solid range of unit sizes for low income households. This is true across jurisdictions.

Rental Market

Overall, rental rates rose faster than median home values, although this differs by community. In the County, the median rent rose by 23 percent, or by \$222 per month. This means that renters need to earn nearly \$9,000 more per year in 2017 to have the same rental purchasing power as they did in 2012. Fortunately, the median income renter is earning more in 2017 than in 2012: the median income of renters in the county increased from \$41,340 to \$55,364. However, this increase may have been due to lower income renters leaving the county for more affordable areas.

The current stock of rental units does not provide enough supply for households making less than \$25,000 per year. The table below shows the rental gaps for Washington County in 2017 which indicate a cumulative shortage of 3,355 units for households making below \$25,000 per year. This income group is entirely comprised of extremely low income households making 0-30 percent MFI.

This gap in housing affects 20 percent of the rental market. These extremely low income renters need units that cost less than \$625 per month to avoid suffering from cost burden. This rent is nearly half the median Washington County rent of \$1,183 per month (an increase of 23 percent since 2012).

For Sale Market

Washington County's ownership rate is 61 percent. According to HUD CHAS data, homeownership rates are highest among White, Non-Hispanic residents (68%) and lower among Black, Non-Hispanic (42%) and Hispanic residents (38%). Most units are single unit detached structures, which constitute 60 percent of the total housing units. The average sale price of this type of unit increased 116 percent between 2000 and 2017. In 2017, the average sale price for an improved single family lot was \$443,369, up from \$205,445 in 2000.

Increasing home values benefits existing owners but makes it more difficult for would-be-owners to buy. In sum, the increase in both rental and home prices benefits owners far more than renters—owners 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.

According to the ownership gaps analysis, renters who want to buy will have trouble finding an affordable home until they earn more than \$50,000—the income at which homes to buy begin to become affordable.

Income Range	Renters		Maximum Affordable Rent, Including Utilities	Rental Units		Rental Gap
	Number	Percent		Number	Percent	
Less than \$5,000	2,952	4%	\$125	57	0%	-2,895
\$5,000 to \$9,999	1,948	2%	\$250	454	1%	-1,494
\$10,000 to \$14,999	2,496	3%	\$375	732	1%	-1,764
\$15,000 to \$19,999	3,788	5%	\$500	952	1%	-2,836
\$20,000 to \$24,999	4,470	6%	\$625	1,115	1%	-3,355
\$25,000 to \$34,999	8,913	11%	\$875	11,233	13%	2,320
\$35,000 to \$49,999	11,879	15%	\$1,250	33,373	40%	21,494
\$50,000 to \$74,999	15,357	19%	\$1,875	26,911	32%	11,554
\$75,000 or more	29,255	36%	\$1,875+	8,752	10%	-20,503
Total/Low Income Gap	81,058	100%		83,580	100%	-12,343

Maximum Affordable Rent (2017 ACS 5-year)

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The HUD Residential Properties by Unit Number below conveys the composition of total units by residential property type, including attributes such as total number of units in the building and whether or not the units are attached. The most common unit type is the 1-unit detached structure which constitutes, 60 percent of the total units. Units in medium sized multi-family structures (structures with 5-19 units) represent the next most common property type, capturing 13 percent of the total units. The total units in large multifamily properties, those with 20 or more units, are similar with 12 percent of the total unit share. There are relatively few units in small multifamily properties, those with 2-4 units, single units in attached structures, or other housing types, including mobile homes, boats, RVs, and vans.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	128,159	59%
1-unit, attached structure	16,439	8%
2-4 units	14,990	7%
5-19 units	28,138	13%
20 or more units	23,018	11%
Mobile Home, boat, RV, van, etc.	5,368	2%
Total	216,112	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	154	0%	1,527	2%
1 bedroom	1,572	1%	19,308	24%
2 bedrooms	15,588	13%	35,554	44%
3 or more bedrooms	107,114	86%	24,690	30%
Total	124,428	100%	81,079	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Unit Size by Tenure

The Unit Size by Tenure table conveys the bedroom composition of units in Washington County, by tenure. Owners are most likely to occupy larger units, with 3 or more bedrooms, while renters most commonly occupy 2 bedroom units, followed by 3 bedroom units. Overall, unit sizes of both owner- and renter-occupied properties in the county are quite large.

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

According to the “2017 Regional Inventory of Regulated Affordable Rental Housing” from January 2019, “Regulated Affordable Rental Housing” is defined as housing that is made affordable through public subsidies and/or agreements or statutory regulations that restrict or limit resident income levels and/or rents. Regulated Affordable Rental Housing generally provides housing for households that otherwise could not afford adequate housing at market rates. Subsidized ownership units may also include homes built or rehabilitated by non-profits such as Habitat for Humanity.” When data is available, these types of units are included in the database. Developments operated by for-profit operators constitute 4,133 of the 8,001 regulated units, while developments owned and operated by government entities constitutes 1,209 units and, by non-profits, 2,548 units.

Of regulated affordable housing units in Washington County, the most common regulated affordable housing unit type are one bedroom (2,370) and two bedroom (2,712) units, which represent 30 percent and 34 percent of the total units, respectively. The most common income restriction level is less than 60 percent median family income (<60%MFI) which defines 4,198 units, or 53 percent of the total regulated units.

The affordable inventory for 0-30 percent MFI households consists of public housing authority units (244 units); affordable rentals provided by County’s housing authority (about 650 units, of which 237 are scattered site single family detached, duplexes/triplexes, and other attached products); and privately provided units that accept Housing Choice Vouchers/Section 8. The County housing authority administers approximately 2,500 vouchers.

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 142 mostly one bedroom assisted units have contracts that expire during the 2020-2024 Consolidated Plan period. These developments consist of assisted housing units for resident households with elderly and developmentally disabled residents, Section 202 and Section 811. The Oregon State housing inventory database contains data for all income and rent restricted affordable housing and reports a total of 203 units that are expected to expire during the 2019-2013 Consolidated Plan period. One hundred and seventy nine (179) of those are occupied by families.

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

No, not for extremely low income renters. Washington County has 15,654 renters who earn less than \$25,000 per year. These renters make up 19 percent of all the County's renters. There are just 3,310 housing units, including Housing Choice Vouchers (also known as Section 8) to serve these renters—leaving a gap of 12,343 units.

The rental gap is somewhat balanced across every low income range: all low income renters are struggling to find rental housing that is affordable to them. At the \$35,000 income level, the rental gap is resolved as rental units become available to households with higher income that can afford higher rents.

The rental market in Washington County is largely priced to serve renters earning between \$35,000 and \$50,000 per year: Forty percent of the County's rental units fall within this price range. These households can afford to pay between \$875 and \$1,250 per month in rent and utilities without being cost burdened.

The market is also challenging for moderate income renters who desire to buy and need homes priced at less than \$300,000. A review of homes sold in July 2019 found just 275 priced under \$300,000 in the County. The majority, 60 percent of the total units, were Condo or Coop units; the balance were mobile homes that carry very high HOA fees. These units, on average, were small in total square footage and number of rooms while also having a higher price per square foot.

Describe the need for specific types of housing:

- 1) Rental units that rent for less than \$625 per month, including utilities. The total deeply affordable inventory in the County, which is available to serve renters earning less than \$25,000 per year, is about 3,600 units and vouchers, yet 15,000 renters need units priced at less than \$625 per month.
- 2) Preservation of rental units for low income renters. Renters earning between \$25,000 and \$34,999 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.
- 3) Affordable homes to buy. The inventory of homes priced at less than \$300,000 is very limited. The most affordable homes are mobile homes, which carry high financing costs and high HOA fees.

Discussion

Complete narrative attached.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section contains updated cost of housing data from the 2000 Census, 2015 CHAS, 2017 ACS, and the 2017/2018 Regional AI study.

The two figures below graphically represent the changes in median home value and median gross rent between 2012 and 2017—the five years since the last Consolidated Plan was produced—for urban and rural cities in Washington County, as well as Washington County overall. As demonstrated by the graphics, home prices have steadily increased since the last Consolidated Plan was produced, with Durham experiencing a significant increase.

Increases in gross rent is more varied among jurisdictions, yet, for the vast majority, the slope of the increase is greater than that for median home values.

The HUD Rent Paid reveals that the majority (48%) of renters are paying rent between \$1,000 and \$1,999 per month. There are very few renters, 1,809 or two percent of all renters, paying less than \$500 in monthly rent.

The HUD “units by HAMFI” tables are consistent with the gaps analysis discussed above and confirm that rental units are most plentiful for households earning 50 to 80 percent MFI, and ownership is most attainable for households earning 100 percent MFI and more.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	184,800	394,000	113%
Median Contract Rent	720	1,371	90%

Table 29 – Cost of Housing

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,809	6.8%
\$500-999	18,839	56.0%
\$1,000-1,499	37,539	29.7%
\$1,500-1,999	16,994	5.3%
\$2,000 or more	3,589	2.1%
Total	78,770	99.9%

Table 30 - Rent Paid

Alternate Data Source Name:
 2017 ACS 1-year Estimates
 Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,228	No Data
50% HAMFI	9,443	2,468
80% HAMFI	42,559	12,560
100% HAMFI	No Data	25,828
Total	54,230	40,856

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,026	1,132	1,330	1,935	2,343
High HOME Rent	919	986	1,184	1,360	1,498
Low HOME Rent	712	763	916	1,058	1,181

Table 32 – Monthly Rent

Data Source: 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 percent MFI.

A supplemental rental gaps analysis conducted for this study found that, for the 15,654 renters earning less than \$25,000 per year (19% of all renters), there are just 3,310 affordable rentals, including Housing Choice Vouchers—leaving a deficiency of 12,343 affordable units renting at less than \$625 per month.

Table 9 and Table 10 in the Need Assessment Section above reveal that 11,780 households in the zero to thirty percent MFI income range are severely cost burdened with housing costs dominating over 50 percent of their income. This number generally matches the affordable unit deficiency of 12,343 in the mismatch analysis above.

The gaps analysis also found affordable rental deficiencies balanced across every low income range—i.e., all low income renters are struggling to find rental housing that is affordable to them. At the \$35,000 income level, however, supply better meets demand. In sum, the rental market in Washington County is largely priced to serve renters earning between \$35,000 and \$50,000 per year, with 40 percent of the City’s rental units fall within this price range.

Many low income renters and persons experiencing and transitioning out of homelessness need affordable housing coupled with supportive services, including mental health services. Homelessness remains an issue in Washington County. A countywide Point-In-Time count of homeless persons revealed 530 homeless persons, 232 of whom were unsheltered (i.e. slept outside or in a location not suitable for human habitation). The homelessness count has stabilized since 2014, down from a high of 950 in 2010.

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

Assuming continuing urban national and regional trends—including low unemployment, a strong jobs market, and low interest rates—it is likely that demand for housing will continue to put upward pressure on both home values and rents will continue to grow in urban cities and unincorporated areas.

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 are higher than HOME rents for all unit sizes and both are lower than recent market data on rental costs. The County intends to prioritize funding for deeply subsidized housing serving extremely low income households—an area of critical need demonstrated by the rental gaps. However, the market will be closely monitored and funding will be considered for rentals that serve very low income residents, in addition to ownership products that serve low and moderate income residents, particularly those that accommodate special needs populations that are under-served in the market.

Discussion

Complete narrative, data and charts are attached.

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 2012-2016 CHAS and the 2017 ACS, which are the most recent data available.

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 the HUD tables below, of owner occupied units, the majority (75%) reported have no conditions while, of units reporting any conditions, the vast majority had one selected condition (25% of all owner-occupied units). A significantly higher percentage of renter-occupied units reported one selected condition (42% of all renter occupied units). Also, there were many more units reporting two selected conditions (3,881 units or 5% of the total number of renter-occupied units).

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	33,996	24.84%	34,180	42.17%
With two selected Conditions	370	0.27%	3,881	4.79%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	0	0.00%	0	0.00%
No selected Conditions	102,470	74.89%	42,997	53.04%
Total	136,836	100.00%	81,058	100.00%

Table 32 - Condition of Units

Data Source: 2017 ACS 1-Year

Year Unit Built

More than half of both owner-occupied and renter-occupied units were built after 1980 and about one-fourth of units were built after 2000. The county has a very small supply of units built before 1950.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	31,067	22.70%	20,806	25.67%
1980-1999	50,630	37.00%	31,192	38.48%
1950-1979	47,520	34.73%	26,021	32.10%
Before 1950	7,619	5.57%	3,039	3.75%
Total	136,836	100.00%	81,058	100.00%

Table 33 – Year Unit Built

Data Source: 2017 ACS 1-Year

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 percent of homes built between 1960 and 1977 contain lead-based paint, in addition to 69 percent of homes built between 1940 and 1950, and 87 percent of homes built before 1940.

As discussed above, less than 10 percent 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 the table below. A total of 51,000 owner-occupied units and 31,800 renter-occupied units could have lead paint. Applying the EPA percentages puts the risk closer to 12,000 owner-occupied units and 7,645 renter-occupied units. However, the risk to children is more pronounced for renters, as renter-occupied units have greater proportion of units built before 1980 *with children present* (8% compared to 5%).

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	51,085	41%	31,528	39%
Housing Units build before 1980 with children present	23,245	19%	13,382	17%

Table 33 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	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	
Aloha (Uninc. Urban)	198	84	95	74	51	0	280	782
Banks (Rural City)	7	9	7	0	0	0	8	31
Beaverton	365	368	265	180	147	0	677	2,002
Cornelius	0	27	11	0	15	0	124	177
Durham	10	4	0	0	7	0	0	21
Forest Grove	248	34	22	16	50	0	115	485
Gaston (Rural City)	0	0	0	5	0	0	0	5
Hillsboro	465	241	251	176	389	0	713	2,235
King City	0	0	0	0	17	0	0	17
North Plains (Rural City)	0	0	14	6	0	0	18	38
Sherwood	39	0	21	25	85	0	96	266
Tigard	117	108	0	98	166	0	255	744
Tualatin	190	51	85	23	44	0	93	486
Washington County	2,207	1,039	1,356	808	1,427	84	3,695	10,616

Table 34 - Vacant Units

Data Source: 2017 5-year ACS.

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

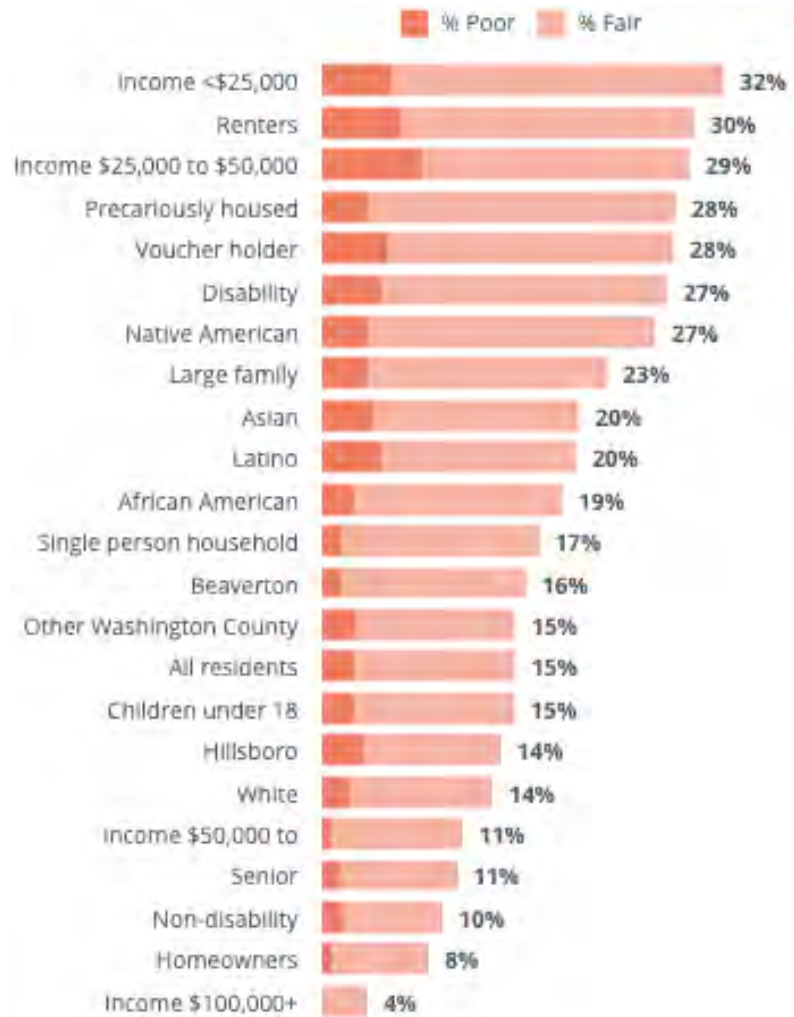
Of the 136,836 owner-occupied units in Washington County, 24,366 units (25%) are reported to have one or two housing conditions. For rental units the percentage is even higher at 47 percent, 38,061 units of the total 81,058 rental units. There are a total of 62,427 units with one or two conditions that could benefit from rehabilitation.

About one-third of Washington County's residential building stock was constructed between 1950 and 1980. Units of this vintage are reaching a need for rehabilitation due to age.

When asked to rate the condition of their home, residents surveyed for this Consolidated Plan mostly consider it to be in excellent (41%) or good (44%) condition. In general, homeowners are more likely to rate their home's condition to be excellent than renters. The figure below presents the share of residents who consider their home to be in fair or poor condition, by jurisdiction and respondent characteristic. As shown, more than one in four low and moderate income households, renters, those who are precariously housed, voucher holders, households that include a member with a disability, and Native American respondents consider their home to be in fair or poor condition. High income households, homeowners, households that do not include a member with a disability, and seniors are much less likely to identify their home as being in fair or poor condition. The share of residents rating their home in fair or poor condition is very similar among the jurisdictions, about 15 percent of respondents from each.

Housing Condition, Jurisdiction and Selected Characteristics

Source:
Root Policy Research from the 2019 Washington County Resident Survey.



Ratings of condition are also correlated with housing types. Respondents who consider their home to be in excellent/good condition are almost twice as likely to live in single family homes and half as likely to live in apartments in apartment buildings. Overall, 17 percent of survey respondents live in apartments in apartment buildings, but this housing type comprises 31 percent of the group that considers their home to be in fair or poor condition.

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 5,985 owner occupied, and 6,574 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 (9.5% of families with children under 6

live in poverty in Washington County) then 568 owner occupied and 624 renter occupied housing units in Washington County could be occupied by low-income families with children that could contain lead based paint hazards.

Discussion

According to the HUD tables below, of owner occupied units, the majority (75%) reported have no conditions while, of units reporting any conditions, the vast majority had one selected condition (25% of all owner-occupied units). A significantly higher percentage of renter-occupied units reported one selected condition (42% of all renter occupied units). Also, there were many more units reporting two selected conditions (3,881 units or 5% of the total number of renter-occupied units).

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 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 residents' 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. A copy of the complete PHA plan for Washington County is on file with the Agency Clerk and is available upon request.

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.

Totals Number of Units

	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	0	153	2,491	118	0	0
# of accessible units			19						

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

Table 35 – Total Number of Units by Program Type

Alternate Data Source Name:
Housing Authority of Washington County
Data Source Comments:

Describe the supply of public housing developments:

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:

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 provided much-needed deeply subsidized rentals for extremely and very low income households in the County, yet the supply is inadequate to meet demand.

The “2018 HAWC Department of Housing Services Report to the Community” reports that, of the total households in public housing, 65 percent are households with children. Overall, 780 people live in public housing in Washington County. White households make up the highest proportion of units (52%) while Hispanic household make up 37 percent with relatively few Black/African American or Asian households. Public housing makes up less than 0.2 percent of the total housing units in the county, and 8 percent of public and assisted housing units.

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 under the PHA Plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of Washington County	91

Table 36 - Public Housing Condition

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

The HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. There are quarterly meetings of the Resident Advisory Board (RAB) and client Newsletters. There are also currently two Public Housing clients are 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 the Capital Fund Program.

Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency 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 reporting year, there were 15 active participants in the FSS program. In addition, there are currently 12 public housing clients participating in the Health Careers Northwest Program. This is a program that provides funding and guidance for individuals to obtain training and education in the medical career fields.

HAWC also monitors customer satisfaction by providing customers a survey to share their feelings about their experiences.

The Housing Authority of Washington County is taking steps to mitigate the potential disruptions in future housing provision resulting from low and declining funding. HUD Notice PIH 2018-4, issued in March 2018, allows public housing agencies (PHAs) to dispose of public housing assets with the HUD approval in compliance with Section 18 of the United States Housing Act of 1937. In compliance with Section 18, HAWC will seek to dispose of 25 percent of its current public housing. Residents that will be required to relocate will benefit from more affordable unitality costs and the issuance of a Tenant Protection Voucher. All residents will benefit from the longer term stability of the operations and capital funding availability. Furthermore, voters in the counties included in the Metro regional government approved a Metro Bond Measure that will provide funds to build affordable homes in the tri-county Metro jurisdiction. Metro, the regional government of the Portland metropolitan area, estimates that funding allocated to Washington County with entitlements from Beaverton and Hillsboro will allow the building of 1,315 affordable homes with Washington County. The program was scheduled to start in the summer of 2019.

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

Overall Strategy

HAWC continues to provide quality housing that is affordable to low-, very low-, and extremely low-income households. Strategies pursued by HAWC as outlined in the “Streamlined Annual PHA Plan” were successful and allowed the authority to meet their mission, which includes:

- Providing rental assistance,
- Assisting people in achieving housing stability focusing on lower income populations,
- Developing, acquiring and maintaining affordable housing,
- Providing career placement and training opportunities through partner organizations,
- Connecting low income people to additional programs and services,
- Providing home ownership opportunities (where appropriate), and
- Collaborating with public and private partners.

Efforts to expand housing choice

- Maintaining a database of available units from property owners who wish to work with the Section 8 Housing Choice Voucher Program. Lists of available units are published as information is updated, providing participants in search of housing with a continually fresh list to work from.
- Providing a map to all Housing Voucher Program Participants at their briefing showing areas of poverty deconcentration to allow Voucher participants to easier locate units in those areas of.
- Making available a database that pinpoints housing with features accessible to persons with disabilities in Washington County, and a special packet with detailed information about these dwellings, as well as neighborhood information, including public transportation schedules upon request.
- Partnering with various profit and non-profit agencies to assist in the development of new affordable housing communities throughout the county.
- Promoting homeownership programs under Section 8 Housing Choice Voucher Homeownership Program. Previous Participants have benefited from partnerships with State, County and non-profit agencies to provide essential counseling and down payment assistance loans.
- Promoting income mixing in public housing by assuring access for lower income families into higher income developments.
- Ensuring the accessibility of public housing units by maintaining at least 5 percent of its units accessible to wheelchair and mobility impaired users.
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Promote self-sufficiency and asset development of families and individuals

- Voluntarily maintaining its Family Self-Sufficiency Program size over minimum requirements.
- Providing no-cost financial education to FSS program participants and providing access to Individual Development Accounts (IDA).
- Providing Section 8 Homeownership Vouchers to families who are eligible.
- Partnering with other agencies, such as the State of Oregon Adult and Family Services Division and Work Source, to provide supportive services to participating households, including case management, supportive services, and/or employment services.

Discussion:

Ensure equal opportunity in housing for all Americans

The Housing Authority of Washington County is committed to providing access to affordable housing regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, gender identity, honorably discharged veterans and domestic violence status. Furthermore, the Housing Authority of Washington County provides a suitable living environment for families living in affordable housing, regardless of race, color, religion national origin, sex, familial status, disability, marital status, source of income, sexual orientation, gender identity, honorably discharged veterans and domestic violence status. Finally, the Housing Authority of Washington County does its utmost to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

To address the specific needs of identified subpopulations, the PHA targets available assistance to each of the specific population groups as well as affirmatively marketing.

Furthermore, also according to the Housing Authority of Washington County's 5 year plan, the housing authority has been granting project based vouchers to developers and property owners to address the housing needs of some of the more challenging populations, including chronically homeless and special need. In the fiscal year 2019-2020 the Housing Authority will request permission to add up to 100 additional project based vouchers to its program. These vouchers will be distributed via a request for proposal process to ensure quality and that the projects meet the program goals.

Envision Centers

The Office of Community Development consulted with The Housing Authority of Washington County (HAWC) on the viability of Envision Centers for our community. The HAWC is the recipient of \$116 million to implement the Metro Bond Affordable Housing program for Washington County. The funds must be obligated and expended over a 5-7 year timeframe beginning in 2019. The Housing Authority

has indicated that during this five-year Consolidated Plan timeframe, they do not have the staff capacity for planning or implementation of Envision Centers. This could be looked at in the next planning effort.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

As documented in the 2018 Continuum of Care Program application, the continuum adopted HUD CPD Notice 16-011 *Prioritizing Persons Experiencing Chronic Homelessness and Other Vulnerable Homeless Persons in Permanent Supportive Housing* and is committed to increase permanent supportive housing through the creation of new beds and prioritizing current bed turnovers to serve chronically homeless individuals and families. In November 2018, the voters approved the Metro Affordable Housing Bond Measure to create new affordable units. The Washington County Metro Bond Implementation Strategy includes a commitment to create 100 units of permanent supportive housing.

Although the inventory of emergency shelter beds has expanded, the beds are not enough to shelter homeless 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.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	103	3	35	210	131
Households with Only Adults	3	127	84	20	370
Chronically Homeless Households	0	0	10	0	162
Veterans	0	0	86	52	238
Unaccompanied Youth	5	2	10	0	162

Table 37 - Facilities Targeted to Homeless Persons

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

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

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the *Community Connect* coordinated entry system for homeless and at-risk households that operate as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs 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 works to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions. For mental health, area provider agencies include Lifeworks Northwest, Luke-Dorf, Inc., and Sequoia Mental Health Services, Inc. who work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care (CoC) and work closely with homeless service providers to provide access to mental health services. These agencies are not only with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of CoC Program permanent supportive housing rent subsidy using a Housing First model that will help stabilize them. For access to employment services, agencies such as Community Action, Luke-Dorf, Inc. and Washington County Department of Housing Services partner with Worksystems Inc. to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment and a path toward self-sufficiency. Lifeworks Northwest assists homeless clients receiving mental health services to access employment through the Supported Employment Program. In addition, the Department of Housing Services operates the Homeless To Work program, a locally-funded transitional housing program that is focused specifically on supporting homeless individuals as they regain employment.

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.

The table above lists the facilities designed to meet the needs of homeless persons, particularly chronically individuals and families, families with children, veterans and their families, and unaccompanied youth. Prevention services designed and targeted to meet the needs of homeless persons in a given year (dependent on annual funding) include:

- Boys & Girls Aid SafePlace

- CASA for Children (Court Appointed Special Advocates) to advocate for foster children and unaccompanied youth
- Community Action Basic Needs Program to provide emergency rent and utility assistance
- Community Action Supportive Services for Veterans' Families (SSVF) program to provide rent assistance and services
- Community Action Family Shelter and Rapid Rehousing for Families Program
- Domestic Violence Resource Center Monika's House Shelter, Empowerment Fund, Mary Mac House Program, and Sojourner's Program
- Family Promise of Beaverton Family Shelter
- Family Promise of Tualatin Valley Family Shelter
- Family Promise of Washington County Family Shelter
- Good Neighbor Center Family Shelter and Children's Program
- HomePlate Youth Services street outreach and employment opportunities for youth experiencing homelessness
- Just Compassion of East Washington County programs providing day center resources and Safe Parking program
- Luke-Dorf, Inc.'s Clover Court, Garrett Lee Smith Safe Haven Program and Hillsboro Graduated Independent Living Program
- Open Door Counseling Center providing day center resources
- Sequoia Mental Health Services, Inc. Mental Health Clinic and Tri-Haven Program
- St. Vincent DePaul/St. Matthew Conference Rent Assistance
- St. Vincent DePaul/St. Anthony Conference Rent and Utility Assistance
- The Salvation Army Veteran and Families Center

Other services included:

- Good Neighbor Center and the Housing Authority of Washington County (HAWC) partner on the Housing Stabilization Program to provide case management for 12 homeless families existing emergency shelter to HAWC properties.
- Project Homeless Connect held twice annually as a one-day event providing services and resource referral to homeless persons or persons at-risk of homelessness.
- Open Door Counseling Center provides mental health outreach services to homeless persons at its drop-in day center.

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, which include those population groups detailed below in addition to farmworkers. 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. In addition, focus groups were conducted with targeted special needs resident groups, which included:

- Persons experiencing homelessness;
- At-risk and homeless youth;
- Victims/survivors of domestic violence;
- Justice-involved residents;
- Residents with mental illness;
- Seniors;
- And senior and non-senior adults with disabilities, which included persons with HIV/AIDS and those in recovery from substance abuse challenges.

The top supportive service and housing needs include:

Persons experiencing homelessness. The adults experiencing homelessness who participated in focus group discussions currently camp or live in their vehicle. They are chronically homeless and all but one disclosed severe mental illness, addiction to opiates or meth, work-related physical disabilities, and/or mobility disability. Some are currently unemployable due to addiction and/or mental illness. Others have injuries that prevent working in their trade and need retraining. Some are unable to keep employment as a direct result of their homelessness (e.g., hygiene, no storage for personal belongings). Not surprisingly, a wide range of housing options, and movement from one to another along a spectrum of independence, from short-term transitional shelter to permanent supportive housing are needed.

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

At-risk and homeless youth. The youth at risk of homelessness and homeless youth who participated in focus group discussions generally live in chaotic circumstances, moving in and out of homelessness, couch surfing, living with family, renting with friends, to camping or sleeping at youth shelters (as a last resort). Youth expressed the competing desires of wanting to live independently while needing skill development and support to achieve stability and grow into successful adults. Support for expanded drop-in days/hours is desired and could be leveraged to further support these youth in employment, housing, financial, and life skills development.

Victims/survivors of domestic violence. Although the supportive and housing services needed by survivors of domestic violence vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Survivors may also require assistance with substance abuse and mental health services, both of which are common among survivors of domestic violence. Affordable housing is also critical, to avoid the survivor and their children from needing to return to the abuser.

Justice involved residents. Criminal history is the primary barrier to securing housing of choice, followed by the cost of securing housing (e.g., deposits, first and last month rent). In the current market, it is not difficult to find employment; however, the mandatory, fixed, probation requirement often lead to job loss, as the newly employed must request time off to attend meetings, classes, etc.

Residents struggling with mental illness/substance abuse. For many, their disability limits their employment options. Case managers are key to becoming well and self-sufficient. With respect to supportive services and other program providers, participants described a need for training in trauma-informed care and increased knowledge of best practices in providing care to residents with mental illness. They also emphasized that they prioritize housing that is safe as well as housing that has transit access.

Elderly and frail elderly. Managing rising housing costs on fixed incomes is the primary concern of seniors who own their home or live in market rate rental housing. Wait lists for low income senior housing may be longer than their life expectancy, especially if they need a ground floor unit. For those living in income-based senior housing, the primary need is lack of access to transportation; this is a significant challenge for most seniors. Bus service in many communities in the county is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical appointments, senior centers). Lack of transportation results in missed appointments, social isolation, and an inability to access resources. Where there is service, how to plan a trip is not intuitive. Accessing TriMet Lift can be intimidating and inconvenient—there is a two hour window for arrival/pickup.

Persons with disabilities. The needs of persons with disabilities are very similar to those of seniors—lack of affordable rental housing and accessible, reliable transportation are their most acute need

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)

Comment was received from Land Use and Transportation Long-Range Planning regarding the complexity and challenges that the recommendation to “incorporate ADA standards” presents. Washington County Office of Community Development has committed to working with LUT, and other relevant agencies, to explore ways to promote ADA standards and other accessible development within Washington County.

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))

Completed with attached Annual Action Plan.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

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

Land use planning policies and regulations affect the type, distribution, and amount of housing available in a community. Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the development of the Analysis of Impediments to Fair Housing Choice (AI) for the County, Beaverton, and Hillsboro, a comprehensive analysis of zoning and land use regulations was conducted. This section is fully contained in the AI.

Key findings included:

1. While none of the codes prohibit unrelated disabled individuals from living together, the definition of family in some limits the number of unrelated persons differently than family members and may set different occupancy limits for each.
2. Codes do not define “disability” and requests for reasonable accommodation may be mistakenly processed under variance procedures.
3. Codes may confuse compliance with Oregon state statutes with compliance with FHAA resulting in the exclusion of covered classes.
4. Overlapping definitions or land use categories may result in similar facilities being treated differently or mis-categorized as a boarding or rooming house.
5. Group residential living may not be included as a permitted use in zones with a mix of residential and commercial uses.
6. On-site support services may not be allowed in group residential living facilities that do not require licensing.
7. Group residential living may require a different review and approval process from other similar residential uses which may include a public hearing. Some codes may not reflect Oregon state statutes that require residential homes (five or fewer residents) and residential facilities (six or more residents) to be treated the same for land use purposes as single-family and multi-family uses.
8. Setbacks and other site design requirements may limit house size which may inhibit group residential living from locating in some residential zone districts.
9. Accessibility requirements of ADA are not included in development regulations and the Fair Housing Act as amended 1988 (FHAA) is not specifically incorporated in the land development codes.
10. Housing affordability may be impacted by design guidelines and system development charges, inhibiting housing choice to lower-income households and affecting protected classes.

11. Notice requirements may increase public awareness and increase “NIMBY-ism” (not in backyard).

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 July 2017 Business Oregon Regional Competitive Industry Analysis report for Clackamas, Multnomah, and Washington Counties.

Washington County is part of the tri county region, including Multnomah County and Clackamas County, that comprise the majority of the Portland Metropolitan Statistical Area. Fifty three percent of the total private sector employment in the state is found in this region. Historically and today, the City of Portland sits at the center of the region’s economic activity. The regional economy overall is diverse with several competitive industries including high technology, metals and machinery, professional and technical services, and outdoor gear and apparel. Among these sectors, high tech plays the largest role in the regional economy.

Between 2005 and 2015, Washington County’s economy grew faster than the other two counties in the region with 17 percent employment growth over the same period. Washington County also has the highest average annual wage in the region, \$67,003 per year.

Economic Development Market Analysis

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	2,809	2,822	2	3	1
Arts, Entertainment, Accommodations	15,826	10,636	11	10	-1
Construction	7,447	9,127	5	8	3
Education and Health Care Services	23,453	18,799	17	17	0
Finance, Insurance, and Real Estate	9,957	8,669	7	8	1
Information	4,619	3,489	3	3	0
Manufacturing	22,501	16,326	16	15	-1
Other Services	5,985	4,378	4	4	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	19,156	10,574	14	10	-4
Public Administration	0	0	0	0	0
Retail Trade	17,267	16,226	12	15	3
Transportation and Warehousing	3,691	2,153	3	2	-1
Wholesale Trade	8,352	7,414	6	7	1
Total	141,063	110,613	--	--	--

Table 38 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	325,472
Civilian Employed Population 16 years and over	311,362
Unemployment Rate	4.30
Unemployment Rate for Ages 16-24	10.06
Unemployment Rate for Ages 25-65	3.44

Table 39 - Labor Force

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	143,125
Farming, fisheries and forestry occupations	20,733
Service	47,896
Sales and office	67,066
Construction, extraction, maintenance and repair	32,542
Production, transportation and material moving	143,125

Table 40 – Occupations by Sector

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	178,033	63%
30-59 Minutes	88,952	31%
60 or More Minutes	17,615	6%
Total	284,600	100%

Table 41 - Travel Time

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	16,578	784	5,391
High school graduate (includes equivalency)	39,435	2,011	12,406
Some college or Associate degree	76,153	2,996	18,951
Bachelor's degree or higher	128,679	3,565	20,860

Table 42 - Educational Attainment by Employment Status

Alternate Data Source Name:
2017 ACS 1-year Estimates
Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	632	1,875	3,226	5,418	2,542
9th to 12th grade, no diploma	5,975	3,148	3,684	5,402	2,572
High school graduate, GED, or alternative	12,182	16,433	14,261	23,158	15,221
Some college, no degree	21,148	19,029	15,264	35,737	19,052
Associate's degree	2,937	5,911	6,651	15,508	4,961
Bachelor's degree	4,593	30,112	28,269	40,466	19,524
Graduate or professional degree	370	14,609	17,211	22,728	12,105

Table 43 - Educational Attainment by Age

Alternate Data Source Name:
2017 ACS 1-year Estimates
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,427
High school graduate (includes equivalency)	30,218
Some college or Associate's degree	40,948
Bachelor's degree	52,627
Graduate or professional degree	81,837

Table 44 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2017 ACS 5-year estimate

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 percent of the jobs in the county. In addition to total employment numbers, the Oregon Business report uses a “location quotient” metric to assess a given industry’s employment concentration compared to the nation as a whole. Higher location quotients signify concentrations of employment in that industry relative to concentrations in that industry in the country as a whole. The location quotient is used to identify industries in the region with a competitive advantage. Many of the industries with high location quotients in the region were manufacturing sector jobs. The industry with the highest location quotient was “Semiconductor and other electronic component manufacturing.” Wholesale and information industries also had high location quotients.

Describe the workforce and infrastructure needs of the business community:

The Greater Portland Comprehensive Economic Development Strategy for 2020, issued in 2015, identified several infrastructure and workforce needs of the business community. The report identified several workforce and infrastructure challenges: better access to capital for innovation and entrepreneurship, greater equity as economic prosperity as growth has lagged, and the rising cost of living/ the challenge for workers to find affordable housing. The acknowledgment of the need for greater diversity, higher incomes, and more affordable housing relate directly to opportunities and challenges elucidated in this plan. Regional employers in metal and machinery industries point to the need of increased science, technology, engineering, and mathematics training as well as career-preparation training. For computer and electronic sectors, the local industry is dominated by Intel, which manufactures semiconductors in the region. This industry is susceptible to global competition and uncertainty, and given its critical role in the regional economy, the industry has site, regulatory, and workforce needs.

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 Metro Affordable Housing Bond will invest \$188,000,000 in the county over the next five years having a significant impact on construction trades and related industries. This investment is driving strategic outreach to minority businesses to be sure there is access to the contracting opportunities.

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 2020 acknowledges that the region's status as a talent magnet for highly educated workers is dependent on the economic opportunities the economy can provide for those skillsets and that a mismatch between quality of life and quality of economic opportunities threatens long term competitiveness. Manufacturing jobs, including those in metal and machinery, continue to play an important role in the economy, and they don't require more than a high school diploma.

According to HUD tables on education attainment, 42 percent of the population over 18 years old had attained a college degree, including bachelor's or graduate degree. Another 32 percent had an Associate's degree.

Median income levels rise as education level increases, with the largest percentage jump occurring between a bachelor's degree and a graduate or professional degree. Attaining a graduate or professional degree increases a worker's earnings by 56 percent.

Education and Health Care services constitute the largest pool of workers at 19 percent of the total 311,362 worker labor force. 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 Board of Commissioners is proposing an investment of funds to support pre-apprenticeship training programs in Washington County. This would be the first significant investment in these types of training programs.

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

No

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.

Washington County's Office of Community Development is proposing to use CDBG Public Services funding to support a Strategic Employment Initiative to provide employment training/job coaching to those at the lowest income levels.

MA-50 Needs and Market Analysis Discussion

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

The highest rates of housing burden exist in south and southwest Census tracts in the County. These areas overlap with clusters of residents of Hispanic descent, predominately of Mexican origin. The most common housing problem is cost burden; many more households face cost burden than live in housing in severely substandard condition.

Are there any 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 higher proportion of Hispanic residents in Forest Grove, Cornelius, western Hillsboro, Aloha, and central Beaverton. Hispanic residents are somewhat more concentrated in southern areas of the County.

There are higher concentrations of Asian/Pacific Islander residents in east Hillsboro and west Beaverton, as well as the north-eastern unincorporated urban places including Bethany and Oak Hills.

Racially/ethnically-concentrated areas of poverty (R/ECAPs), per HUD's definition, involve a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration is defined by a non-White population of 50 percent or more while the poverty threshold is defined as 40 percent or more of individuals living at or below the poverty line or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

There is one R/ECAP in Washington County located in west central Hillsboro—home to predominately Hispanic residents of Mexican origin.

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

The R/ECAP neighborhood in Hillsboro is characterized by a mix of low-rise multifamily, townhouses, duplexes, and detached single family residences. There are lower levels of homeownership, 20 percent, compared to Hillsboro as a whole, 53 percent, and Washington County overall, 61 percent. The other eastern-area neighborhoods in Hillsboro where Non-White and Hispanic residents cluster have a similar housing stock with newer apartment complex subdivision development adding large numbers of new units. The neighborhood is more suburban, however, dominated by large office parks and logistics warehouses.

Are there any community assets in these areas/neighborhoods?

The R/ECAP neighborhood in Hillsboro is characterized by a mix of low-rise multifamily, townhouses, duplexes, and detached single family residences. There are lower levels of homeownership, 20 percent, compared to Hillsboro as a whole, 53 percent, and Washington County overall, 61 percent. The other eastern-area neighborhoods in Hillsboro where Non-White and Hispanic residents cluster have a similar housing stock with newer apartment complex subdivision development adding large numbers of new units. The neighborhood is more suburban, however, dominated by large office parks and logistics warehouses.

Are there other strategic opportunities in any of these areas?

Complete narrative attached.

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 issues of 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 Washington County. For households with incomes over \$75,000 the rate of broadband access is 96 percent. This compares to 69 percent for households’ incomes of less than \$10,000 per year, and 64 percent for those earning \$10,000 to \$20,000.

As a concerted effort to bridge the digital divide specifically among low-income households, Hillsboro designed a program called Bridge for low income households. The Bridge program offers 1 GB internet speed at a \$10/month rate. Community members will be income qualified if they meet the federal poverty limits or if they receive SNAP/TANF, free/reduced lunch, or have an Oregon Health Plan at the time of application. Hillsboro staff will partner with two local community-based organizations, as well as the Oregon Department of Human Services to verify applicant eligibility for the Bridge program.

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

To better understand County-level current and future efforts relative to broadband, Office of Community Development staff consulted with department staff from the Land Use and Transportation department and Technical Services department. Through discussion, it was learned that all County offices are equipped with County owned fiber optic infrastructure allowing for full broadband access and management. Additionally, all new or updated County-owned roadway is built to include fiber optic cables to allow for high-performance data networking and internet connectivity. At this point in time, the County has no intention to offer broadband connectivity beyond County offices and County owned roadway.

Over the last two years, the City of Hillsboro examined the possibility of providing broadband connectivity through a fiber optic network intended to reach all Hillsboro homes, businesses, and government buildings. Based on the feasibility study, Hillsboro has moved forward with developing a plan to build out a network throughout the city. Hillsboro has named their high-speed fiber broadband internet service HiLight. The HiLight service will first be connected to homes in two selected areas to set the foundation for a city-wide network: in South Hillsboro, a new development area located in the SE corner of the city, and Southwest Hillsboro, the area around Shute Park which currently has the lowest

broadband connectivity in the City. Additionally, the City is collaborating with the Hillsboro School District to connect all District schools and classrooms to the shared fiber network.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

According to Natural Hazard Mitigation Plan draft issued in 2016, Washington County has risk of drought, earthquake, flood, landslides, volcano, wildland fire, with the most significant risks including drought (and related fires), earthquake, and flooding.

Effects of drought. The environmental and economic consequences resulting from prolonged droughts can be significant, especially for the agricultural sector and in rural areas. Other water-dependent industries, including high tech, are affected to drought through conservation measures such as water rate increases and rationing.

Earthquake. Washington County has a high-risk profile for earthquakes. A 2015 Hazard Analysis rated the County as having a “high” vulnerability to earthquake hazards, meaning more than 10 percent of the region’s population or assets would be affected by a major disaster; this rating has increased since the previous plan. A DOGAMI report estimates that Washington County could experience direct economic losses of more than \$1 billion with a significant earthquake.

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

A 2015 Hazard Analysis rated the County as having a “moderate” vulnerability to drought hazards, meaning between 1-10 percent of the region’s population or assets would be affected by a major drought emergency or disaster.

In 2007, DOGAMI completed a rapid visual screening (RVS) of educational and emergency facilities in communities across Oregon, as directed by the Oregon Legislature in Senate Bill 2 (2005). RVS is a technique used by FEMA to identify, inventory, and rank buildings that are potentially vulnerable to seismic events.⁸ DOGAMI ranked each building surveyed with a ‘low,’ ‘moderate,’ ‘high,’ or ‘very high’ potential for collapse in the event of an earthquake. DOGAMI surveyed 165 buildings in Washington County, including the incorporated cities. Facilities within unincorporated Washington County and the cities of Hillsboro and Tigard and with at least one building with a ‘very high’ or ‘high’ potential.

Flood. The principal types of flood that occur in Washington County are riverine floods and urban floods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Analyses persistently demonstrate that some population groups, including most communities of color and people with disabilities, experience disproportionately high housing cost burdens, are less likely to be homeowners, are disproportionately represented in the criminal justice system, have a school achievement gap and experience other disparities relative to health, wellbeing, wealth, income and life outcomes. In deciding on priorities, the County sought opportunities to address persistent historic imbalances, consider systemic causes and advance a more equitable and fair housing system.

Guiding principles. The development of objectives and priority needs for the Strategic Plan was guided by:

- 1) The relative urgency of the need. For example, Washington County has assigned a high priority to projects that help address the needs of homeless persons by fulfilling the Ten Year Homeless Plan.
- 2) The ability to leverage resources to address needs. The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.
- 3) The relative size of the need. By the numbers, the greatest housing needs are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.
- 4) The relative likelihood of the marketplace to address needs. As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.
- 5) The existing capacity of Washington County housing providers. Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County considered the types of housing that fall within the collective capacity of local housing providers to produce.

6) The availability of new resources to support the development of affordable housing in Washington County. During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by the voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also stipulate funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by fund essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	Washington County
	Area Type:	CDBG Entitlement and HOME Entitlement Area
	Other Target Area Description:	CDBG Entitlement and HOME Entitlement Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	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?	
2	Area Name:	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Area Type:	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Other Target Area Description:	Washington County - Not including the City of Beaverton and the City of Hillsboro
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	

Other Revital Description:	
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?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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)

Priority Needs

Table 46 – 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	
	Associated Goals	Homeless Activities that implement A Road Home Homeless Activities General
	Description	Washington County has assigned a high priority to projects that help address the needs of people experiencing homelessness by fulfilling the Ten Year Homeless Plan.
	Basis for Relative Priority	Washington County has designated homelessness as a high priority in order to support furthering of A Road Home goals and to further align federal programs for streamlined services.
2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other

	Geographic Areas Affected	
	Associated Goals	New Construction of Rental Housing Preservation of Rental Housing Increase Inventory of Single Family Housing Preservation of Single Family Housing
	Description	Expansion of affordable rental housing options, homeownership opportunities, and support household stabilization and displacement mitigation for households at-risk.
	Basis for Relative Priority	
3	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Low Moderate Other
	Geographic Areas Affected	
	Associated Goals	Microenterprise Facade Improvement Workforce Training Housing Stabilization
	Description	Provide economic empowerment opportunities to low and extremely low income households to create new jobs and increase income to stabilize communities via tools such as incubators, microenterprise assistance, and wrap around workforce training.
	Basis for Relative Priority	High vs. Low Priority: HUD's eCon Planning Suite only provides for a Low or High Priority. The Washington County Consortium therefore stipulates that low priority does not mean an activity will not be funded. A low designation will mean that special rating points are not provided for these activities.
4	Priority Need Name	Public Services
	Priority Level	Low

	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	
	Associated Goals	Supportive Services Educational Services Employment Services
	Description	Fund public service supporting other anti-poverty programs to increase self-sufficiency.
	Basis for Relative Priority	High vs. Low Priority: HUD's eCon Planning Suite only provides for a Low or High Priority. The Washington County Consortium therefore stipulates that low priority does not mean an activity will not be funded. A low designation will mean that special rating points are not provided for these activities.
5	Priority Need Name	Neighborhood and Community Development
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Infrastructure Improvement Public Facility Development
	Description	Support public infrastructure and facility improvements to support neighborhood revitalization and the needs of people with low incomes.

	Basis for Relative Priority	High vs. Low Priority: HUD’s eCon Planning Suite only provides for a Low or High Priority. The Washington County Consortium therefore stipulates that low priority does not mean an activity will not be funded. A low designation will mean that special rating points are not provided for these activities.
6	Priority Need Name	Special Needs and Populations
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	Supportive Services Educational Services Housing Stabilization
	Description	Special Needs & Populations Priorities <ul style="list-style-type: none"> • Elderly and frail elderly • Persons with physical, cognitive, and developmental disabilities • Persons with mental illness and substance abuse challenges; this includes those who are justice involved • Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system • Large families • Agricultural workers and families • Extremely low and very low income households
	Basis for Relative Priority	High vs. Low Priority: HUD’s eCon Planning Suite only provides for a Low or High Priority. The Washington County Consortium therefore stipulates that low priority does not mean an activity will not be funded. A low designation will mean that special rating points are not provided for these activities.

Narrative (Optional)

During the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the following priority needs. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used.

Housing Priorities

- Increase the inventory of deeply affordable rental housing in good condition;
- Increase the inventory of accessible and visitable housing with appropriate services to serve persons with disabilities and elderly, including those exiting or at risk of homelessness;
- Improve the quality of affordable ownership housing in good condition and with accessibility features;
- Improve access to ownership for low to moderate-income households through homebuyer assistance programs/products and by helping increase the affordable ownership inventory;
- Expand affordable housing opportunities in urban, suburban, rural settings.

Neighborhood and Community Development Priorities

- Expanded transit to better serve persons with disabilities, elderly, and those without a car;
- Provide employment support for low-income, marginalized community members such as persons who are justice involved and homeless or at-risk of becoming homeless, including at-risk youth;
- Expand inventory of facilities serving people experiencing homelessness, including shelters, transitional housing, and areas with storage/shower/bathing options;
- Provide economic empowerment opportunities to low and extremely low income households via tools such as incubators, microenterprise assistance, and wrap around workforce training;
- Support household stabilization and displacement mitigation strategies for households at-risk of displacement;
- Invest in public infrastructure and facilities that stabilize communities and support a variety of community needs and cultures.

Public Service Priorities

- Provide a vast array of supportive services through public services activities that are prioritized for supporting A Road Home or align with CDBG Non-Housing objectives created to meet the needs of our low-income community;
- Support workforce training for low-income households, households living in regulated housing and those identified through homeless mitigation activities;
- Support educational and outreach activities focused on landlord/tenant and fair housing activities.

Special Needs & Populations Priorities

- Elderly and frail elderly;
- Persons with physical, cognitive, and developmental disabilities;
- Persons with mental illness and substance abuse challenges; this includes those who are also justice involved;
- Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system;
- Large families;
- Agricultural workers and families;
- Extremely low and very low households.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

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)	Funds are not used for TBRA
TBRA for Non-Homeless Special Needs	Funds are not used for TBRA
New Unit Production	Developer participation and partnership
Rehabilitation	Developer participation and partnership
Acquisition, including preservation	Developer participation and partnership

Table 47 – Influence of Market Conditions

Population and household growth.

Washington County’s population grew by 32 percent between 2000 and 2017 with the addition of more than 143,000 people. Household growth was slower, 29 percent, meaning that household size increased.

Income growth was healthy in Washington County with median income growing from just over \$52,000 per year to almost \$81,000 per year, an increase of 55 percent.

The HUD tables below capture these trends.

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 5-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,228,635	251,704	90,000	2,570,339	9,000,000	These funds support non-profit partners through public services/public facilities and city/county partners through infrastructure improvements. Housing Rehab programs provide direct community support. We take 20% of the grant for Admin/Planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,719,171	443,662	0	2,162,833	8,101,784	The HOME funds are primarily used towards new unit production, homeownership assistance and rehabilitation. In addition, we set aside 5% for CHDO Operating and 10% for HOME admin.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	192,189	0	0	192,189	727,692	ESG funds are used primarily for housing assistance (prevention and re-housing) but can also be used for street outreach and shelter operations. In addition, we take 7.5% for Admin.

Table 48 - Anticipated Resources

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

As a result of both federal mandate and local policy, each of the County’s entitlement programs require or encourage some level of “match” or “leveraging” - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25 percent of the project cost be accounted for by matching funds. In addition, the County’s CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources. These federal funds will leverage additional resources on the state

and local levels for public resources and private resources. Over the next five-year period, Washington County will also receive \$1116 million in funds from a regional affordable housing bond passed by voters in November 2018. This influx of funding will be the primary driver of housing development from 2020-2025.

The last program year saw federal funds leverage \$2,732,465 (or 14% of all resources) in public resources on the state and local levels and \$12,180,729 (or 62% of all resources) in private resources. This is due to the fact that these federal funds are often the first funds generated for housing and community development projects and generate interest for additional leverage and demonstrate local commitment towards a housing or community development project. For public resources, this can include leveraged resources from the state for homeless assistance projects, weatherization activities, infrastructure projects on state highways running through local jurisdictions, and public services projects. It can also include microenterprise assistance and state housing dollars for Washington County rental housing developments. Locally, leveraged resources include resources for homeless assistance projects, infrastructure projects, public facilities, public service projects and economic development projects. In private resources, leveraged resources include resources from Consolidated Plan foundations and churches, donations, in-kind services, private loans, sweat equity, tax credits, volunteers and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

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

Washington County owns two smaller pieces of land that are under consideration for use as affordable housing development in the future. One parcel is in Aloha and can support the development of 4 or 5 units. The other parcel is in Hillsboro and is adjacent to Hillsboro-owned land. County staff has had some conversation with the City about joint development of both parcels. However, development is challenged by access to the site and zoning. Both of these sites are prospects, but no formal action has been taken to dedicate them to be used as affordable housing.

Discussion

The regional Metro Affordable Housing Bond will change the housing pipeline in our region over the next five years. In November 2018, the voters in Multnomah, Clackamas and Washington Counties voted in passage of this bond resulting in regional resources of \$652 million dollars. The portion attributed to Washington County equates to \$188 million. The breakdown of revenue and unit allocation is as follows. Washington County HOME funds are anticipated to be used as leverage for some of these projects. The County and the Housing Authority are working closely to look for opportunities for alignment.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 49 - Institutional Delivery Structure

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 Housing and Supportive Services Network (HSSN) 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 and HOME 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	

Supportive Services			
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			
	X	X	X

Table 50 - Homeless Prevention Services Summary

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)

Input into how the service delivery system meets the needs of homeless persons was gained through resident focus groups with individuals experiencing homelessness.

Homeless Adults

The adults experiencing homelessness who participated in the discussions currently camp or live in their vehicle. They are chronically homeless and all but one disclosed severe mental illness, addiction to opiates or meth, work-related physical disabilities, and/or mobility disability. Some are currently unemployable due to addiction and/or mental illness. Others have injuries that prevent working in their trade and need retraining. Some are unable to keep employment as a direct result of their homelessness (e.g., hygiene, no storage for personal belongings). Not surprisingly, a wide range of housing options, and movement from one to another along a spectrum of independence, from short-term transitional shelter to permanent supportive housing are needed.

At-Risk and Homeless Youth

The youth at risk of homelessness and homeless youth who participated in the discussions at Homeplate generally live in chaotic circumstances, moving in and out of homelessness, couch surfing, living with family, renting with friends, to camping or sleeping at youth shelters (as a last resort). Youth expressed the competing desires of wanting to live independently while needing skill development and support to achieve stability and grow into successful adults. Homeplate is a trusted resource and ideal location for service delivery. Support for expanded drop-in days/hours is desired and could be leveraged to further support these youth in employment, housing, financial, and life skills development.

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

An overview of strengths and gaps of the service delivery system was gained through resident focus groups with residents representing a variety of special needs populations. Please see above for input from homeless adults and at-risk and homeless youth.

Community Corrections

Participants in the Community Corrections focus group had a wide ranging discussion of housing choice, access to opportunity, law enforcement and prosecutors, and the extent to which Washington County's probation system hinders rather than helps their reentry into the community. Criminal history is the primary barrier to securing housing of choice, followed by the cost of securing housing (e.g., deposits, first and last month rent). Most did not express difficulty finding employment, but they did share that the mandatory, fixed, probation requirements, often led to job loss, as the newly employed must request time off to attend meetings, classes, etc. There is an opportunity to explore joint probation/housing programming that rewards progress toward goals and living as responsible, contributing members of society. This population needs hope.

Residents with Mental Illness

Residents with mental illness and/or a history of addiction participated in a focus group convened by Sequoia and included residents of peer-supported group living homes and residents of project-based subsidized housing with supportive services. All strongly value their case managers and the role the case manager plays in helping them live independently. With respect to supportive services and other program providers, participants described a need for training in trauma-informed care and increased knowledge of best practices in providing care to residents with mental illness. A number of residents expressed desire for the companionship of pets, suggesting a potential need for emotional support or companion animals. Educating this population about their fair housing rights and considering the therapeutic value of pets in housing program design is indicated.

Seniors

Managing rising housing costs on fixed incomes is the primary concern of seniors who own their home or live in market rate rental housing. Wait lists low income senior housing may be longer than their life expectancy, especially if they need a ground floor unit. Moderate income seniors have no options for help. If property tax deferrals are available to seniors, none are aware of such a program. Not surprisingly, those living in income-based senior housing are not worried about housing costs. A lack of access to transportation is a significant challenge for most seniors. Those who no longer drive primarily rely on rides with friends to get around. Bus service and in these communities is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical

appointments, senior centers). Where there is service, how to plan a trip is not intuitive. Accessing TriMet Lift can be intimidating—tests administered in Portland—and inconvenient—two hour window for arrival/pickup.

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

Both quantitative and qualitative data point to needs focusing on a diversity of affordable housing choices and removing barriers to housing (credit and criminal history), employment and life skills (financial, housing and credit counseling, career coaching), and transportation. There is a multi-pronged approach to addressing needs. The HOME Program prioritizes its funds to support units targeted at households that earn below 50% MFI. The CDBG program prioritizes public services dollars to support projects that implement A Road Home. In addition, in this cycle, the County is setting aside funds to support an employment initiative to help our residents find pathways to living wage employment.

We also note that gaps in the system 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.).

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Activities that implement A Road Home	2020	2024	Homeless		Homelessness		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 2800 Persons Assisted Homelessness Prevention: 4500 Persons Assisted
2	Homeless Activities General	2020	2024	Homeless		Homelessness		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	New Construction of Rental Housing	2020	2024	Affordable Housing		Housing		Rental units constructed: 300 Household Housing Unit
4	Preservation of Rental Housing	2020	2024	Affordable Housing		Housing		Rental units rehabilitated: 500 Household Housing Unit
5	Increase Inventory of Single Family Housing	2021	2024	Affordable Housing		Housing		Homeowner Housing Added: 10 Household Housing Unit
6	Preservation of Single Family Housing	2020	2024	Affordable Housing		Housing		Homeowner Housing Rehabilitated: 600 Household Housing Unit
7	Housing Stabilization	2020	2024	Non-Homeless Special Needs		Economic Development Special Needs and Populations		Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
8	Public Infrastructure Improvement	2020	2024	Homeless		Neighborhood and Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted
9	Public Facility Development	2020	2024	Non-Housing Community Development		Neighborhood and Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
10	Microenterprise	2020	2024	Non-Housing Community Development		Economic Development		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Facade Improvement	2020	2024	Non-Housing Community Development		Economic Development		
12	Workforce Training	2020	2024	Non-Housing Community Development		Economic Development		
13	Supportive Services	2020	2024	Non-Housing Community Development		Public Services Special Needs and Populations		Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
14	Educational Services	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Services Special Needs and Populations		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
15	Employment Services	2020	2024	Non-Housing Community Development		Public Services		

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Activities that implement A Road Home
	Goal Description	This goal is to provide support to projects that implement the Strategies from Washington County's A Road Home: A Community Plan to Prevent and End Homelessness.
2	Goal Name	Homeless Activities General
	Goal Description	This goal provides supportive services for homeless persons and families.
3	Goal Name	New Construction of Rental Housing
	Goal Description	This goal is to focus funding on the new construction of affordable rental housing across Washington County.
4	Goal Name	Preservation of Rental Housing
	Goal Description	This goal is to preserve existing affordable rental housing, including acquisition, acquisition and rehabilitation, rehabilitation, weatherization and refinancing activities.
5	Goal Name	Increase Inventory of Single Family Housing
	Goal Description	This goal is to provide support for affordable homeownership opportunities throughout the County.
6	Goal Name	Preservation of Single Family Housing
	Goal Description	This goal is to provide support for rehabilitation of housing owned and occupied by low-income households including but not limited to rehabilitation, weatherization and accessibility improvements.
7	Goal Name	Housing Stabilization
	Goal Description	This goal is to provide supportive services designed to assist low-income and vulnerable households maintain their residence.
8	Goal Name	Public Infrastructure Improvement
	Goal Description	This goal is to construct or improve infrastructure in income-qualified areas to ensure the future health and safety of communities.

9	Goal Name	Public Facility Development
	Goal Description	This goal is to acquire, construct or rehabilitate public facilities to benefit eligible populations.
10	Goal Name	Microenterprise
	Goal Description	This goal is to provide microenterprise assistance.
11	Goal Name	Facade Improvement
	Goal Description	This goal is to increase neighborhood pride and viability through improvements to existing structures (businesses).
12	Goal Name	Workforce Training
	Goal Description	This goal is to provide training to community members that enables them to obtain or improve their employment in an effort to achieve self-sufficiency.
13	Goal Name	Supportive Services
	Goal Description	This goal is to provide a vast array of supportive services designed to assist low-income and vulnerable households overcome barriers in an effort to achieve self-sufficiency.
14	Goal Name	Educational Services
	Goal Description	This goal is to provide educational services to assist low-income and vulnerable households overcome barriers in an effort to achieve self-sufficiency.
15	Goal Name	Employment Services
	Goal Description	This goal is to provide a vast array of supportive services designed to assist low-income and vulnerable households overcome barriers in an effort to achieve self-sufficiency.

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)

Within the HOME program, Washington County is projecting 300 units of new construction of rental housing and preservation of 500 units of existing rental housing over the five-year period covered in the 2020-2024 Consolidated Plan. With the additional funds available for construction coming from the Metro Housing Bond, the priority is for households earning less than 30 percent MFI; other funding sources may also support funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by funding essential small projects that local funds cannot support.

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 HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. This includes meetings of the Resident Advisory Board (RAB) and client Newsletters. There were two semi-annual RAB meetings this past year, but the vision is to have four quarterly meetings per year moving forward. Currently, there is one Public Housing client on the Housing Advisory Committee and one on the Housing Authority Board of Directors. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency 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. FSS funds are matched by HUD at a percentage based on the reduction of rental assistance. IDA funds are matched at the rate of 3 to 1.

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

Land use planning policies and regulations affect the type, distribution, and amount of housing available in a community. Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the development of the Analysis of Impediments to Fair Housing Choice (AI) for the County, Beaverton, and Hillsboro, a comprehensive analysis of zoning and land use regulations was conducted. This section is fully contained in the AI.

Key findings included:

1. While none of the codes prohibit unrelated disabled individuals from living together, the definition of family in some limits the number of unrelated persons differently than family members and may set different occupancy limits for each.
2. Codes do not define “disability” and requests for reasonable accommodation may be mistakenly processed under variance procedures.
3. Codes may confuse compliance with Oregon state statutes with compliance with FHAA resulting in the exclusion of covered classes.
4. Overlapping definitions or land use categories may result in similar facilities being treated differently or mis-categorized as a boarding or rooming house.
5. Group residential living may not be included as a permitted use in zones with a mix of residential and commercial uses.
6. On-site support services may not be allowed in group residential living facilities that do not require licensing.
7. Group residential living may require a different review and approval process from other similar residential uses which may include a public hearing. Some codes may not reflect Oregon state statutes that require residential homes (five or fewer residents) and residential facilities (six or more residents) to be treated the same for land use purposes as single-family and multi-family uses.
8. Setbacks and other site design requirements may limit house size which may inhibit group residential living from locating in some residential zone districts.
9. Accessibility requirements of ADA are not included in development regulations and the Fair Housing Act as amended 1988 (FHAA) is not specifically incorporated in the land development codes.
10. Housing affordability may be impacted by design guidelines and system development charges, inhibiting housing choice to lower-income households and affecting protected classes.

11. Notice requirements may increase public awareness and increase “NIMBY-ism” (not in backyard).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

This issue is addressed in the attached Analysis of Impediments.

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

The goals to support outreach activities to homeless persons and assessing their individual needs align with “A Road Home” by supporting strategies to link people to appropriate services and removing barriers and improve and expand Homeless Outreach and 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, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. Through this engagement, all at-risk and homeless persons are referred to Community Connect, that serves as Washington County’s coordinated entry system that 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. It should be noted that the cost of supporting such a system is high. Our community sustains this system primarily through the investment of State and local County General Funds.

Community Action will use Emergency Housing Assistance (EHA) funds to support street outreach activities targeted to homeless singles and families without children. Services will be targeted to engagement, case management, emergency health services, emergency mental health services, and or transportation activities. The three agencies in Washington County that currently provide street outreach services to the homeless are Open Door Counseling Center, Luke-Dorf, Inc., and HomePlate Youth Services. In 2020, Washington County will be implementing *Built for Zero* that will focus on geographic regional coverage and coordination of outreach workers to support the development of a By-Name List of all homeless persons in Washington County. The By-Name List will inform case conferencing for chronically homeless households.

Addressing the emergency and transitional housing needs of homeless persons

The goals to support emergency shelter and transitional housing needs of homeless persons align with “A Road Home” by supporting strategies to increase availability of transitional housing programs, creating an efficient and effective system for runaway and homeless youth to access short-term (emergency) shelter, and increasing access to case management and supportive services for clients receiving rental assistance. Though not named as a specific strategy in “A Road Home”, funding for operations of shelters continues to be a priority because funding for these activities can be limited and shelter still serves a crucial element in the road to transitioning individuals and families from homelessness into permanent housing.

The Shelter Network in Washington County is made up of seven shelters. These include the Community Action Shelter, Family Promise of Washington County, Family Promise of Beaverton, Family Promise of Tualatin Valley, the Good Neighbor Center, Boys and Girls Aid Safe Place for Youth, and the Domestic Violence Resource Center (Monika's House). 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. 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 homeless with safe temporary housing while more permanent housing can be located.

Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support Emergency Shelter activities in Washington County's Shelter Network. In addition, Washington County's local safety levy will provide \$915,053 funds for shelter operations. 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 more than 600 people annually.

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 goals support the transition of homeless persons to permanent housing by aligning with "A Road Home" goals to provide support to Housing First strategies, including rapid re-housing and permanent supportive housing. The vision of a single-point entry system to access an array of housing and service programs is outlined in "A Road Home". The 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 supports the development of a housing plan and focus on increased economic supports 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

The goals to support low-income persons from becoming homeless align with the “A Road Home” by supporting strategies to:

- Implement 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.

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.

Discussion

Consultation with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, 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).

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Washington County and the City of Beaverton have initiated discussions with the City of Portland on a possible partnership utilizing their services through the Lead Hazard Controls and Healthy Homes Grant. 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.

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

- Code of Federal Regulations (CFR) Part 40-745
- Basically CDBG (November 2007) Chapter 17
- Environmental Protection Agency (EPA)
- Lead Renovation, Repair and Painting Program (RRP) rules CFR 40-745 Subpart E. The EPA's rule requires that any contractor working on pre-1978 homes have an RRP certification

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

Washington County's housing rehabilitation program is required to follow the rules and regulations, of the Department of Housing and Urban Development (HUD), Environmental Protection Agency (EPA), and any other federal or state rules and regulations in regard to Lead Based Paint. These regulations can be found in the 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 a 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

Washington County is known as the economic engine of the state. It is home to several prominent high-tech companies, including Intel, Tektronix and IBM, as well as the headquarters for both Nike and Columbia Sportswear. Washington County has the highest annual average wage in the state. The County's median family income (MFI) is around \$87,000. However, there are 75,000 households earning below 50 percent MFI (or below approximately \$44,000 annually). Oregon Employment Department data reports the second lowest unemployment rates in the state of Oregon at 3.4 percent, which is a more than 2 percentage point drop from reported figure since the last Consolidated Plan (5.6%). The county's unemployment rate follows only behind Hood River County. Despite this, a significant and growing number of Washington County residents are struggling to afford their family's basic needs. While poverty rates have dropped significantly from 12.4 percent in the last Consolidated Plan to 8% (based on 2017 ACS data), there are still nearly 46,000 individuals living in poverty. Approximately 13 percent of Beaverton households live in poverty and 11 percent of Hillsboro households live in poverty.

In Community Action's Issues of Poverty report (2019), while 5 percent of all county households live in poverty, 7 percent of all households with children and 9 percent of all households with children under 5 live in poverty.

The burden of poverty is disproportionately shouldered by families with children, people of color people with disabilities and adults with less than a high school education. Poverty rates are highest for children living with a single, foreign-born parent. The "Leading with Race Research Justice in Washington County" report identifies multiple systemic barriers that have preventing communities of color, and particularly the Latinx community from building wealth and sharing in the income gains experienced by white workers despite having been an important contributor to the community's economic development and continued high rates of labor force participation.

The 2019 Point-In-Time street and shelter count reports a slight decrease with 376 homeless adult-only households (388 people) compared to 368 adult-only households (401 people) in 2018, with increases reported with 39 families with children households (134 people) compared to 39 households (115 people) in 2018 and 8 unaccompanied youth less than 18 years of age compared to 6 unaccompanied youth in 2018.

In Washington County, there is an estimated gap of up to 12,343 housing units affordable to households at or below 30 percent MFI. While methodologies can account for some degree of change, this is a significant change from the last Consolidated Plan where a conservative gap estimate was 14,000 for households at or below 50 percent MFI and a 9,000 gap at the 0-30 percent range. In the 2020-2024 Consolidated Plan, data reflects that there is a surplus of units available to households above 30 percent MFI. See Figure I-38 of the County's Housing Market Analysis (Mismatch in Rental Market, Washington County, 2017).

The number of households experiencing housing cost burden is significant: 16,570 renter households paying more than 30 percent of their income on housing and over 18,435 renter households paying well over 50 percent of their income on housing. These cost burdens prevent individuals and families from achieving self-sufficiency. All it takes is one adverse event to begin a spiral into homelessness. 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.

How are the Jurisdiction 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, 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.

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

The Policy Advisory Board (PAB), appointed by the Board of County Commissioners, includes representatives of cities within the County. The PAB reviews and approves projects for funding, recommends policies pertaining to the Community Development and Affordable Housing 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 PAB meets monthly.

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 implementation of A Road Home: A Community Plan to Prevent and End Homelessness and the Continuum of Care. It meets monthly and is staffed by the Department of Housing Services.

The Anti-Poverty Work Group continues to meet monthly and is staffed by Community Action to coordinate implementation of the Anti-Poverty Strategy.

The causes of poverty are many and generally speaking, beyond the ability of one program or one jurisdiction to solve. Washington County's Anti-poverty Work Group has chosen to focus its work at broader, systems-level efforts, rather than outputs of performance although outputs under public services and housing will be measured.

An 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. Washington County and the cities of Beaverton and Hillsboro will collectively receive approximately \$188 million to build over 1,300 units, 40 percent of which will be affordable to households below 30 percent MFI. The Housing Authority of Washington County has committed 200 project-based vouchers to this effort across all three jurisdictions. In addition, 100 of the Metro bond-funded units will be Permanent Supportive Housing units providing wrap-around supportive services for persons who are chronically homeless (living with a disability). Given the current Consolidated Plan data on housing need, these funds will be targeted to our identified highest priority need.

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. Discussions at the Anti-poverty Work Group level have focused on these as well as initiatives that we should strive to link to housing when possible.

Washington County's public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the Consolidated Plan include provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County's A Road Home: Community Plan to Prevent and End Homelessness (CDBG). 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. Under the Public Services category, Washington County will also support a Strategic Employment Initiative under the WorkSystems SNAP 50/50 program which will focus on job coaching and employment services for people receiving Supplemental Nutrition Assistance, helping them to find career pathways in the technology, manufacturing, health care and construction trades careers. Washington County also allocates a percentage of public service funding to support resident services at properties owned by local Tier 1 Community Housing Development Organizations. These services are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing. These resident services will also be critical as housing providers work to provide the necessary supportive services to keep the most vulnerable households stably housed. Resident services will be the foundational infrastructure on which the more intensive supportive services will be built. Washington County's support for projects that implement "A Road Home" strategies is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

County HOME and CDBG funding supports rental and owner-occupied housing. 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 are targeted to households at or below 50 percent MFI 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 MFI.

The County allocates 40 percent of its balance of funds for projects to support the set-aside and housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.

A series of additional strategies focusing on system change (as opposed to outputs) to be addressed during the next five years are outlined in the matrix labeled Anti-poverty Strategies. Housing strategies are reiterated in this section to reflect the foundational importance of housing to reducing poverty.

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

All HOME, CDBG, and ESG recipients will sign binding contracts that enumerate program requirements. OCD will monitor its grant recipients for compliance with specific program requirements, including applicable federal requirements, such as ADA accessibility, fair housing, lead-based paint, and Davis-Bacon. In addition, OCD will monitor in the 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 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.

OCD has four primary goals associated with its approach to monitoring programs and projects:

- Ensure accomplishment of service or production
- Ensure accountability of public funds
- Ensure compliance with federal requirements
- Evaluate project performance during a specific time period

OCD staff views monitoring not as a once-a-year or a periodic exercise, but as an ongoing process involving continuous communication with the Sponsor and evaluation of financial records. Such a process involves frequent telephone/email contacts, written communications, analysis of reports and audits, and periodic meetings as needed. It is the responsibility of OCD staff to support the grant recipient's compliance with program requirements and the extent to which technical assistance is needed. The overriding goal of monitoring is to determine compliance, prevent/identify deficiencies and design corrective actions to improve or reinforce the grant recipient's performance. As part of this process, OCD staff must be alert for fraud, waste and mismanagement or situations with potential for such abuse. Where possible, any identified deficiencies in need of corrective action should be handled through discussion, negotiation, or technical assistance in a manner that maximizes local discretion. Monitoring also provides opportunities to identify program participant accomplishments as well as successful management, implementation, and evaluation techniques that might be replicated by other grant recipients.

OCD will generally conduct monitoring in the fall, with a few exceptions. Staff capacity issues can be a reason for an exception. OCD staff will revise the Monitoring Checklist annually to determine which projects are to be monitored. The Program Manager will be provided a copy of the monitoring schedule.

Past practice has been to monitor all grant recipients who spent funds in the previous year, but in years where there may be too many projects to monitor, staff will use their discretion to implement a method to calculate those projects that may be more vulnerable and require monitoring more often than others. Emergency Solutions Grant projects will be monitored each year.

It is not always possible for OCD staff to monitor all of a program participant's activities, projects and/or functions, or even review activities in a specific area spanning a participant's entire program year, therefore random sampling can be expected to form the basis for drawing conclusions about the program participant's performance. Staff may choose to monitor a sample of projects, based on a "risk" calculation.

For a detailed summary of the monitoring selection process for CDBG and ESG projects, procedures manuals can be found on the County's website.

Expected Resources

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

Introduction

This section outlines the anticipated resources for the 5-year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,228,635	251,704	90,000	2,570,339	9,000,000	These funds support non-profit partners through public services/public facilities and city/county partners through infrastructure improvements. Housing Rehab programs provide direct community support. We take 20% of the grant for Admin/Planning.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,719,171	443,662	0	2,162,833	8,101,784	The HOME funds are primarily used towards new unit production, homeownership assistance and rehabilitation. In addition, we set aside 5% for CHDO Operating and 10% for HOME admin.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	192,189	0	0	192,189	727,692	ESG funds are used primarily for housing assistance (prevention and re-housing) but can also be used for street outreach and shelter operations. In addition, we take 7.5% for Admin.

Table 52 - Expected Resources – Priority Table

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

As a result of both federal mandate and local policy, each of the County’s entitlement programs require or encourage some level of “match” or “leveraging” - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25 percent of the project cost be accounted for by matching funds. In addition, the County’s CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources. These federal funds will leverage additional resources on the state and local levels for public resources and private resources. Over the next five-year period, Washington County will also receive \$1116 million in

funds from a regional affordable housing bond passed by voters in November 2018. This influx of funding will be the primary driver of housing development from 2020-2025.

The last program year saw federal funds leverage \$2,732,465 (or 14% of all resources) in public resources on the state and local levels and \$12,180,729 (or 62% of all resources) in private resources. This is due to the fact that these federal funds are often the first funds generated for housing and community development projects and generate interest for additional leverage and demonstrate local commitment towards a housing or community development project. For public resources, this can include leveraged resources from the state for homeless assistance projects, weatherization activities, infrastructure projects on state highways running through local jurisdictions, and public services projects. It can also include microenterprise assistance and state housing dollars for Washington County rental housing developments. Locally, leveraged resources include resources for homeless assistance projects, infrastructure projects, public facilities, public service projects and economic development projects. In private resources, leveraged resources include resources from Consolidated Plan foundations and churches, donations, in-kind services, private loans, sweat equity, tax credits, volunteers and private funds. These sources are all non-federal so may count for the federal programs towards non-federal match.

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

Washington County owns two smaller pieces of land that are under consideration for use as affordable housing development in the future. One parcel is in Aloha and can support the development of 4 or 5 units. The other parcel is in Hillsboro and is adjacent to Hillsboro-owned land. County staff has had some conversation with the City about joint development of both parcels. However, development is challenged by access to the site and zoning. Both of these sites are prospects, but no formal action has been taken to dedicate them to be used as affordable housing.

Discussion

The regional Metro Affordable Housing Bond will change the housing pipeline in our region over the next five years. In November 2018, the voters in Multnomah, Clackamas and Washington Counties voted in passage of this bond resulting in regional resources of \$652 million dollars. The portion attributed to Washington County equates to \$188 million. The breakdown of revenue and unit allocation is as follows. Washington County HOME funds are anticipated to be used as leverage for some of these projects. The County and the Housing Authority are working closely to look for opportunities for alignment.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Activities that implement A Road Home	2020	2024	Homeless	Washington County	Homelessness	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homeless Person Overnight Shelter: 24 Persons Assisted Homelessness Prevention: 150 Persons Assisted
2	Homeless Activities General	2020	2024	Homeless	Washington County	Homelessness	CDBG: \$30,000 ESG: \$192,189	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Homelessness Prevention: 60 Persons Assisted
3	New Construction of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	HOME: \$1,900,772	
4	Preservation of Single Family Housing	2020	2024	Affordable Housing	Washington County	Housing	CDBG: \$310,720	Homeowner Housing Rehabilitated: 260 Household Housing Unit
5	Preservation of Rental Housing	2020	2024	Affordable Housing	Washington County	Housing	CDBG: \$10,000	Rental units rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Supportive Services	2020	2024	Non-Housing Community Development	Washington County	Public Services	CDBG: \$111,768	Public service activities other than Low/Moderate Income Housing Benefit: 2580 Persons Assisted
7	Public Infrastructure Improvement	2020	2024	Homeless	Washington County	Neighborhood and Community Development	CDBG: \$597,554	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5449 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 47 Households Assisted
8	Public Facility Development	2020	2024	Non-Housing Community Development	Washington County	Neighborhood and Community Development Special Needs and Populations	CDBG: \$462,554	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
9	Workforce Training	2020	2024	Non-Housing Community Development	Washington County	Neighborhood and Community Development	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Activities that implement A Road Home
	Goal Description	This goal is to provide support to projects that implement the Strategies from Washington County's A Road Home: A Community Plan to Prevent and End Homelessness.
2	Goal Name	Homeless Activities General
	Goal Description	This goal provides supportive services for homeless persons and families.
3	Goal Name	New Construction of Rental Housing
	Goal Description	This goal is to focus funding on the new construction of affordable rental housing across Washington County.
4	Goal Name	Preservation of Single Family Housing
	Goal Description	This goal is to provide support for rehabilitation of housing owned and occupied by low-income households including but not limited to rehabilitation, weatherization and accessibility improvements.
5	Goal Name	Preservation of Rental Housing
	Goal Description	This goal is to preserve existing affordable rental housing, including acquisition, acquisition and rehabilitation, rehabilitation, weatherization and refinancing activities.
6	Goal Name	Supportive Services
	Goal Description	This goal is to provide a vast array of supportive services designed to assist low-income and vulnerable households overcome barriers in an effort to achieve self-sufficiency.
7	Goal Name	Public Infrastructure Improvement
	Goal Description	This goal is to construct or improve infrastructure in income-qualified areas to ensure the future health and safety of communities.
8	Goal Name	Public Facility Development
	Goal Description	This goal is to acquire, construct or rehabilitate public facilities to benefit eligible populations.

9	Goal Name	Workforce Training
	Goal Description	This goal is to provide training to community members that enables them to obtain or improve their employment in an effort to achieve self-sufficiency.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Washington County will use CDBG funds to provide assistance to two (2) Public Infrastructure projects; one (1) Public Facility project; six (6) Public Services projects that implement strategies in “A Road Home: Community Plan to Prevent and End Homelessness”; seven (7) other Supportive Service projects benefiting extremely low-, low-, and Moderate-income persons; three (3) Affordable Housing Preservation programs; and Office of Community Development (OCD) housing rehabilitation administration and overall program administration activities. Washington County allocates 15% of its annual grant plus 15% of the program income from the prior year towards public service activities. The total value of awards to projects carrying out public services in FY 20/21 is \$431,768, which is 15% of the annual grant (\$2,228,635 plus a portion of the program income (\$72,197) received in the prior fiscal year. We will not exceed the 15% threshold set by the regulations.

HOME funds will provide funding for the CHDO operating costs; and overall program administration. Washington County did not receive any applications for the PY 20/21 HOME funds. It is felt that this was due to developers awaiting the NOFA from area jurisdictions for the Metro Bond funds. ESG funds will provide Rapid Re-housing activities as well as provide funding for program administration.

#	Project Name
1	City of Forest Grove - D Street Public Improvements
2	City of Cornelius - 4th Avenue and South 20th Avenue Sidewalk Improvements
3	NAMI Facility Upgrade
4	Community Partners for Affordable Housing, Inc - Resident Services
5	Bienestar - Resident Services
6	Fair Housing Council of Oregon - Fair Housing Services
7	Community Action Organization - Emergency Rent Assistance
8	Boys and Girls Aid - Safe Place for Youth
9	HomePlate Youth Services
10	Washington County - Disability, Aging and Veteran Services (DAVS)
11	Boys and Girls Aid - Transitional Living Services
12	Virginia Garcia Migrant Summer Camp
13	Good Neighbor Center Children’s Program
14	Ecumenical Ministries of Oregon - Second Home
15	DEAR Transportation Service for the Profoundly Disabled
16	WorkSystems Employment Initiative
17	Office of Community Development - Home Access and Repair for the Disabled and Elderly (HARDE)
18	2020 Office of Community Development - Housing Rehabilitation Administration
19	Office of Community Development - Housing Rehab Program
20	Rebuilding Together

#	Project Name
21	Community Action Organization - Comprehensive Weatherization
22	Community Action Organization - Self-Help Weatherization
23	2020 Office of Community Development - CDBG Program Administration
24	Bienestar - CHDO Operating
25	Community Partners for Affordable Housing, Inc - CHDO Operating
26	Unobligated HOME funds
27	2020 Office of Community Development - HOME Administration
28	Community Action Organization - Emergency Solutions Grant
29	Unobligated PI from NSP Transfer

Table 54 – Project Information

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

Obstacles to addressing underserved needs can primarily be attributed to the lack of funding support available in the community to meet the demand for the new construction of affordable housing and other public facility, infrastructure, and public services benefitting extremely low-, low- and moderate-income persons. Obstacles encountered in the housing market by providers of homeless services include barriers in identifying housing for persons who have landlord debt or past evictions on their record. The current housing market with vacancy rates at 4.42% and escalating rents is causing displacement of low-income households especially seniors and persons with disabilities on fixed incomes. Given the tight market, once housing is lost, it is extremely difficult to regain. Rent assistance programs trying to bridge the gap caused by escalating rents has decreased the number of households that can be served. Another obstacle that Washington County faces the increased cost of construction, which has impacted larger construction projects as well as smaller projects through our Housing Rehabilitation program. Construction projects are taking two years to compete which is impacting management of the CDBG timeliness ratio.

AP-38 Project Summary
Project Summary Information

1	Project Name	City of Forest Grove - D Street Public Improvements
	Target Area	Washington County
	Goals Supported	Public Infrastructure Improvement
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$227,554
	Description	CDBG funds will be used to construct full street improvements along a two block section of 'D' Street between Pacific Avenue and 18th Avenue. Currently there are no curbs, sidewalks, or drainage improvements in the area. There are 4 lots on the south end of 'D' Street between 19th and 18th that do not have access to sanitary sewer. This project would extend and make sanitary sewer available to those lots. This project will provide curbs, sidewalks, driveways, storm sewer, sanitary sewer, and paving improvements. The City has been awarded \$217,554 in CDBG funds and an additional \$10,000 has been included to cover Davis Bacon project costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will serve 19 households or 47 low/moderate income persons
	Location Description	D Street between Pacific Avenue and 18th Avenue as well as D Street between 18th and 19th Streets, Forest Grove, OR
Planned Activities	Community Development Block Grant (CDBG) funds will be used to provide full street improvements including new curbs, sidewalks, driveways, and drainage improvements along a two-block section of 'D' Street between Pacific Avenue and 18th Avenue. Additionally, the proposed project would extend and make sanitary sewer available to four (4) lots on the south end of 'D' Street between 19th and 18th streets that do not currently have access to sanitary sewer.	
2	Project Name	City of Cornelius - 4th Avenue and South 20th Avenue Sidewalk Improvements
	Target Area	
	Goals Supported	Public Infrastructure Improvement
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$235,000

	Description	CDBG funds will be used exclusively for survey and construction of a new sidewalk and ADA ramps across the street, and in front of Tarrybrooke Park on S. 4th Avenue and sidewalk and ADA ramps on S. 20th Avenue, between S. Alpine Street and S. Elder Place. The project will be constructed, entirely, between July 1, 2020 and June 30, 2021. The City has been awarded \$225,000 in CDBG funds and an additional \$10,000 has been included to cover Davis Bacon project costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3512 Persons
	Location Description	South 4th Ave at Tarrybrooke Park and South 20th between S Alpine and S Elder Place
	Planned Activities	Community Development Block Grant (CDBG) funds for the cost of construction for sidewalk and A.D.A. ramps, on the east and west side of South 4th Avenue, near Tarrybrooke Park, and sidewalk and A.D.A. ramps, on both sides of South 20th Avenue, between South Alpine and South Elder Place.
3	Project Name	NAMI Facility Upgrade
	Target Area	
	Goals Supported	Public Facility Development
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$462,554
	Description	CDBG funds will be utilized to rehabilitate and expand the Aloha center allowing NAMI to continue to serve and expand services to the low-income mentally ill population. The project has been awarded \$452,554 in CDBG funds and an additional \$10,000 has been included to cover Davis Bacon project costs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this project will assist 600 low income adults

	Location Description	18680 SW Shaw Street, Aloha OR
	Planned Activities	CDBG funds would be used to pay for construction costs associated with the proposed improvements with the goal of serving more clients in need of their services.
4	Project Name	Community Partners for Affordable Housing, Inc - Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,433
	Description	CPAH will provide supportive community and skill-building activities and housing stability resources to diverse youth, adult, and senior residents in five properties. Services provided include after school and summer youth programs, homework help and summer lunch programs, monthly food distribution, Thriving in Place physical/cognitive health programs, community garden activities, seasonal activities, life skills classes, onsite recovery groups, partnerships with service providers to help residents maintain their housing stability, and outreach services to encourage participation in resident service programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	230 low and moderate income persons
	Location Description	CPAH will be provide resident services at the following locations: <ul style="list-style-type: none"> • Greenburg Oaks – 11905 SW 91st Ave., Tigard, OR 97223-6335 • Oleson Woods – 9140 SW 91st Ave., Tigard 97223-6811 • Metzger Park – 10025 SW 85th Ave., Tigard 97223-8892 • Village at Washington Square – 11159 SW Hall Blvd., Tigard, OR 97223-2431 • The Knoll at Tigard– 12291 SW Knoll Dr., Tigard 97223-8247

	Planned Activities	CDBG funds will pay for personnel costs and other occupancy and administrative costs associated with the project. This includes a portion of the salaries of the Deputy Director, the Resident Services Manager, and two (2) Resident Services Coordinators
5	Project Name	Bienestar - Resident Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,433
	Description	Bienestar will provide comprehensive resident services for low-income youth and adults in nine properties. Adult programs include ESL classes, GED Preparation classes, computer classes, financial literacy programs, IDA Programs, Job Club, Recetas, emergency cash assistance program, nutrition classes, Promotores (12 resident peer leaders who receive special training and conduct home visits), and community meetings and activities. Youth Programs include homework clubs (called MpowR), for children of Juniper, Elm Park, Willow Park and Jose Arciga, Science Clubs, Basketball Club, Summer Lunch and Fun (for children of Montebello, Sierra West, and Sunset) Financial Fitness for Life, Kids Computer Club, Teens Build Your Own Computer Club, Explorador Nature Camp, Youth IDA program, Education Navigation and other special events.
	Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	1460 Low and moderate income persons	

	Location Description	<p>Bienestar will provide resident services at the following property locations:</p> <ul style="list-style-type: none"> • Cornelius Park - 481 S. Alpine St Cornelius OR 97113 • Cornelius Park - 425 N 29th Ave Cornelius OR 97113 • Cornelius Park - 1744 N. Davis St. Cornelius OR 97113 • Elm Park, Elm Street, Forest Grove, OR 97116 • Jose Arciga, 584 N. 15th Ave., Cornelius, OR 97113 • Jose Arciga, 3231 22nd Place., Forest Grove, OR 97116 • Juniper Gardens, 2718 Juniper Street, Forest Grove, OR 97116 • Reedville Apartments, 21141 SW Alexander Street, Aloha, OR 97006 • Willow Park, 2824 22nd Ave., Forest Grove, OR 97116
	Planned Activities	CDBG funds will be used to pay for personnel costs associated with the salary of the Resident Services Director (1 FTE).
6	Project Name	Fair Housing Council of Oregon - Fair Housing Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,902
	Description	CDBG funds will be used to affirmatively further fair housing outreach efforts, which may include funding the Fair Housing Hotline to track calls from Washington County (non-Beaverton/Hillsboro) callers with questions about fair housing issues; provide fair housing trainings/activities/events for low income tenants to educate them on their respective rights and responsibilities under the law relative to fair housing; offer landlord training opportunities to educate them on their compliance responsibilities under the law relative to fair housing; provide visual fair housing displays in county building; provide staffing at annual cultural festival; and provide fair housing complaint data and analysis.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	75 Low to moderate income persons
	Location Description	Administrative offices are located in Portland at, 1221 SW Yamhill Street, Suite 305, Portland, OR 97205. Services to be provided in Washington County. Hotline will serve Washington County residents excluding City of Beaverton and City of Hillsboro.
	Planned Activities	CDBG funds will be used to pay for personnel costs, operating supplies, travel and training costs, and indirect costs associated with the project.
7	Project Name	Community Action Organization - Emergency Rent Assistance
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	Community Action's Emergency Rent Program provides rent assistance to low income households who have received a 72-hour notice due to inability to pay rent. Community Action will use grant funds to provide emergency rent assistance to County residents (excluding residents of Beaverton and Hillsboro) who are facing eviction
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	120 low income households
	Location Description	1001 SW Baseline, Hillsboro OR
	Planned Activities	CDBG funds will be used solely for emergency rent assistance to low income households in Washington County (excluding Beaverton and Hillsboro).
8	Project Name	Boys and Girls Aid - Safe Place for Youth
	Target Area	Washington County
	Goals Supported	Homeless Activities that implement A Road Home Homeless Activities General

	Needs Addressed	
	Funding	CDBG: \$90,000
	Description	Safe Place for Youth program will provide housing, case management, family mediation, skills training, financial assistance, and independent living support that will lead youth to stable housing and self-sufficiency. The program will be available to youth who have stayed at the Safe Place shelter for 30 days and need additional time and support to work on their goals for stable housing. Services will focus on employment and/or educational support, individual and family counseling, financial literacy (including checking and savings accounts), accessing public assistance, time management, household care, decision making, and interpersonal communication. Housing and all basic needs will be provided at the Safe Place facility.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	90 Homeless youth to the age of 24
	Location Description	454 SE Washington Street, Hillsboro OR
	Planned Activities	CDBG funds will be used to support a portion of the personnel cost of a Youth Care Counselor (0.93 FTE).
9	Project Name	HomePlate Youth Services
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	CDBG funds will support a full-time Outreach Coordinator to make the critical first connection with youth, engage them with (and expand our pool of) trained outreach volunteers, and enable an outreach action plan in the less urban parts of the county including Forest Grove, Cornelius, and Tigard.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	300 Homeless Youths to the age 24
	Location Description	Services are provided through HomePlate Youth Services, 12520 SW 3rd St., Beaverton, OR 97005
	Planned Activities	This project will support the salary of an Outreach Coordinator.
10	Project Name	Washington County - Disability, Aging and Veteran Services (DAVS)
	Target Area	Washington County
	Goals Supported	Homeless Activities that implement A Road Home Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	Washington County Disability, Aging and Veteran Services (DAVS) will provide one-time stipend payments to provide any combination of security deposits, rental assistance, and emergency financial housing support to stabilize and/or obtain housing for older adults, people with disabilities and veterans in Washington County. One time stipends/awards will range from \$500-\$2,500 to eligible at risk consumers. The Homeless Outreach Coordinator will also provide support and wrap around service connection to all consumers served in the program. These services include assistance applying for stable income, low income housing, counseling, SNAP, Medicaid benefits, veterans medical and financial benefits, and behavioral health support; if needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate income individuals
	Location Description	5240 NE Elam Young Parkway, Suite 300, Hillsboro OR
	Planned Activities	Project will be used directly for one time stipends/awards paid to vendors and landlords in lieu of direct payments to participants and verification of these expenses will be collected prior to approval and payment of awards.

11	Project Name	Boys and Girls Aid - Transitional Living Services
	Target Area	Washington County
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000
	Description	Transitional Living Services will provide long-term shelter and aftercare supports for homeless youth ages 14 through 20 who are transitioning to stable housing after completing 30 days of emergency shelter at Safe Place. With the funding from this grant, there will be 3 beds per night available for these youth. The project will serve up to 12 youth per year, or 36 youth over the three-year period. Youth may participate in Transitional Living Services for up to 90 days.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	18 Homeless Youths to the age of 20
	Location Description	454 SE Washington Street, Hillsboro OR
	Planned Activities	CDBG funds will support the partial salary of a Mental Health Coordinator as well as client expenses including interview clothing, hygiene supplies, personal ID, education expenses, legal documents, permits, licenses and Tri-Met passes
12	Project Name	Virginia Garcia Migrant Summer Camp
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$30,000
	Description	The project will serve migrant farmworkers in Washington County, where they live and work, through the Migrant Camp Summer program. This program provides primary, dental and mental health services, delivered with a mobile clinic, other community partners, who also take their services and resources, as services are provided directly at the migrant camp.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	800 Low income migrant farmworkers
	Location Description	Sergio I: 11415 SW Hillsboro Hwy 219; Sergio II: 37641 SW Nursery Road; Casa Blanca: 33685 NW Vadis Road; Campo Blanco: 4228 SW Golf Course Road; Heikes Camp: 9400 SW Heikes Drive; Hines Growers: 45296 SW Ritchey Road.
	Planned Activities	CDBG funds will be used to support a portion of the Community Outreach Manager, Outreach Program Coordinator and the Outreach Worker
13	Project Name	Good Neighbor Center Children's Program
	Target Area	Washington County
	Goals Supported	Supportive Services
	Needs Addressed	Neighborhood and Community Development
	Funding	CDBG: \$30,000
	Description	This program will provide childcare for families in shelter Monday-Friday from 8am-1pm. This service will be provided so that the parents can search for employment, go to work, go to school or other programs that will help lead the family towards self sufficiency
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that they will serve 200-250 low-income persons through the preschool program.
	Location Description	Good Neighbor Center 1130 SW Greenburg Road, Tigard
	Planned Activities	CDBG funds of \$30,000 will be used to partially pay for a pre-school Child Care/Pre-School Teacher.
14	Project Name	Ecumenical Ministries of Oregon - Second Home
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Homeless Activities that implement A Road Home
	Needs Addressed	Homelessness

	Funding	CDBG: \$30,000
	Description	CDBG funds will be used for staff salaries and travel expenses to support the 0.5 FTE Student/Home Provider Coordinator. Additionally, the grant will cover .05 FTE of the Second Home Program Director total time for oversight and staff support. Second Home staff will work with students identified by their school district's McKinney-Vento Liaison or school counselor as a good candidate for the program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the project will assist 6 homeless youth
	Location Description	0245 SW Bancroft St., Ste. B, Portland, OR
	Planned Activities	CDBG funds will be used to provide unaccompanied, homeless youth (ages 16-21) in Forest Grove School District, Tigard-Tualatin School District, Banks School District, and unincorporated areas in Washington County with safe, secure, and consistent housing in order for them to focus on their schoolwork and graduate from high school.
15	Project Name	DEAR Transportation Service for the Profoundly Disabled
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Supportive Services
	Needs Addressed	Special Needs and Populations
	Funding	CDBG: \$30,000
	Description	The DEAR program proposes to purchase 1 wheelchair accessible van to serve profoundly developmentally disabled, often medically fragile adults. The van will assist these individuals to arrive at the day program and return home. In addition, the vans will be used to allow these individuals access to the community during regular program hours.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 15 developmentally disabled individuals

	Location Description	1800 NW 169th Place Suite B-300, Beaverton, OR 97006
	Planned Activities	CDBG funds will be used to purchase a van which will allow clients to arrive at DEAR's day program and return home within a reasonable time frame.
16	Project Name	WorkSystems Employment Initiative
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Workforce Training
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	Washington County and WorkSystems will partner together to fund an agency to provide career coaching services. The participants will have access to an array of workforce preparation, training and employment services. This program is focused on serving those with incomes at or below 50% MFI who are also on SNAP
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 persons at or below 50% MFI
	Location Description	1618 SW 1st Avenue, Suite 450, Portland, OR
	Planned Activities	CDBG funds will be used to pay for 1 FTE Career Coach
17	Project Name	Office of Community Development - Home Access and Repair for the Disabled and Elderly (HARDE)
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$150,000
	Description	The Office of Community Development's HARDE Program will provide grants to persons over the age of 62 for the purpose of making repairs of an urgent nature or accessibility improvements for disabled homeowners or renters.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	30 income-qualified households will be assisted through this project
	Location Description	Office at 328 West Main, Suite 100, Hillsboro, OR 97123.
	Planned Activities	CDBG funds will be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out the HARDE Program. Washington County will also be administering the City of Hillsboro's CDBG Housing Rehabilitation grant funds in the amount of approximately \$200,000.
18	Project Name	2020 Office of Community Development - Housing Rehabilitation Administration
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$339,418
	Description	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs. The Housing Rehab Admin budget reflects costs for an additional Housing Rehab staff person. The funds to support this program were originally NSP program income which the Policy Advisory Board approved the use of to support the Housing Rehab Program as we seek out other funding to augment the program. This funding is comprised of \$296,017 in funds from FY20/21 and \$43,401 from prior year funds.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Households served will be reported under the respective rehabilitation activity.
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123
Planned Activities	General Administration for the oversight, management, monitoring and coordination of the County's Housing Rehabilitation Programs.	

19	Project Name	Office of Community Development - Housing Rehab Program
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$115,720
	Description	The Office of Community Development will provide four low-interest, deferred payment loans to income-qualified residents of Washington County (excluding the city of Beaverton residents) to make needed repairs to the owner-occupied homes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4 income-qualified homeowners
	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 be used to provide assistance for professional services, construction-related costs, and other eligible permits and fees associated with carrying out housing rehabilitation activities.	
20	Project Name	Rebuilding Together
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$10,000
	Description	Rebuilding Together Washington County provides necessary repairs to homes owned by low and moderate-income homeowners, especially seniors and the disabled, to keep them safe, warm and dry.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	10 Low to moderate income households
	Location Description	Rebuilding Together administrative office located at 12550 SW 3rd Street, Beaverton, OR 97005.
	Planned Activities	CDBG funds will pay for a portion of the salary costs of the Executive Director who manages the Rebuilding Together home repair program
21	Project Name	Community Action Organization - Comprehensive Weatherization
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$20,000
	Description	Community Action provides no-cost weatherization assistance to improve the efficiency, safety, comfort and durability of people's homes. Eligible households will receive a comprehensive energy audit by an Energy Auditor to determine potential cost-effective improvements which could include insulation, air duct sealing, ventilation, heating systems, and/or windows. Once improvements are selected, licensed contractors will perform the installations. Clients will also receive education on energy savings, health and safety, and water conservation. Priority will be given to low income homeowners over the age of 60 and/or persons with disabilities. The Agency will obtain information on household income to substantiate benefit to persons who are income-qualified.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 Low to moderate income households
	Location Description	Community Action Weatherization offices are located at: 1001 SW Baseline Street, Hillsboro, OR

	Planned Activities	CDBG Funds will pay a portion of the salary of the energy auditor/inspector who works with eligible client households and the contractors.
22	Project Name	Community Action Organization - Self-Help Weatherization
	Target Area	Washington County - Not including the City of Beaverton and the City of Hillsboro
	Goals Supported	Preservation of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	CDBG: \$25,000
	Description	Community Action (CA) provides energy conservation education and training in the uses of weatherization materials to reduce high heating/utility costs of income-qualified households. CA will conduct energy conservation workshops and make home visits to supply low cost weatherization materials to qualified clients. Energy staff will train client households how to install low cost weatherization measures (example: caulking, weather stripping, interior storm window kits, switch plates, CO2 alarms) and will inspect all installations. In addition, if warranted, staff will assist in replacing older less efficient refrigerators with more efficient models. Materials averaging \$50 per household will be provided. Staff will conduct follow-up to evaluate changes in client energy usage. One Baseload Auditor will be assigned to CDBG-eligible units to ensure that the costs assigned to CDBG are eligible and supported by time records.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	120 low/mod income households
	Location Description	Community Action Weatherization offices are located at: 1001 SW Baseline St, Hillsboro, OR
	Planned Activities	CDBG Funds will pay for a portion of the salary of an energy auditor/inspector associated with providing individualized energy conservation counseling to a minimum of 120 program participants (households).

23	Project Name	2020 Office of Community Development - CDBG Program Administration
	Target Area	Washington County
	Goals Supported	Homeless Activities that implement A Road Home Homeless Activities General Preservation of Rental Housing Preservation of Single Family Housing Public Infrastructure Improvement Public Facility Development Workforce Training Supportive Services
	Needs Addressed	Homelessness Housing Economic Development Public Services Neighborhood and Community Development Special Needs and Populations
	Funding	CDBG: \$465,256
	Description	General administration, management, and oversight of Washington County's CDBG program. The CDBG funded portion of Admin is no longer sufficient to fund the Admin program budget.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123
	Planned Activities	CDBG funding will be provided to support administrative costs associated with carrying out the 2020 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, 2021. Any unspent CDBG Administrative funds at the end of the year will be used to cover HOME expenditures. The total budget is made up of \$445,727 (20% of the annual allocation) plus \$19,529 (20% of NSP Program income converted by the State of Oregon)

24	Project Name	Bienestar - CHDO Operating
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	HOME: \$85,958
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	448 S First Street, Suite 100, Hillsboro OR
Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.	
25	Project Name	Community Partners for Affordable Housing, Inc - CHDO Operating
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing
	Needs Addressed	Housing
	Funding	HOME: \$85,958
	Description	HOME funds will be used to pay for operating costs of the Tier 1 Community Housing Development Organization (CHDO).
	Target Date	6/30/2021
	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 (administrative offices).

	Planned Activities	The HOME funds will be used to pay for operating costs of the Tier 1 CHDO.
26	Project Name	Unobligated HOME funds
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	HOME: \$1,625,773
	Description	These funds will remain unallocated to a project at this time and will be added to a project underway if additional funds are needed or will be carried over to the next funding round.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not known at this time
	Location Description	Not known at this time
	Planned Activities	Not known at this time
27	Project Name	2020 Office of Community Development - HOME Administration
	Target Area	Washington County
	Goals Supported	New Construction of Rental Housing Preservation of Single Family Housing
	Needs Addressed	Housing
	Funding	HOME: \$262,061
	Description	Oversight, management, and monitoring for the HOME Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	328 West Main Street, Suite 100, Hillsboro, OR 97123

	Planned Activities	Oversight, management, and monitoring for the HOME Program. The budget for Administration is comprised of \$262,061 (15.2% of grant). Washington County has elected not to accept the entire offer of 25% of grant amount and is, instead, accepting a lesser percentage to cover the complete cost of the program.
28	Project Name	Community Action Organization - Emergency Solutions Grant
	Target Area	Washington County
	Goals Supported	Homeless Activities General
	Needs Addressed	Homelessness
	Funding	CDBG: \$192,189
	Description	Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of homeless or at-risk of becoming homeless, depending on the activity to be undertaken. Further discussion of ESG-funded activities can be found under the Planned Activities section.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A total of 60 persons that are extremely low-income (30% AMI and below) and meet the definition of "literally homeless" will be assisted with Rapid Re-housing activities, including rent and/or financial assistance and Housing Relocation and Stabilization services.
	Location Description	Services provided countywide. Administrative activities for general oversight of the ESG program will be undertaken by Washington County Office of Community Development, located at 328 West Main, Suite 100, Hillsboro. Rapid re-housing activities will be delivered primarily through Community Action's Multi-purpose facility located at 1001 SW Baseline, Hillsboro.
	Planned Activities	Administration and Rapid Rehousing
29	Project Name	Unobligated PI from NSP Transfer
	Target Area	Washington County
	Goals Supported	
	Needs Addressed	Housing
	Funding	CDBG: \$78,114

Description	OHCS will approve a transfer of \$97,643 in NSP Program Income after July 1, 2020. Twenty percent (20%) of this amount is allocated to CDBG Administration. Eighty percent (80%) - reflected here - will offset project expenditures thereby releasing EN funds.
Target Date	6/30/2021
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	These funds are approved by the Policy Advisory Board for use in supporting future staffing needs in the Housing Rehab 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

CDBG projects will serve residents within Washington County, excluding City of Beaverton and City of Hillsboro which have their own CDBG entitlement.

Geographic Distribution

Target Area	Percentage of Funds
Washington County	100
Washington County - Not including the City of Beaverton and the City of Hillsboro	100

Table 55 - Geographic Distribution

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.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Washington County, in conjunction with the City of Beaverton and the City of Hillsboro, will continue to foster development and preservation or maintenance of affordable housing development in 2020 utilizing HOME funds. CDBG funds will be used for rent assistance and rental and owner-occupied housing rehab programs in all areas of Washington County with the exception of Beaverton and Hillsboro. Creation of new affordable rental housing remains a High Priority, current construction of several projects and the Metro Bond assure the addition of dozens of units to the Washington County affordable inventory. The Office of Community Development HOME Program coordinates with the Housing Authority of Washington County to encourage use of project-based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2020 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 2020 to foster affordable housing include:

- Supporting a reliable source of operating subsidy to Tier 1 Community Housing Development Corporation (CHDO).
- Providing an additional benefit to Tier 1 CHDOs by setting aside 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments in Washington County.
- Allocation of 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes.
- Streamlining Reporting initiative involving Oregon Housing Community Services and other jurisdictions in the state to reduce the duplicative monitoring and reporting requirements resulting from having multiple funding entities invest in individual projects.
- Washington County will continue to consider other planning strategies that will facilitate the construction or rehabilitation of affordable housing, such as affordable housing tools amongst its jurisdictions such as system development charge waivers and property tax abatement. The collection of strategies in the Consolidated Plan calls for creating model guidelines and approaches that can be customized to fit an individual jurisdiction's circumstances.
- Washington County's Long-Range Planning will address a number of affordable housing Tier 1 work tasks

One Year Goals for the Number of Households to be Supported	
Homeless	60

One Year Goals for the Number of Households to be Supported	
Non-Homeless	264
Special-Needs	0
Total	324

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	0
Rehab of Existing Units	264
Acquisition of Existing Units	0
Total	324

Table 57 - One Year Goals for Affordable Housing by Support Type Discussion

Affordable housing activities will include sixty (60) units assisted through CDBG and ESG rental assistance programs and an estimated forty-four (44) existing units will be rehabilitated serving non-homeless households. This will include four (4) households assisted through the County’s Deferred Interest-Bearing Loan (DIBL) Housing Rehabilitation Program and ten (10) households served through the Rebuilding Together home repair program. In addition, an estimated fifteen (15) 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. Washington County will also serve an approximately 220 additional people through the Community Action Weatherization programs, but those number are not included as part of the affordable housing total.

Land Use and Transportation Long-Range Planning has several affordable housing Tier 1 tasks that they are currently addressing. These include:

Housing affordability/House Bill (HB) 2001 implementation

Collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability through increased housing supply and options. Ensure compliance with state law changes in HB 2001 and 2003. Options being explored in 2020 and 2021 include:

- a) *HB 2001/2003 Rulemaking Advisory Committee and TAC participation.*
- b) *Consideration of Community Development Code (CDC) changes to implement requirements of HB*

2001, potentially including:

- 1) *New duplex provisions.*
- 2) *Review of CDC to identify and address inconsistencies based on HB 2001 rulemaking.*
- 3) *Middle housing provisions, including triplexes, quadplexes, cottage clusters and townhouses.*
- 4) Encouraging a greater variety of housing types, including smaller housing types and alternative arrangements (e.g., cottage or cluster housing, micro-housing, tiny houses).
- 5) Density bonuses and other incentives for affordable housing (*or for middle housing generally, if appropriate*).

Consideration of CDC amendments to allow affordable multifamily uses in the Institutional land use district.

The Work Program also includes updates to allow limited vehicle camping through a Safe Parking program in Task S1.9

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. The Housing Authority of Washington County (HAWC) operates 244 units of public housing located at scattered sites across Washington County, including the City of Beaverton and the City of Hillsboro. The units include five multi-family apartment complexes ranging in size from 5 to 17 units, with the balance being single family homes and duplexes.

Actions planned during the next year to address the needs to public housing

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 Green Physical Needs Assessment and look for ways to review physical, energy and environmental needs of the portfolio.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HAWC makes a concerted effort to engage resident participation in various areas of Housing Authority activity, to include homeownership programs. This includes meetings of the Resident Advisory Board (RAB) and client Newsletters. There were two semi-annual RAB meetings this past year, but the vision is to have four quarterly meetings per year moving forward. Currently, there is one Public Housing client on the Housing Advisory Committee and one on the Housing Authority Board of Directors. Qualified Public Housing residents are also encouraged to participate in the Family Self-Sufficiency 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. FSS funds are matched by HUD at a percentage based on the reduction of rental assistance. IDA funds are matched at the rate of 3 to 1.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Housing Authority of Washington County is designated as a High Performing Agency.

Discussion

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 2007-08, Washington County Department of Housing Services led a community-wide effort to create “A Road Home: Ten Year Plan to End Homelessness”. The 2015-2020 Consolidated Plan recognized “A Road Home” as the County’s official homeless strategy. In 2018, Washington County completed a 6-month comprehensive community engagement process to develop the next phase of the plan called “A Road Home: Community Plan to Prevent and End Homelessness”, which updates the plan and extends it through 2025. The plan is organized around the following goals:

- Prevent people from becoming homeless
- Move people into housing
- Link people to appropriate services and remove barriers
- Increase income support and economic opportunities
- Expand data collection
- Implement public education on homelessness

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’s CDBG Program gives priority to public service projects that implement a strategy in “A Road Home”. Washington County has awarded funding to six different non-profits agencies for FY 2020 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 2020 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County Continuum of Care network will remain approximately the same.

Describe the jurisdictions 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 “A Road Home” by supporting strategies to link people to appropriate

services and removing barriers and improve and expand Homeless Outreach and 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, clothing closets, and emergency utility/rent assistance provided by faith-based and nonprofit organizations. Through this engagement, all at-risk and homeless persons are referred to Community Connect, that serves as Washington County's coordinated entry system that 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. It should be noted that the cost of supporting such a system is high. Our community sustains this system primarily through the investment of State and local County General Funds.

Community Action will use Emergency Housing Assistance (EHA) funds to support street outreach activities targeted to homeless singles and families without children. Services will be targeted to engagement, case management, emergency health services, emergency mental health services, and or transportation activities. The three agencies in Washington County that currently provide street outreach services to the homeless are Open Door Counseling Center, Luke-Dorf, Inc., and HomePlate Youth Services. In 2020, Washington County will be implementing *Built for Zero* that will focus on geographic regional coverage and coordination of outreach workers to support the development of a By-Name List of all homeless persons in Washington County. The By-Name List will inform case conferencing for chronically homeless households.

Addressing the emergency shelter and transitional housing needs of homeless persons

The one-year Action Plan goals to support emergency shelter and transitional housing needs of homeless persons align with "A Road Home" by supporting strategies to increase availability of transitional housing programs, creating an efficient and effective system for runaway and homeless youth to access short-term (emergency) shelter, and increasing access to case management and supportive services for clients receiving rental assistance. Though not named as a specific strategy in "A Road Home", funding for operations of shelters continues to be a priority because funding for these activities can be limited and shelter still serves a crucial element in the road to transitioning individuals and families from homelessness into permanent housing.

The Shelter Network in Washington County is made up of seven shelters. These include the Community Action Shelter, Family Promise of Washington County, Family Promise of Beaverton, Family Promise of Tualatin Valley, the Good Neighbor Center, Boys and Girls Aid Safe Place for Youth, and the Domestic Violence Resource Center (Monika's House). 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. 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 homeless with safe temporary housing while more permanent

housing can be located.

Community Action will use Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funds to support Emergency Shelter activities in Washington County's Shelter Network. In addition, Washington County's local safety levy will provide \$915,053 funds for shelter operations. 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 more than 600 people annually.

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 one-year Action Plan goals support the transition of homeless persons to permanent housing by aligning with "A Road Home" goals to provide support to Housing First strategies, including rapid re-housing and permanent supportive housing. The vision of a single-point entry system to access an array of housing and service programs is outlined in "A Road Home". The 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 supports the development of a housing plan and focus on increased economic supports through earned income and access to mainstream resources. The end goal is always permanent housing.

Community Action will receive an estimated \$177,775 in ESG funds to support Rapid Re-Housing activities; including rent assistance, financial assistance, and housing relocation and stabilization services to serve approximately 60 persons.

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

“A Road Home” by supporting strategies to:

- Implement 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.

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.

Discussion

Consultation with Washington County's Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for Washington County, 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). Consultation with the CoC Board took place on Friday, February 14, 2020. A second consultation with the full HSSN membership took place on Wednesday, March 4, 2020.

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

Introduction

In addition to the development of the 2020-2024 Consolidated Plan, Washington County also conducted The Analysis of Impediments to Fair Housing Choice, or AI. This AI study was conducted in 2019 and 2020 as a joint effort among the following entities:

- Washington County (lead entity);
- Beaverton;
- Hillsboro; and
- Incorporated and unincorporated areas within Washington County that receive Housing and Community Development funding from the County.

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

Land use planning policies and regulations affect the type, distribution, and amount of housing available in a community. Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the development of the Analysis of Impediments to Fair Housing Choice (AI) for the County, Beaverton, and Hillsboro, a comprehensive analysis of zoning and land use regulations was conducted. This section is fully contained in the AI.

Key findings included:

1. While none of the codes prohibit unrelated disabled individuals from living together, the definition of family in some limits the number of unrelated persons differently than family members and may set different occupancy limits for each.
2. Codes do not define “disability” and requests for reasonable accommodation may be mistakenly processed under variance procedures.
3. Codes may confuse compliance with Oregon state statutes with compliance with FHAA resulting in the exclusion of covered classes.
4. Overlapping definitions or land use categories may result in similar facilities being treated differently or mis-categorized as a boarding or rooming house.
5. Group residential living may not be included as a permitted use in zones with a mix of residential and commercial uses.

6. On-site support services may not be allowed in group residential living facilities that do not require licensing.
7. Group residential living may require a different review and approval process from other similar residential uses which may include a public hearing. Some codes may not reflect Oregon state statutes that require residential homes (five or fewer residents) and residential facilities (six or more residents) to be treated the same for land use purposes as single-family and multi-family uses.
8. Setbacks and other site design requirements may limit house size which may inhibit group residential living from locating in some residential zone districts.
9. Accessibility requirements of ADA are not included in development regulations and the Fair Housing Act as amended 1988 (FHAA) is not specifically incorporated in the land development codes.
10. Housing affordability may be impacted by design guidelines and system development charges, inhibiting housing choice to lower-income households and affecting protected classes.
11. Notice requirements may increase public awareness and increase “NIMBY-ism” (not in backyard).

Discussion

** Comment was received from Land Use and Transportation Long-Range Planning regarding the complexity and challenges that the recommendation to “incorporate ADA standards” presents. Washington County Office of Community Development has committed to working with LUT, and other relevant agencies, to explore ways to promote ADA standards and other accessible development within Washington County.

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

Introduction

The following is a discussion of the actions planned in 2020 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies. The proposed Washington County FY 20/21 budget includes the following affordable housing/homelessness initiatives:

- Homeless to Work Transitional Housing (Request = \$138,000) – Pass-through to Bridges To Change*
- Homeless Program Administration (Request = \$319,501)
- HomeShare Program (Request = \$25,000) – Pass-through to Ecumenical Ministries of Oregon
- Project Homeless Connect (Request = \$1,500) – Pass-through to Sunrise Church*
- Mary Mac Transitional Housing Program (Request = \$50,000) Pass-through to Domestic Violence Resource Center*
- Chronic Health Case Manager (Request = \$46,500) * Pass-through to Open Door Counseling Center
- Community Connect (Request = \$95,000) - Pass-through to Community Action*
- Prevention (short-term) Rent Assistance \$125,000 - Pass-through to Community Action
- Reentry Navigator Program (Request = \$133,477)
- Housing Development Account Management (Request = \$140,756)
- Affordable Housing Development Activities (Request = \$31,500)
- Reentry Housing, CoC (Request = \$133,447)
- ASSIST Program (Request = \$75,000)
- Strengthen Shelter System (Request = \$400,000)
- Administrative Support (Request = \$109,013)
- Department of Health & Human Services Health Career NW Grant (HPOC) non-reimbursable indirect costs (Request = \$45,385)
- Housing Services Controller (Request = \$165,989)
- Housing Production Opportunity Fund (HPOF) (Request = 4 million)
- Renters Rights Hotline (Request = \$10,000) – Pass-through to Community Alliance of Tenants*

*Items with an asterisk reflect no increase from FY 19/20.

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, attempting to create a financing structure with no debt payments, but also with an operating subsidy. Thus, housing for residents with incomes below thirty percent MFI is not only the most costly to create, but also requires identifying sources of operating subsidy (such as rent subsidies). Some organizations have addressed this structural challenge by including housing for homeless or extremely low-income persons in mixed income housing, where the cash flow from units affordable at fifty or sixty percent MFI provide a bit of a cushion. With Metro Bond funding approved by the voters in November 2018, a greater emphasis will be given to structuring housing with full wraparound services to support those most in need.

Actions planned to foster and maintain affordable housing

Washington County will continue to foster development and preserve/maintain affordable housing in 2020 utilizing HOME funds (and CDBG-funds for rental and owner-occupied housing rehab programs). Creation of new affordable rental housing remains a High Priority, however, the PY20 applicataion round did not have any submissions. The Office of Community Development will continue to coordinate with the Housing Authority of Washington County to encourage use of project based vouchers in HOME funded projects to meet the housing needs of those earning less than 30% MFI. Other associated goals for 2020 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 2020 to foster affordable housing include:

- Supporting 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 13% of its CDBG Public Services funding to support services provided to low-income residents of their housing developments (\$44,866 total to CPAH and Bienestar)
- Allocating approximately 40% of its balance of CDBG funds (after admin and public services funds are reserved) for projects to support housing rehabilitation and weatherization programs which help people to remain in their already affordable homes (approximately \$500,000).
- 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.
- \$192,189 in ESG funding for Rapid Re-housing rental assistance
- \$88 million available in the County's first Metro Bond NOFA

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 out risk

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 output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the 2020 Action Plan include provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County's A Road Home (CDBG). 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 local Tier 1 Community Housing Development Organizations. These resident services, receiving approximately \$44,866 in 2020 CDBG funding, are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing. Washington County's support for projects that implement A Road Home is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households. Washington County has also prioritized \$50,000 in CDBG funds towards an Employment Opportunity Program aimed at assisting households in poverty to find jobs and training programs that will move them towards self-sufficiency.

Actions planned to develop institutional structure

There are strengths in the institutional delivery system. 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, the homeless 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. The gaps in the institutional delivery system center on the difficulty in finding units for the hard-to-house populations. There are no overnight shelter beds for single men. There are a limited number of shelter beds for women. There are no respite homes.

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include the countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action. The Homeless Management Information System (HMIS) has also been a strength within the service delivery point. For special needs populations, there are several agencies that provide services that are specific to

special needs populations including persons with disabilities, ex-offenders, seniors, farmworkers, persons with HIV/AIDS, domestic violence survivors, and persons with addictions. Many of these agencies provide both housing and supportive services for their clients. The gaps in the service delivery system include the fact that many of the supportive services are not targeted to homeless persons or those with HIV/AIDS. Funding is also erratic and inconsistent in meeting the needs within the service delivery system, especially given the needs in Washington County. There is a gap in permanent supportive housing models in Washington County that adequately integrate targeted supportive services with the permanent housing. Community Connect staff, and the group formed to provide oversight, is continually working to refine and address issues that arise. In addition, the HSSN will continue to work to address gaps. This will continue in PY 20/21.

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

Within Washington County, there is a focus on connecting homeless persons to the mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons. This is due to a countywide resource and referral network that includes 211info and the centralized assessment for homeless and at-risk households operated by Community Action, Community Connect. These agencies serve as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs for which they may be eligible. For health, case managers and agencies routinely look to enroll uninsured clients in the Oregon Health Plan and ensure access through the Affordable Care Act. Agencies such as Virginia Garcia Memorial Health Clinic look to fill the void in providing mainstream health care to homeless clients who may have chronic health conditions.

For mental health, area agencies like Sequoia Mental Health Services, Luke-Dorf, and LifeWorks NW also work to enroll clients in the Oregon Health Plan and link them with access to a mental health provider who can create an individualized plan to manage their mental health challenges. The mental health providers are actively involved in the Continuum of Care and work closely with homeless services providers to provide access to mental health services. These agencies not only work with these clients to address their supportive service needs associated with their mental health conditions but work diligently to house them in their own properties or through use of Shelter Plus Care vouchers within a Housing First model that will help stabilize them. For access to employment services, agencies such as Luke-Dorf, Community Action and the Washington County Department of Housing Services partner with WorkSystems to ensure clients can begin to receive the training, education, mentoring and coaching they need to gain employment and a road to self-sufficiency. In addition, the Department of Housing Services operates the Homeless to Work program, a transitional housing program that is focused specifically on supporting homeless individuals as they regain employment. These efforts will continue in PY20/21. With the development of strategies related to the implementation of the Metro Affordable Housing Bond, Washington County continues to seek ways to coordinate housing and supportive

services within the community.

With the passage of the Metro Affordable Housing Bond, County departments have worked closely together to begin alignment relative to the supportive services needs associated with the 30% units in these new properties. Discussions have also been occurring with non-profit providers to better understand the differences in levels of services.

Program Specific Requirements

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

Introduction

The following is a description of the program specific requirements under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program.

As a result of both federal mandate and local policy, each of the County's entitlement programs require or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County's CDBG funding process awards a higher point value to project proposals that will leverage significant additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	154,061
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:	154,061

Other CDBG Requirements

1. The amount of urgent need activities	0
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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, principle 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:

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, principle payments, and any capital improvement investment, will the HOME investment amount that must be recaptured be reduced.

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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 2020.

**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 be conducted similarly to the HPRP program, including 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:

<http://www.co.washington.or.us/CommunityDevelopment/policies.cfm>

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, commonly referred to as the Housing and Supportive Services Network (HSSN). Grant recipients and subrecipients under the CoC and ESG Programs must use Community Connect which was established by the HSSN, 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 Housing and Supportive Services Network (HSSN), to provide 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 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). The consultation process is a three-step process. First, OCD staff assesses the need for changes to the program based on emerging issues and/or historical trends in administration of the ESG contract. OCD then consults with the HSSN Work Group on the proposed allocation method (activities, dollar amounts, etc.). And then the consultation is taken to the full HSSN group for feedback, discussion, etc. The decision to allocate directly to Community Action was the result of past experience with the HPRP program, administrative capacity of the organization as a recipient of state and federal funding and the size of the ESG formula grant relative to undertaking a proposal process. It was decided in partnership with the HSSN to use FY 2020 ESG funds primarily for rapid re-housing activities. The reduction in County ESG funds from previous years used for street outreach, emergency shelter operations, and homeless prevention will be offset by a comparable increase in State funds administered through Community Action for these activities so that the total distribution of funds administered by Community Action relative to these different activities to address homelessness in the Washington County Continuum of Care network will remain approximately the same. The decision was made as a part of the consultation process – not by Community Action.

OCD's decision to retain the ESG administrative funds was made to support the in-house staffing costs to administer this grant. The County's Policy Advisory Board maintains overall responsibility and oversight over the program for the approval of program policies and projects under the ESG program as an advisory body to the Board of County Commissioners.

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 Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the area to discuss the activities to be funded under regulatory guidelines of ESG. The HSSN Strategic Planning Workgroup members were asked to attend a meeting held on February 14, 2020 and the HSSN at-large was asked at their monthly meeting held March 4, 2020 to assist in the consultation process. Participants of these meetings included current recipients under the Emergency Solutions Grant program, former HPRP recipients, formerly homeless individuals, 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 HSSN.

Maps have been appended to the 2020 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.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2017 ACS 1-year Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. American community survey one year estimates
	What was the purpose for developing this data set? To develop estimates of the demographics of the U.S.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017
	Briefly describe the methodology for the data collection. Survey
	Describe the total population from which the sample was taken. U.S.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The population of the United States random sample
	2
Data Source Name 2000 U.S. Census	
List the name of the organization or individual who originated the data set. U.S. Census Bureau	
Provide a brief summary of the data set. To count the entire population of the United States	
What was the purpose for developing this data set? To count the entire population of the United States	
Provide the year (and optionally month, or month and day) for when the data was collected. 2000	

	<p>Briefly describe the methodology for the data collection.</p> <p>Mailed surveys, in-person surveys, phone surveys</p>
	<p>Describe the total population from which the sample was taken.</p> <p>U.S.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The entire population of the U.S.</p>
3	<p>Data Source Name</p> <p>Housing Authority of Washington County</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Housing Authority of Washington County</p>
	<p>Provide a brief summary of the data set.</p> <p>Housing Authority of Washington County is a Public Housing Agency in Hillsboro, Oregon that participates in the Section 8 Housing Choice Voucher (HCV), Public Housing, Family Self-Sufficiency, Veteran Affairs Supportive Housing (VASH), Section 8 Project-Based Voucher (PBV), and Mainstream Voucher programs.</p>
	<p>What was the purpose for developing this data set?</p> <p>Housing Authority of Washington County Interview with purpose to describe the inventory of deeply subsidized housing, including Housing Choice Vouchers, available in the County.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Housing Authority of Washington County Interview regarding data covering the Washington County geographic area.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Housing Authority of Washington County Interview of 2019.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Housing Authority of Washington County Interview completed.</p>
4	<p>Data Source Name</p> <p>2017 ACS 5-year estimate</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census</p>

<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.</p>
<p>What was the purpose for developing this data set?</p> <p>Helps local officials, community leaders, and businesses understand the changes taking place in their communities.</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017.</p>
<p>Briefly describe the methodology for the data collection.</p> <p>Random sample survey.</p>
<p>Describe the total population from which the sample was taken.</p> <p>U.S. population.</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Representative sample survey.</p>

SECTION II.

BEAVERTON CDBG CONSOLIDATED PLAN

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the 2020-2025 Consolidated Plan and Action Plan is to outline the intentions of the City of Beaverton (hereinafter referred as the city) of using their annual allocation of Community Development Block Grant (CDBG) money that is received from the Housing and Urban Development (HUD) to fund programs and projects that will benefit Beaverton residents by addressing the community's needs. Each year the City uses up to 20 percent of the CDBG allocation received from HUD for administrative costs. The City sets aside 15 percent for public service agencies and the remaining money is given to organizations that manage programs that benefit low-to-moderate income Beaverton residents. This includes homeowner activities, economic development, public facility rehabilitation, and infrastructure.

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

Reference lead agency's plan.

3. Evaluation of past performance

We are proud to be on a track of exceeding all goals by the end of this Consolidated Plan cycle. The following Program Year 2018 accomplishments are documented in more detail in the city's 2018 CAPER and Annual Action Plan:

- Funded 11 local nonprofits to carry out 12 activities falling under housing, public services, and economic development.
- Served 1677 persons falling under public service strategies for the 10-Year Plan to End Homelessness.
- 1,160 persons received supportive services.
- Housing rehabilitation projects benefited 166 households.
- Homeownership acquisition assistance was provided to 16 households over the last four years.
- 243 persons and micro businesses were supported with technical assistance.

4. Summary of citizen participation process and consultation process

ROOT FOCUS GROUPS:

Root conducted focus groups with adults experiencing homelessness, at-risk and homeless youth, incarcerated residents, residents with mental illnesses, and senior residents and adults with disabilities. Priorities identified from these focus groups included:

- Job readiness training and tenant readiness/independent living skill development;
- Shower/hygiene opportunities and storage for belongings during the day;
- Intensive treatment for substance abuse/mental illness before moving into housing;
- Expanded drop in hours for youth homeless service providers;
- Time limited rent support and/or transitional housing;
- Case managers critical to stability;
- Training on Fair Housing rights, including reasonable accommodations;
- Prioritize safe housing with transit access;
- Senior Centers.

COALITION OF COMMUNITIES OF COLOR (CCC) REPORT ON HOUSING NEEDS

The CCC Report included eleven focus groups, representing over 100 people from the Latinx, Russian, Native American, Pacific Islander, Muslim, Asian, Asian Americans, African American, and African communities. Common findings across focus groups included:

- Safety, affordability, good schools, and diversity are important housing factors;
- Multiple barriers exist to securing rental and homeownership housing;
- Need for a community center with culturally specific services;
- More outreach to marginalized communities to provide Fair Housing education, financial literacy, and information about other city/county programs;
- Free legal services;
- Rising cost of rent is outpacing earnings;
- Economic justice issues such as employment and income exacerbate housing barriers.

WASHINGTON COUNTY ONLINE SURVEY ON HOUSING NEEDS

The County Online Survey included 1,899 participants, and major findings included:

- Rent increases – Two-thirds of renter surveyed experienced rent increase in 2018;
- Housing Quality – 17 percent of respondents live in apartments, but disproportionately report their housing is in fair/poor condition compared to other survey respondents;

- Neighborhood Preferences/affordability – With one exception, “safety/low crime” was the quality most important to most respondents. For respondents from the lowest income households, “affordability” was the most important factor.
- Displacement – 12 percent experienced displacement from a home in the past five years.
- Funding priorities included mental health, senior and disability services, affordable rental housing, homeless services, home repair, and small business development.

5. Summary of public comments

This section will be completed after the public comment period.

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

All comments and views were accepted and considered in development of this plan.

7. Summary

Please see above.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BEAVERTON	Community Development

Table 1– Responsible Agencies

Narrative

The City of Beaverton participates in the Washington County Consortium. The City of Beaverton is a participant, with Washington County taking the lead on the 2020-2024 Consolidated Plan.

Consolidated Plan Public Contact Information

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Community Development Department

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City collaborates with many agencies in Washington County. Specifically outlined in this section are the methods used and which agencies participated in this 2020-2024 Consolidated Plan. A complete list of the agencies, groups, organizations and others who participated in the consultation process are described in more detail in the lead agencies 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 staff attend many various public meetings to coordinate activities that will benefit Beaverton residents, and the Washington County, throughout the year. In addition to regular meetings, phone calls, trainings and correspondence with these agencies, City staff are involved in the Con Plan Work Group (CPWG) that met once a month with the City of Hillsboro, Washington County and local stakeholders between January 2019 and April 2020.

Beginning in March 2019, Washington County and the cities of Beaverton and Hillsboro issued a Request for Proposal to a variety of local agencies to conduct focus groups in order to help gather information from residents about their needs, both met and unmet, for housing and services to include public facilities and public infrastructure. The purpose of this assessment was to help prioritize federal resources for housing and community development activities within the 2020-2024 Washington County Consolidated Plan. These focus groups were held across the jurisdictions and helped determine what types of services were needed. An online Housing Needs Survey was also distributed to community members and service providers as a mechanism for determining priorities. The survey was completed by almost 2,000 people.

In addition, City staff regularly attended the Housing & Supportive Services Network (HSSN) meetings to better understand the current activities and needs of people experiencing homelessness in Washington County. The HSSN is comprised of public and private representatives of the homeless subpopulations that exist within the CoC geographic region.

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

Washington County Office of Community Development consulted with the Housing and Supportive Services (HSSN), the Continuum of Care (CoC) body for the area, 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. Additionally, the HSSN and Washington County Department of Housing Services staff were an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis and linking the Consolidated Plan with *A Road Home: Community Plan to Prevent and End Homelessness*, the County's Plan to Prevent and End Homelessness and in developing the Homelessness Strategy.

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, as the lead agency for the Consortia, consulted with the HSSN, the Continuum of Care (CoC) body for the area. These consultations helped to identify the current needs of people experiencing homelessness (specifically chronically homeless individuals and families, families with children, and veterans) and persons at-risk of homelessness with the Consolidated Plan Work Group. The HSSN as well as Washington County Department of Housing Services staff have served an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis, providing information on linking the Consolidated Plan with the Ten Year Plan to End Homelessness and in developing the Homelessness Strategy. The work of the Anti-Poverty Work Group has also served in developing the Anti-Poverty Strategy for the 2020-2024 Consolidated Plan. For unaccompanied youth, Washington County brought in the Boys and Girls Aid Society to present to the Consolidated Plan Work Group on the needs and challenges facing homeless unaccompanied youth in Washington County. For public institutions potentially discharging individuals into homelessness, Washington County brought in the Washington County Department of Community Corrections to discuss the challenges facing offenders exiting incarceration in dire need of housing and services in Washington County. The Department of Community Corrections was also a participating member of the Consolidated Plan Work Group and provided substantial data on the needs of ex-offenders in Washington County.

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

Table 2– Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3– Other local / regional / federal planning efforts

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))

Narrative

The Tri-County Metropolitan area has very strong individual forms of government. By communicating with representatives from Multnomah County, Clackamas County and Metro, we assure that coordination between our agencies results in the maximization of resources, both human and financial. One of the ways in which we do regional collaboration is through the Regional Fair Housing Collaborative. Multnomah, Clackamas, Clark and Washington County are represented as are the cities of Gresham, Vancouver, Hillsboro, Beaverton, and Portland.

Over the last 18 months, Washington County and the cities of Beaverton and Hillsboro have worked with Metro, Multnomah and Clackamas counties in planning for the Metro Affordable Housing Bond. This work has included aligning, where feasible, the HOME program. This work continues over the coming year. One of the consultations conducted were with the three implementing jurisdictions (Housing Authority, County Community Engagement, City of Beaverton and Hillsboro). The Housing Market Analysis data on gaps supports the Metro Housing Bond's emphasis on units affordable to those with incomes at or below 30 percent MFI.

The State of Oregon has recently completed the Statewide Housing Plan, a five-year plan that articulates the extent of the housing problem and what can be done to address it. This plan, in conjunction with the activities of local jurisdictions and statewide priority strategies, provides a valuable resource for our Consolidated Plan. The State of Oregon's Housing and Community Services provided staff to participate in our Consolidated Plan/AI Work Group. A staff consultation with OHCS will be conducted in January 2020.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

See Lead Agency's Plan

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Affordability rents averaged \$1,211 per month for a 2br/1ba sans utilities as of Spring 2019. With utilities, a household would need to earn 70 percent of the MFI to afford a 2br/1ba unit. The city's rents increased (25%) and median home value increased 13% in 2012 to 2017. Avg rent is unaffordable for over half the renters in Beaverton and 20% of all renters require rents that are less than 1/2 of the average cost of rent in Beaverton. Beaverton has 4,208 renters who earn less than \$25,000 per year; about 30 percent of the MFI. These renters make up 21 percent of city's renters. There are just 764 housing units to serve these renters, with a gap of 3,444 units. In comparison, similarly sized Hillsboro has a rental gap of just 1,205 units due to the city's much larger share of regulated affordable units. Hillsboro also has a lower portion of households who are cost burdened, especially severely cost burdened. Beaverton has the lowest homeownership rate in the County at 48 percent. Due to low inventory of units priced at less than \$300k, buying an affordable home is difficult. A review of homes in early July found 21 homes listed for sale at less than \$300K: 10 condominiums; 6 townhomes; 4 single family, detached homes; and 1 mobile home. **Cost burden/severe cost burden** for renters and owners, the most cost burdened households are in the 51 to 80%MFI cohort. Number of cost burdened renters is much higher than owners in all income categories; overall, 890 Beaverton owners are cost burdened compared to 3,664 renters. Renters are 80% of cost burdened households. The largest group of severely cost-burdened households earn between 0-30% MFI, the majority of which are renters. These extremely low-income renters are severely cost burdened, Homeowners severely cost burdened are often elderly and can't afford property taxes and home insurance costs. Cost burden differs by race and ethnicity: White households experience cost burden 20% of the time, compared to 17 % for Black/Af Am households; 15% for Asian households; 30% for Native American households; 22% for Hispanic households; and 74 percent for Pacific Islander households. **Equity in Ownership:** Beaverton has the lowest homeownership rate in Wash County at 48%.

Equity in Ownership

Equity in Ownership: Beaverton has the lowest homeownership rate in Wash County at 48%. By race and ethnicity, Black households had the highest rate of homeownership at 60%, followed by White and Asian households, both at 50% homeownership. Nat Ams had the lowest rate of homeownership at 13%. **Publicly assisted hsg** Beaverton has a much smaller number of regulated affordable units

compared to nearby Hillsboro (~850 Beaverton v. 2,500 Hillsboro). This is due to Hillsboro’s increase in newly constructed regulated affordable units **Homelessness**. Homelessness in Beaverton is tracked in collaboration with Washington County and Hillsboro. The 2019 (PIT) Homeless Count performed in January found 530 persons experiencing homelessness, including sheltered and unsheltered in Washington County as a whole. Homelessness in Wash. County peaked in 2010, and then declined as the economy recovered. However, that number began to grow as the housing affordability crisis began to influence the Wash. County rental market. While the number of homeless individuals stabilized, homelessness continues to be an issue in the region as supply of affordable housing units fails to meet the demand through a range of low/moderate income levels. **Non-Homeless Special Needs** of Beaverton’s special needs populations, large families and households containing a person with a disability have the highest proportions of housing need—59 percent and 55 percent, respectively. Elderly households also had a high rate of housing need at 45 percent.

See lead agency’s plan for operational definition of at-risk group and methodology

	Current			Future	
	Total Households	# of Households with Need	% of Households with Need	Housing Need in 5 Years	Change in Housing Need
Extremely Low Income (≤ 30% MFI)	4,840	4,165	86%	4,474	309
Very Low Income (31-50% MFI)	4,545	3,940	87%	4,232	292
Low Income (51-80% MFI)	6,285	3,515	56%	3,775	260
Low to Moderate Income (80-100% MFI)	3,475	1,140	33%	1,224	84

Low Income Housing Needs

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In Beaverton, there is a need for the following types of public facilities: centers serving those with disabilities, homeless facilities, youth centers, neighborhood centers, childcare centers, health facilities, and mental health facilities. The total dollar value of need in the public facilities category was determined to be \$46,273,717 based on a pro rata share between the three jurisdictions.

How were these needs determined?

How were these needs determined?

Washington County and the cities of Beaverton and Hillsboro conducted a survey of non-housing community development needs commencing with the kick-off event in December 2018. The survey was targeted to providers of services to low and moderate income persons in the county (non-profits, and city/county departments). The survey was kept open for two months. The areas of need were public facilities, infrastructure, public services and economic development. With few exceptions, the needs did not specify areas of geography. For example, service providers working with the homeless did not limit the need to specific cities. The needs were countywide. This was true for most services and facilities except for parks, senior centers, and infrastructure improvements. To address that and allow for Hillsboro and Beaverton to respond to this question in their respective sections, we utilized a methodology for determining level of need. We took the number of people in poverty in each jurisdiction and divided that for each by the total number of county residents in poverty. We then applied this percentage to the overall dollar value of need in each category. Given gaps in information provided, it is staff's determination that the stated dollar value of need is under reported.

Describe the jurisdiction's need for Public Improvements:

There were no needs statements submitted for public improvements in the City of Beaverton.

How were these needs determined?

See the methodology described under Public Facilities above

How were these needs determined?

See the methodology described under Public Facilities above.

Describe the jurisdiction's need for Public Services:

In Beaverton, the need for the following types of public services: childcare, employment/training services, fair housing/landlord/tenant laws, disability services, senior services, transportation services, youth services, substance abuse services, health services, legal services, and other public services. In addition, there were reported needs under microenterprise support.

The total dollar value of need in the public services category is \$154,316,557. The total value for microenterprise and other business support is \$3,491,440.

How were these needs determined?

See the methodology described under Public Facilities above.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Rental Market

The State of Oregon's landlord association, Multifamily Northwest, conducts regular surveys of apartment rent levels by sub-market. This survey represents medium- to large-sized apartment buildings, which are professionally managed; the survey does not include public housing or small "ma and pa" type rentals.

The Spring 2019 survey reported a softening market in the metro area, with aggressive deals being reported by luxury properties, especially in downtown Portland, the southwest market, and Aloha. Vacancy rates in the Washington County submarkets captured in the survey were relatively low at 4.6 percent on average, however, with Aloha at a very low 3.7 percent. Beaverton's vacancy rate was 4.7 percent, up from 2.7 percent in 2015.

The median rent in Beaverton rose from \$935/mo in 2012 to \$1,172, an increase of 25 percent according to ACS data. In Beaverton, rents averaged \$1,211 per month for a two-bedroom, one-bath unit, excluding utilities. With utilities, a household would need to earn nearly 70 percent of the MFI to afford the average two-bedroom, one-bath unit. Fifty-five percent of the city's renters do not earn enough to afford such a unit with many—20 percent—needing rents of less than half of the average. In sum, the private market is currently responding to demand at the \$75,000 renter income level and is unlikely to meet the affordability needs of at least half of the city's renters except in a significant recession.

For Sale Market

Over the last decade, Beaverton's sale prices have generally mirrored Hillsboro's—but are lower than Washington County and higher than the U.S. overall. Among all communities, sale prices decreased after the Great Recession, but started to recover in mid-2011. As of May 2019, home sale prices have surpassed post-recession prices.

Both Beaverton and Hillsboro exhibit a pre-recession "bubble" in prices, followed by a correction, with Beaverton maintaining higher prices than Hillsboro until very recently. Beaverton's average sales prices tracked very closely to the county averages expressing the scale and impact its market has on the county. Higher priced, smaller markets in Washington County exhibited the greatest volatility in single family residential sale prices.

Currently, however, there are very few homes for sale for these low-income renters who could become owners if the market represented where all homes were valued. A review of homes to purchase in Beaverton in early July found 21 listed for sale at less than \$300,000. Of these:

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 July 2017 Business Oregon Regional Competitive Industry Analysis report for Clackamas, Multnomah, and Washington Counties.

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. Fifty three percent of the total private sector employment in the state is found in this region. Historically and today, the City of Portland sits at the center of the region’s economic activity. The regional economy overall is diverse with several competitive industries including high technology, metals and machinery, professional and technical services, and outdoor gear and apparel. Among these sectors, high tech plays the largest role in the regional economy.

Between 2005 and 2015, Washington County’s economy grew faster than the other two counties in the region with 17 percent employment growth over the same period. Washington County also has the highest average annual wage in the region, \$67,003 per year.

Economic Development Market Analysis

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	482	19	1	0	-1
Arts, Entertainment, Accommodations	4,552	7,109	12	12	0
Construction	1,670	1,589	4	3	-1
Education and Health Care Services	6,591	7,982	17	14	-3
Finance, Insurance, and Real Estate	2,929	4,767	8	8	0
Information	1,429	2,512	4	4	0
Manufacturing	4,685	5,231	12	9	-3
Other Services	1,636	1,875	4	3	-1
Professional, Scientific, Management Services	6,011	14,692	16	25	9

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	1	0	0	0	0
Retail Trade	4,810	8,661	13	15	2
Transportation and Warehousing	958	830	3	1	-2
Wholesale Trade	2,087	3,232	6	6	0
Total	37,841	58,499	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:
2017 ACS 1-Year Estimates
Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	3.50
Unemployment Rate for Ages 16-24	4.97
Unemployment Rate for Ages 25-65	3.25

Table 6 - Labor Force

Alternate Data Source Name:
2017 ACS 1-Year Estimates
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 7 – Occupations by Sector

Alternate Data Source Name:
2017 ACS 1-Year Estimates
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 8 - Travel Time

Alternate Data Source Name:
2017 ACS 5-Year Estimates
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	237	989
High school graduate (includes equivalency)	0	331	0
Some college or Associate's degree	0	414	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	0	559	0

Table 9 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017 ACS 1-Year Estimates

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	131	337	863	0	516
9th to 12th grade, no diploma	0	676	757	0	205
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	409	986	839	0	833
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	177	0	0	0	0

Table 10 - Educational Attainment by Age

Alternate Data Source Name:

2017 ACS 5-Year Estimates

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	0

Table 11 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017 ACS 5-Year Estimates

Data Source Comments:

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

Jobs data were not available at the city level when this plan was produced; those data are generally regional. As shown in the tables above, workers in Beaverton are mostly employed in the Education and Health Care, representing one-fifth of all workers in the city and Professional, Scientific, Management Services, representing 15 percent of workers, industries.

Describe the workforce and infrastructure needs of the business community:

At this time CDBG funds are not expected to be used for infrastructure projects. However, additional investment in public transportation, additional parking, and the need for newer building stock for businesses in the downtown core were all identified as priorities in the 2014 Creekside District Master Plan and Implementation Strategy. Since then, many projects have been undertaken to implement this vision, but due to the slow nature of construction and redevelopment this is an ongoing process.

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.

Beaverton has a bustling economy with good jobs and a bright future. We are part of “The Silicon Forest” due to our strong technology base. We also enjoy a diverse economic base consisting of other large employment sectors, including electronic manufacturing, medical instrumentation, software development, food processing and apparel.

Beaverton is collaboratively working to retain and recruit local businesses and add value to our region’s economy. We have established a number of programs to assist our business community. Our Business Assistance Program helps existing businesses grow by providing assistance

in business planning, finance, market research, site selection, and other business education opportunities. The Workforce Development program uses a partnership model to provide workforce training.

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

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. Beaverton has few residents who are unemployed.

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 is actively involved in developing or partnering with local programs that assist in workforce development. More than a few are provided in detail here.

Worksystems Inc. (WSI) – is a 501(c) 3 non-profit organization that pursues and invests resources to improve the quality of the workforce in the City of Portland, Multnomah and Washington Counties. WSI is our region's workforce board and their goal is to design and coordinate workforce development programs and services delivered through a network of local partners to help people get the skills, training and education they need to go to work or to advance in their careers. Their partners include employers, labor groups, government, community colleges, high schools, community-based and economic development organizations.

Oregon Bioscience Association (Oregon Bio) - Oregon Bio offers a BioPro Training program which has a goal of raising the knowledge and efficiency of our local and regional bioscience workforce, thereby improving the competitiveness of the industry. Both Oregon Bio member and non-member companies are eligible to participate in the training. Many classes are four hours in length, enabling employees to work a half day. The training curriculum is based on standardized, industry-accepted curriculum and FDA requirements related to the medical device and pharmaceutical industries. Classes result in an Oregon Bio certification.

PCC Future Connect – The City of Beaverton partners with Portland Community College to host PCC Future Connect interns throughout the city departments. Future Connect participants are students who are the first in their families to attend college. The program sets them up for success by providing mentorship, internship opportunities with different employers and local jurisdictions, and individualized support as needed.

The City of Beaverton is committed to assisting its companies with their efforts to grow and expand within the city. Businesses located in or interested in relocating to Beaverton are eligible to apply for the city's *Workforce Training Assistance Program* (WTA). Applicants may receive between \$500 and \$2,500 per new hire, up to a maximum of \$20,000 per year to assist with the costs associated with training those new employees (restrictions apply; funding is set annually and is not guaranteed). The purpose of the WTA program is to promote the growth of skilled, family wage jobs in Beaverton and focuses on companies related to key target market sectors, such as electrical equipment, scientific and medical instruments, software and information services, sporting equipment and apparel, and food processing.

Although the city expects to continue using CDBG funds to provide technical assistance to micro-enterprises in Beaverton, the Community Development Department at the city has been attempting to work across divisions to help implement city wide programs for all. This includes better communication and understanding of programs offered at the city, and how CDBG may play a part in those activities.

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 city participates in Greater Portland Inc (GPI), which provides support and services to companies seeking to relocate or expand in Greater Portland, a region that spans two states and seven counties. A true public-private partnership model, GPI is supported by 90 public-sector partners and private investors who are committed to advancing regional economic development through job growth and investment.

There are no economic development initiatives at this time that will be coordinated with the Consolidated Plan.

The 2019 GPI Work Plan is underway and does impact the region from an economic growth perspective with an emphasis on strengthening business development.

Discussion

Please see above.

EnVision Centers

The City of Beaverton has consulted with Washington County about the possibility of using the EnVision Center model proposed by HUD. Washington County determined with their Housing Authority that EnVision Centers are not a realistic goal for the consortium in this cycle of the Consolidated Plan

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 percent of income on housing costs and severe cost burden is defined as a household spending more than 50 percent of income on housing costs.

The highest rates of housing burden exist in the central and southeast Census tracts, where there are also clusters of Hispanic residents (predominately of Mexican origin).

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

Racially and ethnically concentrated areas of poverty, or R/ECAPs, indicate areas with very high poverty rates (more than 40% for individuals) and that are more than half Non-White and Hispanic residents. Beaverton does not contain any of these HUD designated R/ECAP areas.

Beaverton's racial and ethnic distribution is similar to the county overall, with a non-Hispanic White proportion of 65 percent (v. the county at 70%); a Hispanic population of 16 percent (same as the county overall); and an Asian population of 11 percent (v. 9% for the county).

Many neighborhoods reflect the diversity of the city overall; however, the map shown below indicates a higher proportion of Hispanic residents in the central parts of the city and Asian/Pacific Islander residents in the northwest.

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

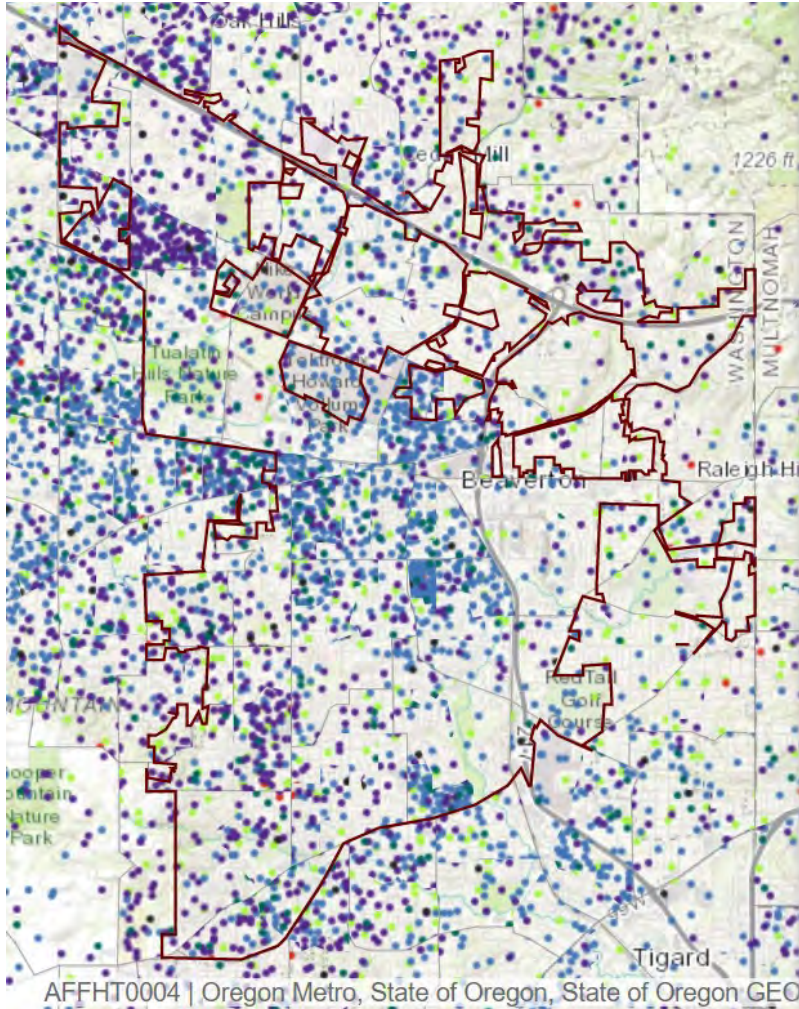
N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A



Map Info

Legend

TOC

Jurisdiction



Demographics 2010

1 Dot = 10 People



Black, Non-Hispanic



Native American, Non-Hispanic



Asian/Pacific Islander, Non-Hispanic



Hispanic



Other, Non-Hispanic



Multi-racial, Non-Hispanic

TRACT



R/ECAP



Racial and Ethnic Concentrations, Beaverton

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 issues of 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 Washington County. For households with incomes over \$75,000 the rate of broadband access is 96 percent. This compares to 69 percent for households’ incomes of less than \$10,000 per year, and 64 percent for those earning \$10,000 to \$20,00

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

According to the Federal Communications Commission, Beaverton has at least four fixed providers in the area and has high rates of broadband access. City of Beaverton buildings are also equipped with fiber-optic infrastructure allowing for full broadband access and management. At this point in time, the City of Beaverton has no intention to offer broadband connectivity beyond City of Beaverton owned offices.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

According to Natural Hazard Mitigation Plan draft issued in 2016, Washington County has risk of drought, earthquake, flood, landslides, volcano, wildland fire, with the most significant risks including drought (and related fires), earthquake, and flooding.

Effects of drought. The environmental and economic consequences resulting from prolonged droughts can be significant, especially for the agricultural sector and in rural areas. Other water-dependent industries, including high tech, are affected to drought through conservation measures such as water rate increases and rationing.

A 2015 Hazard Analysis rated the County as having a “moderate” vulnerability to drought hazards, meaning between 1-10 percent of the region’s population or assets would be affected by a major drought emergency or disaster.

Earthquake. Washington County has a high-risk profile for earthquakes. A 2015 Hazard Analysis rated the County as having a “high” vulnerability to earthquake hazards, meaning more than 10 percent of the region’s population or assets would be affected by a major disaster; this rating has increased since the previous plan. A DOGAMI report estimates that Washington County could experience direct economic losses of more than \$1 billion with a significant earthquake.

In 2007, DOGAMI completed a rapid visual screening (RVS) of educational and emergency facilities in communities across Oregon, as directed by the Oregon Legislature in Senate Bill 2 (2005). RVS is a technique used by FEMA to identify, inventory, and rank buildings that are potentially vulnerable to seismic events.⁸ DOGAMI ranked each building surveyed with a ‘low,’ ‘moderate,’ ‘high,’ or ‘very high’ potential for collapse in the event of an earthquake. DOGAMI surveyed 165 buildings in Washington County, including the incorporated cities. Facilities within unincorporated Washington County and the cities of Hillsboro and Tigard and with at least one building with a ‘very high’ or ‘high’ potential.

Flood. The principal types of flood that occur in Washington County are riverine floods and urban floods.

In the event of a disaster the jurisdictions will consider exercising the recapture and reallocation provision of unspent CDBG funds. These funds will be allocated to fill the gaps in resources that have been identified by emergency management departments of each respective jurisdiction that will comply with the objectives of the Consolidated and Annual Action Plans for expedient use. CDBG contracts will contain language that informs the sub-recipient of a potential recapture in the event of disaster.

Under §570.200(a)(3) and §570.484 grantees must certify that not less than 70 percent of the aggregate of CDBG expenditures shall be for activities that benefit low- and moderate-income persons under §570.208(a), §570.208(d)(5) or (6), or §570.483(b). In the case of a disaster where CDBG funds would be

utilized, the calculation of meeting the national objectives for low/mod income benefit will be based on a three-year timeframe as allowed by the HUD regulations. This will be reflected in the City of Beaverton's CDBG certification submitted to HUD.

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 the Climate Action Plan adopted by the City of Beaverton in 2019 “the impacts of climate change will fall disproportionately on low-income populations and people of color.” For lower-income homeowners, energy efficiency upgrades and property weatherization can be prohibitively expensive to combat the effects of a natural disaster and climate change. Fortunately, there are income qualified services available through Community Action and Energy Trust of Oregon. Energy Trust also offers cash incentives to multifamily property owners for the installation of qualified energy efficient equipment that can help lower energy bills, reduce operating costs and provide education to renters. The City of Beaverton is in the process of implementing a pilot program in 2019 to provide assistance to weatherize low-income housing.

Climate change will likely increase the number of natural disaster events that cause trauma to an individual which can leave them feeling vulnerable and helpless. Washington County's Health and Human Services department has developed a trauma-informed care framework that integrates trauma awareness into policies, procedures and standard practices. Trauma-informed care recognizes the impact trauma can have on an individual's ability to access services, and trains practitioners on how to offer trauma informed support. Washington County also has programs looking at shifts in communicable diseases, mosquito control and respiratory health. The City of Beaverton supported the launch of the LISTOS (Spanish for “Ready”) in Washington County, which is a culturally adapted disaster preparedness curriculum for Spanish speakers, now taught across the county and once a year in Beaverton.

Just as lower-income families and communities of color are more likely to be exposed to risks of extreme weather, they are also more likely to be exposed to health challenges given their limited access to health care. Climate change related health impacts can include heat related illness, increased instances of cardiovascular and respiratory disease resulting from air pollution (including mortality, increased occurrence of vector- and water-borne diseases), increased injury and loss of life due to severe storms and flooding, and stress and mental trauma resulting from loss of livelihood, property loss and displacement.

While the City of Beaverton has not done specific analysis of vulnerability of low income housing to drought, earthquakes, and flood as you can see above the city is moving forward with the assumption that these natural disasters will disproportionately impact low income households and taking steps to better serve these communities as we prepare for the impacts of climate change and potential natural disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Analyses persistently demonstrate that some population groups, including most communities of color and people with disabilities, experience disproportionately high housing cost burdens, are less likely to be homeowners, are disproportionately represented in the criminal justice system, have a school achievement gap and experience other disparities relative to health, wellbeing, wealth, income and life outcomes. In deciding on priorities, the County sought opportunities to address persistent historic imbalances, consider systemic causes and advance a more equitable and fair housing system.

Guiding principles. The development of objectives and priority needs for the Strategic Plan was guided by:

- 1) The relative urgency of the need. For example, Washington County has assigned a high priority to projects that help address the needs of homeless persons by fulfilling the Ten Year Homeless Plan.
- 2) The ability to leverage resources to address needs. The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.
- 3) The relative size of the need. By the numbers, the greatest housing needs are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.
- 4) The relative likelihood of the marketplace to address needs. As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.
- 5) The existing capacity of Washington County housing providers. Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County considered the types of housing that fall within the collective capacity of local housing providers to produce.

6) The availability of new resources to support the development of affordable housing in Washington County. During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by the voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also stipulate funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by fund essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

Narrative (Optional)

During the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the following priority needs. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used.

Housing Priorities

Increase the inventory of deeply affordable rental housing in good condition

Increase the inventory of accessible and visitable housing with appropriate services to serve persons with disabilities and elderly, including those exiting or at risk of homelessness

Improve the quality of affordable ownership housing in good condition and with accessibility features

Improve access to ownership for low to moderate-income households through homebuyer assistance programs/products and by helping increase the affordable ownership inventory.

Expand affordable housing opportunities in urban, suburban, rural settings

Neighborhood and Community Development Priorities

Expanded transit to better serve persons with disabilities, elderly, and those without a car

Provide employment support for low-income, marginalized community members such as persons who are justice involved and homeless or at-risk of becoming homeless, including at-risk youth

Expand inventory of facilities serving people experiencing homelessness, including shelters, transitional housing, and areas with storage/shower/bathing options

Provide economic empowerment opportunities to low and extremely low income households via tools such as incubators, microenterprise assistance, and wrap around workforce training.

Support household stabilization and displacement mitigation strategies for households at-risk of displacement.

Invest in public infrastructure and facilities that stabilize communities and support a variety of community needs and cultures

Public Service Priorities

Provide a vast array of supportive services through public services activities that are prioritized for supporting A Road Home or align with CDBG Non-Housing objectives created to meet the needs of our low-income community.

Support workforce training for low-income households, households living in regulated housing and those identified through homeless mitigation activities.

Support educational and outreach activities focused on landlord/tenant and fair housing activities

Special Needs & Populations Priorities

Elderly and frail elderly

Persons with physical, cognitive, and developmental disabilities

Persons with mental illness and substance abuse challenges; this includes those who are also justice involved

Adults and/or youth at-risk and experiencing homelessness, including youth leaving the foster system.

Large families

Agricultural workers and families

Extremely low and very low households

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,537	98,250	230,517	1,031,304	230,517	These Funds are projection of five year expectations and include public service and admin cap requirementsn

Table 14 - Anticipated Resources

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 to match with CDBG at the time of this writing. However, should federal grants become available that will supplement strategic priorities then they will be considered, and if applicable, applied for to leverage CDBG funds. The only other way that the city determines if other funds are used to leverage our CDBG funds is when sub-recipients apply for city CDBG funds. In the

application is a request for a budget that outlines where all other sources of funding comes from that the sub-recipient will use to carry out their program.

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

The city purchased the Longhorn Childcare Center in 2004 using the HUD Section 108 Loan, and plans to continue leasing it to Community Action through 2020. The city also has 19 affordable homes in its inventory that was added by partnering with Proud Ground. These homes will continue to remain affordable for the next homeowner (should the current homeowners choose to sell). The city expects to add three more homes to the inventory by June 2020 for a total of seven affordable homes located in Beaverton under the land trust model.

Discussion

The City is always looking for new and creative ways to create opportunities for the low-moderate income community. The City is currently moving forward with the Metro Affordable Housing Bond, which allocates 31 million dollars for the creation of affordable housing for those at 80% AMI and below. Through these projects, local non-profit service providers will be selected to provide high-need residents with supportive services. Additionally these projects are projected to have a job training and out reach component.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Adelante Mujeres	Subrecipient	Economic Development	
Boys and Girls Aid	Subrecipient	Economic Development	
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING	Subrecipient	Non-homeless special needs public services	
Community Action	Subrecipient	Homelessness	
Ecumenical Ministries c/o First Baptist Church	Subrecipient	Homelessness	
Good Neighbor Center	Subrecipient	Homelessness	
Proud Ground	Subrecipient	Ownership	
Rebuilding Together	Subrecipient	Ownership	
Unlimited Choices		Ownership	
Willamette West Habitat for Humanity	Subrecipient	Ownership	
Micro Enterprise Services of Oregon	Subrecipient	Economic Development Ownership	

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City, as a member of the Washington County Consortium which includes the City of Hillsboro and partner organizations such as the Housing and Supportive Services Network of Washington County, Coalition of Housing Advocates work to coordinate the administration of limited federal funds. This coordination of housing and service providers address the needs of low- and moderate-income persons and communities in Hillsboro.

The gaps in the institutional delivery system are those resulting from the growing needs in our community and the limited funds available.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
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			
	X	X	

Table 16 - Homeless Prevention Services Summary

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 Continuum of Care (CoC) is a coordinated entry system for people experiencing homelessness administered through Community Action. Through this network homeless individuals are connected not just with housing services, but any other needs identified throughout the process. The City of Beaverton has historically funded Community Action’s emergency rental assistance and the County also funds Community Action.

While there are nonprofits and service providers in Washington County that specifically serve populations with HIV/AIDS, they have not historically applied for City of Beaverton CDBG funding. The city also offers social services grants that these nonprofits are eligible for as well. Washington County

Health and Human Services has a HIV/STI Program is currently expanding their STI screening services at clinics in Hillsboro and Beaverton. The Cascade AIDS Project supports folks who are HIV+ and the LGBTQ+ community with compassionate healthcare and housing services regionally. Both of these programs recently presented at the HSSN (Housing & Supportive Services Network) meeting which the City of Beaverton CDBG staff regularly attend and both resources are included

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

An overview of strengths and gaps of the service delivery system was gained through resident focus groups with residents representing a variety of special needs populations. Please see above for input from homeless adults and at-risk and homeless youth. **Community Corrections** Participants in this focus group had a wide discussion of housing choice, access to opportunity, law enforcement, prosecutors, and Washington County's probation system which hinders rather than helps reentry into the community. Criminal history is the primary barrier to housing followed by the cost of securing housing (e.g., deposits, first and last month rent). Most did not express difficulty finding employment, but did share that mandatory, fixed, probation requirements, often led to job loss, as newly employed must request time off to attend meetings, classes, etc. There is an opportunity to explore joint probation/housing programming that rewards progress toward goals and living as responsible, contributing members of society. This population needs hope. **Residents with Mental Illness** Residents with mental illness and/or a history of addiction participated in this group convened by Sequoia and included residents of peer-supported group living homes and residents of subsidized housing with supportive services. All value their case managers and the role they play in helping live independently. With respect to supportive services and other program providers, participants described a need for training trauma-informed care and increased knowledge of best practices in providing care to mentally ill. Many residents expressed the desire to have pets, suggesting a need for emotional support. Educating this population about fair housing rights and considering the value of pets in housing program design is indicated. **Seniors** Managing rising housing costs on fixed incomes is the primary concern of seniors who own their homes or live in market-rate rental housing. Waitlists low-income senior housing may be longer than their life expectancy, especially if they need a ground floor unit. Moderate income seniors have no options for help. If property tax deferrals are available to seniors, none are aware of such a program. Not surprisingly, those living in income-based senior housing are not worried about housing costs. A lack of access to transportation is a significant challenge for most seniors. Those who no longer drive primarily rely on rides with friends to get around. Bus service and in these communities is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical appointments, senior centers). Where there is service, how to plan a trip is not intuitive. Accessing TriMet Lift can be intimidating—tests administered in Portland—and inconvenient—a two-hour window for arrival/pickup.

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

An overview of strengths and gaps of the service delivery system was gained through resident focus groups with residents representing a variety of special needs populations. The summary of strategy for overcoming these gaps is a part of the above discussions. Please see above for input

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Implements a Road Home	2020	2024	Homeless			CDBG: \$312,500	Homeless Person Overnight Shelter: 800 Persons Assisted
2	Homebuyer Programs	2020	2024	Affordable Housing			CDBG: \$1,100,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing			CDBG: \$1,225,000	Homeowner Housing Rehabilitated: 182 Household Housing Unit
4	Supportive Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$287,500	Public service activities for Low/Moderate Income Housing Benefit: 800 Households Assisted
5	Micro Enterprise Technical Assistance	2020	2024	Non-Housing Community Development			CDBG: \$598,385	Businesses assisted: 325 Businesses Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Implements a Road Home
	Goal Description	A Road Home is fka as the Ten-Year Plan to End Homelessness. It's goal is to decrease and end homelessness
2	Goal Name	Homebuyer Programs
	Goal Description	The goal is to provide support for affordable homeownership opportunities through the community land trust model.
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	Emergency repair and accessibility adaption features
4	Goal Name	Supportive Services
	Goal Description	Services to support shelters for homeless youth, families, emergency rent and low income housing tenant services
5	Goal Name	Micro Enterprise Technical Assistance
	Goal Description	Assistance in the retention, creation and trouble-shooting micro-businesses

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)

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

Washington County and the City of Beaverton have initiated discussions with the City of Portland on a possible partnership utilizing their services through the Lead Hazard Controls and Healthy Homes Grant. The City of Beaverton uses CDBG to fund sub-recipients who perform minor rehabilitation work on owner occupied homes

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

Subrecipients who provide rehabilitation services verify the construction date for each project undertaken via county records. If the dwelling was built prior to 1978 federal lead based paint renovation standards are followed and back up documentation is required at the time of invoicing prior to any payment being made.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Washington County is known as the economic engine of the state. It is home to several prominent high-tech companies, including Intel, Tektronix and IBM, as well as the headquarters for both Nike and Columbia Sportswear. Washington County has the highest annual average wage in the state. The County's median family income (MFI) is around \$87,000. However, there are 75,000 households earning below 50 percent MFI (or below approximately \$44,000 annually). Oregon Employment Department data reports the second lowest unemployment rates in the state of Oregon at 3.4 percent which is a more than 2 percentage point drop from reported figure since the last Consolidated Plan (5.6%). The county's unemployment rate follows only behind Hood River County. Despite this, a significant and growing number of Washington County residents are struggling to afford their family's basic needs. While poverty rates have dropped significantly from 12.4 percent in the last Consolidated Plan to 8 percent (based on 2017 ACS data), there are still nearly 46,000 individuals living in poverty. Approximately 13 percent of Beaverton households live in poverty and 11 percent of Hillsboro households live in poverty.

How are the Jurisdiction 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, 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.

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

The Policy Advisory Board (PAB), appointed by the Board of County Commissioners, includes representatives of cities within the County. The PAB reviews and approves projects for funding, recommends policies pertaining to the Community Development and Affordable Housing 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 PAB meets monthly.

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 implementation of A Road Home: A Community Plan to Prevent and End Homelessness and the Continuum of Care. It meets monthly and is staffed by the Department of Housing Services.

The Anti-Poverty Work Group continues to meet monthly and is staffed by Community Action to coordinate implementation of the Anti-Poverty Strategy.

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 is a seasoned provider of CDBG funding having first been awarded over 20 years ago. The city is audited annually by an independent firm, which also audits the city's CDBG program to the federal Office of Management and Budget's (OMB) applicable interpretations of the Code of Federal Regulations. The city was also audited by HUD in 2015. Both audits reviewed the city's processes for ensuring compliance. The city's monitoring plan for CDBG Subrecipient compliance has been reviewed by OMB and HUD staff.

The monitoring processes 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 that can be duplicated.

Monitoring will be conducted based on budget and parameters set by the City to assess risk at various levels and under different circumstances. While the City would like to conduct annual site visits with each organization under agreement, the City's entitlement administration budget will not support this approach. The City shall seeks to complete the following site visits annually as determined by the following criteria: All Activities requiring City Council Approval, currently the budget threshold is \$100,000, typically our Homeownership Program, annually; At least one Housing Rehabilitation Activity, annually; At least one Economic Development Activity, annually; Any Subrecipient not under an agreement during the previous three years; One Public Services Activity at least once every four years; At a time of the City's discretion if a sub-recipient seems to be non-performing, not adhering to requirements or is reported in a negative way by a member of the public. Monitoring is tentially conducted at the place of business.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,537	98,250	230,517	1,031,304	230,517	These Funds are projection of five year expectations and include public service and admin cap requirements

Table 18 - Expected Resources – Priority Table

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

The city is not planning to utilize other federal funds to match with CDBG at the time of this writing. However, should federal grants become

available that will supplement strategic priorities then they will be considered, and if applicable, applied for to leverage CDBG funds. The only other way that the city determines if other funds are used to leverage our CDBG funds is when sub-recipients apply for city CDBG funds. In the application is a request for a budget that outlines where all other sources of funding comes from that the sub-recipient will use to carry out their program.

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 purchased the Longhorn Childcare Center in 2004 using the HUD Section 108 Loan, and plans to continue leasing it to Community Action through 2020. The city also has 19 affordable homes in its inventory that was added by partnering with Proud Ground. These homes will continue to remain affordable for the next homeowner (should the current homeowners choose to sell). The city expects to add three more homes to the inventory by June 2020 for a total of seven affordable homes located in Beaverton under the land trust model.

Discussion

The City is always looking for new and creative ways to create opportunities for the low-moderate income community. The City is currently moving forward with the Metro Affordable Housing Bond, which allocates 31 million dollars for the creation of affordable housing for those at 80% AMI and below. Through these projects, local non-profit service providers will be selected to provide high-need residents with supportive services. Additionally these projects are projected to have a job training and out reach component.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Implements a Road Home	2020	2024	Homeless			CDBG: \$625,000	Homelessness Prevention: 160 Persons Assisted
2	Homebuyer Programs	2020	2024	Affordable Housing			CDBG: \$220,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Owner Occupied Housing Rehabilitation	2020	2024	Affordable Housing			CDBG: \$245,000	Homeowner Housing Rehabilitated: 36 Household Housing Unit
4	Supportive Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$57,500	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
5	Micro Enterprise Technical Assistance	2020	2024	Non-Housing Community Development			CDBG: \$119,677	Businesses assisted: 65 Businesses Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Implements a Road Home
	Goal Description	
2	Goal Name	Homebuyer Programs
	Goal Description	
3	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	
4	Goal Name	Supportive Services
	Goal Description	
5	Goal Name	Micro Enterprise Technical Assistance
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Beaverton will continue to utilize the CDBG program to help alleviate homelessness and help those experiencing homelessness, provide needed public services to families, assist first time homebuyers with purchase subsidies to successfully gain access into neighborhoods that have previously been unattainable, rehabilitate existing housing, and fund the microenterprise technical assistance model that assists in job creation and skills training. The City of Beaverton continues to be open to creating new relationships with partners that plan to benefit the City of Beaverton populations, while retaining existing partnerships that are working well.

#	Project Name
1	Rebuilding Together
2	Good Neighbor Center
3	Community Action Emergency Rent
4	Ecumenical Ministries of Oregon
5	Community Partners for Affordable Housing
6	Adelante Mujeres
7	Micro Enterprises of Oregon
8	Unlimited Choices
9	Community Action Home Repair
10	Habitat for Humanity

Table 20 – Project Information

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

The city utilizes the HUD annual allocation for:

Up to 20% for Administration Costs

- Up to 15% for Public Services
- The remainder is split between homeownership, homeowner rehabilitation, economic development, a reserve in the event one of our public facilities needs repair and an emergency fund in the event an unexpected, urgent request from a sub-recipients. Obstacles include conducting outreach to low income communities to ensure they know services are available, service overlap, and need that far surpasses the resources available. To combat these obstacles the city asks subrecipients in their application about their outreach methods, how they coordinate with other local service providers, and how they address growing demand and evaluate applications based on question answers. The city also participates in several work

groups and committees that discuss service provision best practices and innovative strategies to address these challenges.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rebuilding Together
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	20,000
	Description	Emergency home repair projects for low-mod income homeowners
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 low mod homeowners in need of emergency repair
	Location Description	
	Planned Activities	Rehab
2	Project Name	Good Neighbor Center
	Target Area	
	Goals Supported	Implements a Road Home
	Needs Addressed	
	Funding	17,500
	Description	Family Shelter
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	53 individuals at shelter
	Location Description	
	Planned Activities	provide shelter
3	Project Name	Community Action Emergency Rent
	Target Area	
	Goals Supported	Supportive Services
	Needs Addressed	
	Funding	40,000
	Description	Emergency Rent
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	170 low-mod households
	Location Description	
	Planned Activities	emergency rent
4	Project Name	Ecumenical Ministries of Oregon
	Target Area	
	Goals Supported	Implements a Road Home
	Needs Addressed	
	Funding	20,000
	Description	temporary homes for unaccompanied youth finishing high school
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	12 youth placed with families
	Location Description	
	Planned Activities	placement of unaccompanied youth
5	Project Name	Community Partners for Affordable Housing
	Target Area	
	Goals Supported	Supportive Services
	Needs Addressed	
	Funding	17,500
	Description	Supportive Services for residents of affordable housing
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	150 residents supported
	Location Description	
	Planned Activities	Supportive Services
6	Project Name	Adelante Mujeres
	Target Area	
	Goals Supported	Micro Enterprise Technical Assistance
	Needs Addressed	
	Funding	37,452
	Description	Micro Enterprise business retention and creation
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	20 individuals assisted with job retention/creation
	Location Description	
	Planned Activities	job retention/creation
7	Project Name	Micro Enterprises of Oregon
	Target Area	
	Goals Supported	Micro Enterprise Technical Assistance
	Needs Addressed	
	Funding	82,225
	Description	micro enterprise business retention/creation
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 persons with retention/creation of micro enterprise businesses
	Location Description	
	Planned Activities	retention/creation of businesses
8	Project Name	Unlimited Choices
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	81,000
	Description	mend a home and adapt a home
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	25 homeowners low mod homeowners with emergency repair and/or handicapped adaptations needed
	Location Description	
	Planned Activities	emergency repair and/or handicapped adaptations needed
9	Project Name	Community Action Home Repair
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	100,000
	Description	Emergency Home Repair
	Target Date	6/30/0021
	Estimate the number and type of families that will benefit from the proposed activities	32 low mod homeowner emergency repair
	Location Description	
	Planned Activities	low mod homeowner emergency repair
10	Project Name	Habitat for Humanity
	Target Area	
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	44,000
	Description	Emergency Low Mod Home Repair
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	5 low mod households for emergency re-roof repair
	Location Description	
	Planned Activities	low mod homeowner emergency repair

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 allocated within Beaverton City Limits

Geographic Distribution

Target Area	Percentage of Funds
City of Beaverton	100%

Table 21 - Geographic Distribution

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.

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, evaluate and reduce lead-based paint hazards, 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 and Washington County are currently actively exploring a partnership with the City of Portland's Healthy Homes Lead Grant to see if it's feasible. This would benefit low and moderate income homeowners in pre-1978 homes who have children under the age of 6.

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 increasing income for low income families via microenterprise. 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 and the Coalition of Housing Advocates (CHA), to name only a few. The City of Beaverton is known for being one of the most diverse cities in the state, and makes it a top priority to conduct culturally specific community engagement. A robust translation program and multi-lingual events are a source of pride . CDBG (and other) funded programs and events are advertised and held in several languages with the intent of reaching all community members. 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. One such effort is the creation of the Housing Implementation Team which is staffed by various departments, citywide. This team includes planning, economic development, community development, public involvement, communication and community services, as well as the Beaverton Police Department. 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 Metro Affordable Bond, the city has strived to strengthen relationships with affordable housing developers and general contractors, with the end goal of increasing participation of minority and women owned subcontracting firms. 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 women and minority owned subcontractors participation in affordable housing development.

Discussion

Through the locally funded affordable housing bond, Washington County (Beaverton, Hillsboro and Washington County's Office of Community Development) has 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 agencies, 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. Requirements to employ MWESBDV (COBID) firms are in place. 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 AA Plans.

Program Specific Requirements

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

Introduction

The annual allocation of CDBG funds that the city receives from HUD is planned for benefitting low-to-moderate income individuals. The city plans to use CDBG funds to benefit 100% of Beaverton’s low-to-moderate income residents. Program income that is received by the city will be re-allocated to continue to benefit low-to-moderate income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	98,250
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:	98,250

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 2020-21, but the city goal is 100%.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2017 ACS 1-Year Estimates
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, citizenship, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics.
	What was the purpose for developing this data set? (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017 ACS 1-Year Estimates
	Briefly describe the methodology for the data collection. Sent to approximately 295,000 addresses monthly (or 3.5 million per year), it is the largest household survey that the Census Bureau administers.
	Describe the total population from which the sample was taken. Representative Sample
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Representative Sample
2	Data Source Name 2017 ACS 5-Year Estimates
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, citizenship, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics.

<p>What was the purpose for developing this data set?</p> <p>(ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017</p>
<p>Briefly describe the methodology for the data collection.</p> <p>Sent to approximately 295,000 addresses monthly (or 3.5 million per year), it is the largest household survey that the Census Bureau administers</p>
<p>Describe the total population from which the sample was taken.</p> <p>Representative Sample.</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Representative Sample.</p>

SECTION III.

HILLSBORO CDBG CONSOLIDATED PLAN



Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document is the Five-year Consolidated Plan for the City of 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).

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 stipulate 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 document combines the Five-year Strategic Plan with the 2020 Action Plan for the City of Hillsboro.

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

The development of objectives was guided by:

- 1) *The relative urgency of the need.* For example, Washington County has assigned a high priority to projects that help address the needs of homeless persons by fulfilling the Ten Year Homeless Plan. Hillsboro has assigned affordable housing as a high priority to projects that help address the lack of affordable housing.
- 2) *The ability to leverage resources to address needs.* The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.
- 3) *The relative size of the need.* By the numbers, the greatest housing needs in Hillsboro are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.

4) *The relative likelihood of the marketplace to address needs.* As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.

5) *The existing capacity of Washington County housing providers.* Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County [WU1] considered the types of housing that fall within the collective capacity of local housing providers to produce.

6) *The availability of new resources to support the development of affordable housing in Washington County.* During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by the voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also stipulate funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by fund essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

Following this framework, during the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the following priority needs. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used—e.g., due to federal regulations, CDBG may be better used to support community development activities.

3. Evaluation of past performance

The City of Hillsboro is in its second year as an Entitlement Community with the U.S. Department Housing and Urban Development (HUD) as a recipient of Community Development Block Grant (CDBG) funds. As a member of the Washington County Consortium (WCC), along with the County's Office of Community Development and the City of Beaverton, the City of Hillsboro operated under the 2015-2020 Consolidated Plan and based its evaluation of past performance from the most recent Consolidated Annual Performance & Evaluation Report (CAPER). The CAPER reflects the first year of the City's CDBG funded activities representing the fourth year of the five-year consolidated planning cycle.

In the first year as a CDBG Entitlement Community, the City funded four local organizations to carry out two housing, one public improvement, and one fair housing activities. The City funded a housing acquisition program benefiting four new low- and moderate-income homeowners in Hillsboro. These

homes remain affordable for the next low- and moderate-income families under the Community Land Trust model. The City's other housing program rehabilitated 16 homes by providing grants up to \$10,000 for home repair and accessibility needs. Both of these programs were successful in meeting their stated goal. The City's fair housing activity worked towards the "Strategy Area I: Awareness, Information, and Training" goal of our Fair Housing Plan by hosting a fair housing presentation targeted to the City's planning and community development departments, directors, and managers, and boards and commission members. The City also hosted the Anywhere But Here display during Fair Housing Month at the Hillsboro Civic Center. These activities were well received and will continue to inform staff and the public about the role of Fair Housing in our community. The City's public improvement project encountered delays in completing the activity by close of the first program year. Although the accomplishments will be reported in the following CAPER, the City plans to reevaluate its project selection process in order to assure selected projects are completed in a timely manner.

4. Summary of citizen participation process and consultation process

The development of the 2020-2024 Consolidated Plan has been an exciting opportunity to engage the community, leaders, city/county departments, and non-profit agencies in understanding the needs of the community. Beginning in December 2018, the Washington County Consortia scheduled monthly meetings with a selected group of individuals who represent the local governments, non-profits, health care, and the educational system.

These meetings have brought forth consultations both before the Work Group and with Staff. They have included:

- Community Action
- Community Corrections
- Kaiser Permanente
- Virginia Garcia Clinic
- Housing Authority of Washington County
- Continuum of Care
- Community Corrections
- WorkSystems
- Metro Bond
- Homeownership
- 211info
- School Districts
- Department of Human Services

In addition to consultations, Washington County and its partners contracted with the Coalition of Communities of Color (CCC) to understand eleven focus groups to better understand the

housing/community development needs of people of color as well as their experiences with housing discrimination (to inform the Analysis of Impediments).

A total of 105 people participated in those focus groups representing the following demographics:

- 19 percent were African American; 25 percent Latino/a/x; 21 percent Asian American; 11 percent Native Hawaiian/Pacific Islander; 9 percent Eastern European; 3 percent Middle Eastern; 1 percent White; 2 percent race/national origin unknown.
- Six percent in attendance had a disability;
- 64 percent of participants rent; 29 percent were owners; 7 percent were precariously housed.
- 34 percent had a college degree; 23 percent held advanced or professional degrees; 16 percent had a high school diploma; 12 percent had less than a high school diploma.
- 32 percent were from the City of Beaverton; 21 percent from Hillsboro; and the balance lived in other areas within Washington County.

Focus groups were also conducted with residents most vulnerable to housing barriers and most likely to experience housing discrimination, based on fair housing complaints and legal cases.

The target populations and focus group hosts included:

- Homeless adults at Sunrise (9 participants);
- At-risk and homeless youth at Homeplate (9 participants);
- Residents serving time in Washington County Community Corrections (10 participants);
- Residents with mental illness served by Sequoia (10 participants);
- Seniors at the Marjorie Stewart Senior Community Center (8 participants);
- Seniors at the Juanita Pohl Center (5 participants); and
- Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants).

These consultations and focus groups, in addition to the quantitative data collected for the Housing Market Analysis, provided the framework for the development of the Priority Needs and Goals.

By encouraging Community Participation, engaging our local leaders including the Policy Advisory Board and the Board of County Commissioners, we are able to obtain input and guidance from a large group of individuals.

5. Summary of public comments

The City of Hillsboro did not receive any public comments during the public comment period.

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

All comments and views were accepted and considered in development of this plan.

7. Summary

See above.

The Process

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

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

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

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

Table 1– Responsible Agencies

Narrative

The City of Hillsboro is a Community Development Block Grant (CDBG) Entitlement Community that provides for the receipt of CDBG funds which are used 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 of the lead agency in the HOME Consortium and is the lead agency in the development of the 2020-2024 Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Hillsboro strives to connect with all entities in our 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(l)).

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 through its annual Community Service Grants funding program. In the most recent funding cycle, the following housing and health service non-profit providers have supported: Albertina Kerr Centers Foundation, Bienestar, Boys & Girls Aid, Cascade Aids Project, Community Action, Domestic Violence Resource Center, Homeless Connect, HomePlate Youth Services, Impact NW, Lifeworks NW, Open Door Counseling Center, Proud Ground, Rebuilding Together Washington County, and Virginia Garcia.

In 2018, the City funded \$300,000 in gap financing for the development of Willow Creek Crossing Apartments in partnership with the Housing Authority of Washington County and several local and state sources.

The City also works closely with the Housing Authority of Washington County to identify new opportunities for the development of affordable housing in Hillsboro and partners on the implementation of the Metro Bond, a \$652 million affordable housing bond measure. Furthermore, City staff continues to partner with affordable and private housing developers such as Proud Ground and Habitat for Humanity.

Finally, City staff works with numerous private and non-profit health, mental health, and service agencies to find opportunities to coordinate the support of residents of low-income and affordable housing. The City is a member of the Housing and Supportive Services Network and regularly attends its monthly meetings as well as a participating member of the Coalition of Housing Advocates comprised of other local jurisdictions and housing advocates.

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

Washington County Office of Community Development consulted with the Housing and Supportive Services Network (HSSN), the Continuum of Care (CoC) body for the region, 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. Additionally, the HSSN and Washington County Department of Housing Services staff were an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis and linking the Consolidated Plan with *A Road Home: Community Plan to Prevent and End Homelessness*, the County's Plan to Prevent and End Homelessness and in developing the Homelessness Strategy.

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, as the lead agency for the Consortia, consulted with the HSSN, the Continuum of Care (CoC) body for the region. These consultations helped to identify the current needs of people experiencing homelessness (specifically chronically homeless individuals and families, families with children, and veterans) and persons at-risk of homelessness with the Consolidated Plan Work Group. The HSSN as well as Washington County Department of Housing Services staff have served an integral part of the Consolidated Planning process in providing data for the Housing Needs Assessment and Market Analysis, providing information on linking the Consolidated Plan with the Ten Year Plan to End Homelessness and in developing the Homelessness Strategy. The work of the Anti-Poverty Work Group has also served in developing the Anti-Poverty Strategy for the 2020-2024 Consolidated Plan. For unaccompanied youth, Washington County brought in the Boys and Girls Aid Society to present to the Consolidated Plan Work Group on the needs and challenges facing homeless unaccompanied youth in Washington County. For public institutions potentially discharging individuals into homelessness, Washington County brought in the Washington County Department of Community Corrections to discuss the challenges facing offenders exiting incarceration in dire need of housing and services in Washington County. The Department of Community Corrections was also a participating member of the Consolidated Plan Work Group and provided substantial data on the needs of ex-offenders in Washington County.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	HomePlate
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Washington County Department of Housing Services	There are high priority needs in the Strategic Plan for goals that address a strategy in A Road Home.
2019 PIT Homeless Count	Washington County Department of Housing Services	Washington County prioritizes CDBG public services projects that implement a strategy in A Road Home.
Economic Industry Reports	Business Oregon	Washington County is proposing a CDBG funded Employment strategy to assist those at the lowest income levels to find pathways to greater economic empowerment.
Comprehensive Economic Development Strategy	Greater Portland 20/20	Washington County is proposing a CDBG funded Employment strategy to assist those at the lowest income levels to find pathways to greater economic empowerment.
Analysis of Impediments to Fair Housing Choice	Washington County, Beaverton, Hillsboro	The Analysis of Impediments has been completed and is attached to this Consolidated Plan.
Administrative Plan and Five-year 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).
A Road Home: Community Plan to Prevent and End Homelessness	Washington County Office of Community Development	Many high priority needs identified in the Strategic Plan align with goals outlined in with this plan to prevent and end homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Oregon Statewide Housing Plan	Oregon Housing and Community Services	Washington County will also support both rental and homeownership projects for those below 80% MFI.

Table 3– Other local / regional / federal planning efforts

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 has very strong individual forms of government. By communicating with representatives from Multnomah County, Clackamas County, and Metro, we assure that coordination between our agencies results in the maximization of resources, both human and financial. One of the ways in which we do regional collaboration is through the Regional Fair Housing Collaborative. Multnomah, Clackamas, Clark, and Washington County are represented as are the cities of Gresham, Vancouver, Hillsboro, Beaverton, and Portland.

Over the last 18 months, Washington County and the cities of Beaverton and Hillsboro have worked with Metro, Multnomah, and Clackamas counties in planning for the Metro Affordable Housing Bond. This work has included aligning, where feasible, the HOME program. This work continues over the coming year. One of the consultations conducted was with the three implementing jurisdictions (Housing Authority, County Community Engagement, City of Beaverton, and Hillsboro). The Housing Market Analysis data on gaps supports the Metro Housing Bond’s emphasis on units affordable to those with incomes at or below 30 percent MFI.

The State of Oregon has recently completed the Statewide Housing Plan, a five-year plan that articulates the extent of the housing problem and what can be done to address it. This plan, in conjunction with the activities of local jurisdictions and statewide priority strategies, provides a valuable resource for our Consolidated Plan. The State of Oregon’s Housing and Community Services provided staff to participate in our Consolidated Plan/AI Work Group. Staff consultation with OHCS will be conducted in January 2020.

Narrative

Stakeholder consultation and resident input was extensive and consisted of the following:

Resident focus groups. Consortia staff, in partnership with local service providers and community centers, convened seven focus groups with residents who are members of protected classes or are residents who are experiencing homelessness or may be at risk of housing insecurity. Root Policy Research moderated six of the focus groups; the group hosted by Sequoia was facilitated by a member of the Washington County team. The Washington County Consortia provided refreshments, hygiene items, and a \$25 Walmart gift card to each participant. A total of 72 Washington County residents participated in the focus groups.

The target populations and focus group hosts include:

- Homeless adults at Sunrise (9 participants)
- At-risk and homeless youth at Homeplate (9 participants);
- Residents serving time in Washington County Community Corrections (10 participants);
- Residents with mental illness served by Sequoia (10 participants);
- Seniors at the Marjorie Stewart Senior Community Center (8 participants);
- Seniors at the Juanita Pohl Center (5 participants); and

Seniors and adults with disabilities at Cornelius Place by Bienestar and BRIDGE Housing (21 participants).

The focus group discussions underscored that the factors which contribute to homelessness and housing insecurity among Washington County residents fall on a spectrum, ranging from modest cash shortfalls leading to eviction to family dissolution or dysfunction to suffering from severe mental illness and substance use disorders (addiction and/or alcoholism).

As participants discussed the type of housing situation that would best help them on a path to stability, their responses emphasized the importance of Washington County and the cities of Hillsboro and Beaverton and its partners providing a diverse set of housing programs and support ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanently supportive housing, and a range of options in between.

Resident survey. Washington County Consortia staff designed an online resident survey to capture residents' experiences with housing choice and access to opportunity and residents' recommendations for housing and community development investments most needed in the area. The Root team provided feedback on the survey instrument and conducted the analysis. Washington County was responsible for all aspects of survey fieldwork, including promotion and online hosting.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Please reference Lead Agency in PR-15

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Resident Focus Groups	Residents with greatest housing challenges and vulnerable to discrimination in housing choice	72	Residents emphasized the need for a diverse set of housing programs and supports ranging from rapid re-housing with no supports, to short term (less than 60 days) shelter with limited supports, to permanently supportive housing, and a range of options in between.	N/A	

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)
2	Resident Focus Groups	Minorities Housing experiences from communities of color in Washington County.	105 community members	Community members identified multiple barriers to securing housing including discrimination, affordability, immigration status, other barriers/ discrimination rooted in historical inequitable housing practices. Safety, affordability, good schools, and diversity are important factors community members when securing housing.	N/A	
3	Resident Focus Groups	Low and moderate income residents	1,899 survey responses	Please see attached survey findings section	N/A	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment 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.

Homelessness

Homelessness in Hillsboro is tracked in collaboration with Washington County. The 2019 Point-In-Time Homeless Count performed in January found 530 persons experiencing homelessness in the County. While the number of homeless individuals has stabilized, homelessness continues to be an issue in the region, as the supply of affordable housing units fails to meet the demand through a range of low/moderate income levels.

Affordability

Hillsboro's rents as of Spring 2019 averaged \$1,161 per month for a two-bedroom, one-bath unit, excluding utilities. This is lower than other submarkets in the county, including Aloha (\$1,251), Beaverton (\$1,211), and Tigard/Tualatin/Sherwood (\$1,177). With utilities, a Hillsboro household would need to earn 66% of the MFI to afford the average two-bedroom, one-bath unit. This compares to 70% of the MFI for most other areas in the County.

Despite this relative affordability, rents are much too high for many renters in the city: over 40% of the city's renters do not earn enough to afford the average two-bedroom, one-bath unit. The city's 1,917 lowest-income renters—those earning less than \$25,000 per year, or 30% of the MFI and less—have 712 affordable units to choose from, leaving a shortage of 1,205 deeply subsidized rental units. This does not account for renters experiencing homelessness and, as such, the overall need is slightly higher.

Hillsboro's number of existing regulated affordable units has been a strong factor in preserving affordability for the low-income renters, resulting in a rental gap that is less than half of the gap that exists in Beaverton. Hillsboro also has a lower proportion of households who are cost-burdened, especially severely cost-burdened, than Beaverton.

Hillsboro's homeownership rate is lower than Washington County's overall and is on the lower end of homeownership rates in the County. Renters who want to buy will have trouble finding an affordable home in the current market, due to the low inventory of units priced at less than \$300,000. As of July 2019, there were just 44 homes listed for sale in Hillsboro at \$300,000 or less: of these only 2 were single-family detached homes.

Cost burden and severe cost burden

The cost burden is defined as a household spending more than 30% of income on housing costs. The severe cost burden is defined as a household spending more than 50% of income on housing costs.

For both renters and owners, the largest number of cost burden households are in the 51 to 80% MFI income cohort. Overall, 1,149 Hillsboro owners are cost-burdened compared to 2,965 renters. Renters make up about 70% of cost-burdened households.

The largest group of severely cost-burdened households earn between 0 and 30% of MFI and are majority renters. These extremely low-income renters have the most trouble finding affordable units. Severely cost-burdened owners are generally owners who cannot afford to keep up with property taxes and home insurance costs and are usually elderly owners.

Cost burden differs somewhat by race and ethnicity: Black/African American households face the highest rate of cost burden (43%) yet the same rate of severe cost burden as most other groups. Hispanic households have the highest rate of severe cost burden (24%) but moderate rates of cost burden.

Equity in ownership

The homeownership rate for Black/African American households in Hillsboro is 38%, significantly lower than Beaverton, where Black/African American ownership is a relatively high 60% (nearly that of Non-Hispanic White household homeownership of 57%). The homeownership rate is 33 % for Hispanic households in Hillsboro, also low relative Washington County overall.

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: parks, senior centers, centers serving those with disabilities, homeless facilities, youth centers, neighborhood centers, child care centers, health facilities, and mental health facilities.

The total dollar value of need in the public facilities category is \$48,829,454.

How were these needs determined?

Washington County and the cities of Beaverton and Hillsboro conducted a survey of non-housing community development needs commencing with the kick-off event in December 2018. The survey was targeted to providers of services to low and moderate-income persons in the county (non-profits, and city/county departments). The survey was kept open for two months. The areas of need were public facilities, infrastructure, public services, and economic development. With few exceptions, the needs did not specify areas of geography. For example, service providers working with the homeless did not limit the need for specific cities. The needs were countywide. This was true for most services and facilities except for parks, and infrastructure improvements. To address that and allow for Hillsboro and Beaverton to respond to this question in their respective sections, we utilized a methodology for determining the level of need. We took the number of people in poverty in each jurisdiction and divided that for each by the total number of county residents in poverty. We then applied this percentage to the overall dollar value of need in each category. Given gaps in the information provided, it is staff's determination that the stated dollar value of need is under-reported.

Describe the jurisdiction's need for Public Improvements:

There were no needs statements submitted for public improvements in the City of Hillsboro.

How were these needs determined?

See the methodology described under Public Facilities above.

Describe the jurisdiction's need for Public Services:

In Washington County (exclusive of Beaverton and Hillsboro), the need for the following types of public services: childcare, employment/training services, fair housing/landlord/tenant, disability services, senior services, transportation services, youth services, substance abuse services, health services, legal services, and other public services. In addition, there were reported needs under microenterprise support.

The total dollar value of need in the public services category is \$143,097,199. The total value for microenterprise and other business support is \$3,237,600.

How were these needs determined?

See the methodology described under Public Facilities above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Rental Market:

According to the ownership gaps analysis, renters who want to buy will have trouble finding an affordable home until they earn more than \$50,000—the income at which homes to buy begin to become affordable.

It is important to note that home size, condition, and housing preferences are not considered in the affordability model. The model also assumes that renters are able to save for a 10 percent down payment (up to \$20,000 for a household earning less than \$50,000 annually).

The State of Oregon’s landlord association, Multifamily Northwest, conducts regular surveys of apartment rent levels by sub-market. This survey represents medium- to large-sized apartment buildings, which are professionally managed; the survey does not include public housing or small “ma and pa” type rentals.

The Spring 2019 survey reported a softening market in the metro area, with aggressive deals being reported by luxury properties, especially in downtown Portland, the southwest market, and Aloha. Vacancy rates in the Washington County submarkets captured in the survey were relatively low at 4.6 percent on average, however, with Aloha at a very low 3.7 percent. Hillsboro’s vacancy rate was 4.5 percent, up from 2.6 percent in 2015.

In Hillsboro, rents averaged \$1,161 per month for a two-bedroom, one-bath unit, excluding utilities. This is lower than other submarkets in the county, including Aloha (\$1,251 average rent), Beaverton (\$1,211), and Tigard/Tualatin/Sherwood (\$1,177). With utilities, a Hillsboro household would need to earn 66 percent of the MFI to afford the average two-bedroom, one-bath unit. Forty percent of the city’s renters do not earn enough to afford such a unit with many—12 percent—needing rents of less than half of the average.

For Sale Market:

With respect to homeownership, Hillsboro’s rate of ownership is low relative to other cities and this is true across races and ethnicities. White households have the highest rate of homeownership at 57 percent (lower than the county overall), followed by Asian households at 42 percent homeownership. Residents of Hispanic descent—nearly a quarter of the city’s population—have a relatively low ownership rate at 33 percent; this is also one of the lowest rates of the cities in the region. Native

Hawaiian/Pacific Islander households have the lowest rate of homeownership (14%) in Hillsboro. Over one-third of Black, Native American, and Hispanic households are homeowners.

Hillsboro's median home value was \$282,300 in 2017, a 13 percent increase from 2012 (\$250,900). Washington County's home values and growth were similar to Hillsboro—a 14 percent increase in home value over the 5-year period.

Over the last decade, Hillsboro's sale prices have generally mirrored Beaverton's—but are lower than Washington County and higher than the U.S. overall. Among all communities, sale prices decreased after the Great Recession but started to recover in mid-2011. As of May 2019, home sale prices have surpassed post-recession prices.

There are very few homes currently available for these low-income renters who may want to buy. As of July 2019, there were just 44 homes listed for sale in Hillsboro at \$300,000 or less:

- The vast majority were condominiums; 6 were mobile homes; 8 were townhomes, and 2 were single-family detached homes.
- The median sale price was \$249,750.
- The average size was 1,200 square feet, with 2 bedrooms and 2 baths.
- The average year built was in 1993.
- Homeowners' Association (HOA) fees added \$232 per month, on average, to the cost of the home, putting the actual, amortized cost of the average home at around \$300

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 July 2017 Business Oregon Regional Competitive Industry Analysis report for Clackamas, Multnomah, and Washington Counties.

Washington County and Hillsboro are part of the tri-county region, including Multnomah County and Clackamas County, which comprise the majority of the Portland Metropolitan Statistical Area. Fifty-three percent of the total private sector employment in the state is found in this region. Historically and today, the City of Portland sits at the center of the region’s economic activity. The regional economy overall is diverse with several competitive industries including high technology, metals and machinery, professional and technical services, and outdoor gear and apparel. Among these sectors, high tech plays the largest role in the regional economy.

Between 2005 and 2015, Washington County’s economy grew faster than the other two counties in the region with 17 percent employment growth over the same period. Washington County also has the highest average annual wage in the region, \$67,003 per year.

Economic Development Market Analysis

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	797	311	2	0	-2
Arts, Entertainment, Accommodations	5,162	6,958	10	9	-1
Construction	2,372	2,862	5	4	-1
Education and Health Care Services	9,809	11,949	19	15	-4
Finance, Insurance, and Real Estate	2,319	1,917	5	2	-3
Information	1,432	3,337	3	4	1
Manufacturing	9,428	23,159	18	29	11
Other Services	5,508	8,790	11	11	0
Professional, Scientific, Management Services	4,695	3,563	9	5	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	1,375	3,267	3	4	1
Retail Trade	4,642	6,968	9	9	0
Transportation and Warehousing	1,497	1,853	3	2	-1
Wholesale Trade	2,072	3,606	4	5	1
Total	51,108	78,540	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:
 Longitudinal Employer-Household Dynamics
Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	62,316
Civilian Employed Population 16 years and over	59,349
Unemployment Rate	1.80
Unemployment Rate for Ages 16-24	9.47
Unemployment Rate for Ages 25-65	3.81

Table 6 - Labor Force

Alternate Data Source Name:
 2017 ACS 1-year Estimates
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	9,127
Farming, fisheries and forestry occupations	1,491
Service	8,783
Sales and office	11,407

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	2,314
Production, transportation and material moving	7,121

Table 7 – Occupations by Sector

Alternate Data Source Name:
Longitudinal Employer-Household Dynamics
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,742	68%
30-59 Minutes	14,355	26%
60 or More Minutes	3,779	7%
Total	55,876	100%

Table 8 - Travel Time

Alternate Data Source Name:
2017 ACS 1-year Estimates
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,890	0	1,554
High school graduate (includes equivalency)	6,342	452	2,288
Some college or Associate's degree	15,610	553	3,341

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	24,066	990	3,140

Table 9 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	154	748	308	1,470	328
9th to 12th grade, no diploma	737	803	631	1,484	279
High school graduate, GED, or alternative	1,791	2,768	2,670	3,644	2,586
Some college, no degree	5,243	4,263	2,673	7,239	2,236
Associate's degree	545	1,273	1,213	2,843	570
Bachelor's degree	866	7,005	6,124	4,475	2,070
Graduate or professional degree	0	4,408	3,450	2,734	1,558

Table 10 - Educational Attainment by Age

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,574
High school graduate (includes equivalency)	32,917
Some college or Associate's degree	42,220
Bachelor's degree	50,910

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	95,057

Table 11 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017 5-year ACS

Data Source Comments:

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

Job's data were not available at the city level when this plan was produced; those data are generally regional. As shown in the tables above, workers in Hillsboro are mostly employed in the manufacturing industry, representing 25 percent of all workers in the city, followed by Education and Health Care services (16%). Together, these industries represent more than 40 percent of those in which Hillsboro residents work.

Describe the workforce and infrastructure needs of the business community:

The City of Hillsboro Economic Development Department strives to build community prosperity by working alongside local employers, especially those in the traded sector, starting with advanced manufacturing to assist them with workforce challenges so they can thrive. The department also works to optimize access to these jobs by creating opportunities and removing barriers to support local residents. The Tri-County Employment Growth projects 13 percent employment overall through 2027; Repair & Maintenance, Trade & Transportation, Software, IT & Media, and Manufacturing are the key employment sectors with the highest LQ. As tenured employees retire, skills gap training and recruitment of new talent are key focus areas for the City of Hillsboro.

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.

Intel Ronler Acres expansion is expected to add about 1 million square feet of fab space, similar in nature to their last expansions – D1X and D1X Mod 2. It will include a five-story, 132,430 sf., 1800 space parking structure and a multipurpose technology building. Intel is Oregon’s largest private employer with more than 21,000 employees in Hillsboro.

Intel's expansion impacts not just the City of Hillsboro but also the Portland region especially the computer & electronics, advanced manufacturing, and semi-conductor supply chains where many of the employment skills overlap. This growth, combined with changes in technologies, has created a considerable strain on the ability for these industries to find new talent and keep their incumbent workforce trained or equipped with current skills.

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 bioscience, clean tech, information technology, and advanced manufacturing industries. Like the U.S., Hillsboro has experienced steady job growth in manufacturing since 2010, due in part to a strong combination of skills in software, hardware, and advanced materials, along with more than twice the US average of mechatronics technicians. This growth, combined with changes in technologies, has created a considerable strain on the ability for companies to find new talent and keep their incumbent workforce trained or equipped with current skills. The City of Hillsboro is committed to investing in the City's workforce infrastructure by having Economic Development lead the effort and convene industry partners to collectively address workforce challenges in efforts to support economic vitality.

A component of Hillsboro's economic development program is to support small business and entrepreneurial activity and to support workforce development. Prosperidad Employment Center is a strategic alliance of community partners focused on improving the economic vitality of Hillsboro through employment and self-employment strategies.

Hillsboro offers an educated and talented workforce particularly skilled in bioscience, clean tech, information technology, and manufacturing industries. Of residents 25 and up, 91.1 percent attained a high school diploma, and 44.3 percent attained a bachelor's degree or higher (US Census Bureau, ACS 2017).

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 Hillsboro Advanced Manufacturing Work Group is aligned with workforce efforts in the region. Their ability to work with similar interests and goals inform and strengthen the broader workforce efforts in the region. The group provides industry-focused feedback to stakeholders to ensure the skills taught are focused on the needs of advanced manufacturing.

HAMWG works closely with industry colleagues, economic development, local school district, community college, chamber of commerce, and a variety of community partners to ensure companies are supported and the community benefits from an expanded job market and a strong economy. By engaging with these organizations, the goal is for HAMWG to impact future workforce development initiatives in the region.

HAMWG acts as a steering committee to assist and guide workforce initiatives in two categories: Hire & Sourcing (Pipeline) and Technical Skills Training (closing of skills gaps). It also provides a platform for industry partners to share current workforce trends, needs, and learn about relevant legislative and city updates. The workgroup champions public-private partnerships with industry, educational institutions, community organizations, and government to support high-growth, high-demand workforce needs in efforts to maintain a skilled and diverse workforce in Hillsboro while creating a robust pipeline.

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

No

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 City of Hillsboro does not participate in a Comprehensive Economic Development Strategy (CEDS) at this time, so no further information is provided on a local CEDS. Other local initiatives that impact economic growth have been listed in this section.

Discussion

See above.

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 a cost burden than live in housing in severely substandard conditions. As discussed earlier, the cost burden is defined as a household spending more than 30 percent of income on housing costs and the severe cost burden is defined as a household spending more than 50 percent of income on housing costs.

The highest rates of housing burden exist in south and southwest Census tracts, where there are also clusters of Hispanic residents (predominately of Mexican origin). These areas correspond to the Central, South, and West neighborhoods of Hillsboro. Census tracts on the east side of Hillsboro also have relatively high rates of housing problems. In the City's one R/ECAP (see definition below) designated Census tract, Census tract number 0324.09, over 70 percent experience housing problems.

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

Racially/ethnically-concentrated areas of poverty (R/ECAPs), per HUD's definition, involve a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration is defined by a non-white population of 50 percent or more, while the poverty threshold is defined as 40 percent or more of individuals living at or below the poverty line or three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The highest concentration of racial and ethnic minorities reside in the western side of the Central neighborhood of Hillsboro. As referenced above, this neighborhood in Hillsboro contains the City's one R/ECAP designated Census tract.

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

The R/ECAP neighborhood is characterized by a mix of low-rise multifamily, townhouses, duplexes, and detached single-family residences. There are lower levels of homeownership, 20 percent, compared to Hillsboro as a whole, 53 percent, and Washington County overall at 61 percent. The eastern neighborhoods have a similar housing stock with newer apartment complex subdivision development adding large numbers of new units. Those neighborhoods are more suburban, dominated by large office parks and logistics warehouses.

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 eastern neighborhoods have access to transit, with less

immediate walkability. The eastern neighborhoods also are 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?

The eastern neighborhoods hosts some of the bigger development opportunities with multiple parcels, several currently vacant, that could develop many more units, according the Metro Buildable Land Inventory calculations.

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 issues of 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 Washington County. For households with incomes over \$75,000, the rate of broadband access is 96 percent. This compares to 69 percent for household incomes of less than \$10,000 per year, and 64 percent for those earning \$10,000 to \$20,000.

As a concerted effort to bridge the digital divide specifically among low-income households, Hillsboro designed a program called Bridge for low-income households. The Bridge program offers 1 GB internet speed at a \$10/month rate. Community members will be income qualified if they meet the federal poverty limits or if they receive SNAP/TANF, free/reduced lunch, or have an Oregon Health Plan at the time of application. Hillsboro staff will partner with two local community-based organizations, as well as the Oregon Department of Human Services to verify applicant eligibility for the Bridge program.

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

To better understand County-level current and future efforts relative to broadband, Office of Community Development staff consulted with department staff from the Land Use and Transportation department and Technical Services department. Through discussion, it was learned that all County offices are equipped with County-owned fiber-optic infrastructure allowing for full broadband access and management. Additionally, all new or updated County-owned roadway is built to include fiber optic cables to allow for high-performance data networking and internet connectivity. At this point in time, the County has no intention to offer broadband connectivity beyond County offices and County-owned roadway.

Over the last two years, the City of Hillsboro examined the possibility of providing broadband connectivity through a fiber-optic network intended to reach all Hillsboro homes, businesses, and government buildings. Based on the feasibility study, Hillsboro has moved forward with developing a plan to build out a network throughout the city. Hillsboro has named its high-speed fiber broadband internet service HiLight. The HiLight service will first be connected to homes in two selected areas to set the foundation for a city-wide network: in South Hillsboro, a new development area located in the SE corner of the city, and Southwest Hillsboro, the area around Shute Park which currently has the lowest

broadband connectivity in the City. Additionally, the City is collaborating with the Hillsboro School District to connect all District schools and classrooms to the shared fiber network.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

According to Natural Hazard Mitigation Plan draft issued in 2016, Washington County has a risk of drought, earthquake, flood, landslides, volcano, wildland fire, with the most significant risks including drought (and related fires), earthquake, and flooding.

Effects of drought. The environmental and economic consequences resulting from prolonged droughts can be significant, especially for the agricultural sector and in rural areas. Other water-dependent industries, including high tech, are affected by drought through conservation measures such as water rate increases and rationing.

A 2015 Hazard Analysis rated the County as having a “moderate” vulnerability to drought hazards, meaning between 1-10 percent of the region’s population or assets would be affected by a major drought emergency or disaster.

Earthquake. Washington County has a high-risk profile for earthquakes. A 2015 Hazard Analysis rated the County as having a “high” vulnerability to earthquake hazards, meaning more than 10 percent of the region’s population or assets would be affected by a major disaster; this rating has increased since the previous plan. A DOGAMI report estimates that Washington County could experience direct economic losses of more than \$1 billion with a significant earthquake.

In 2007, DOGAMI completed a rapid visual screening (RVS) of educational and emergency facilities in communities across Oregon, as directed by the Oregon Legislature in Senate Bill 2 (2005). RVS is a technique used by FEMA to identify, inventory, and rank buildings that are potentially vulnerable to seismic events.⁸ DOGAMI ranked each building surveyed with a ‘low,’ ‘moderate,’ ‘high,’ or ‘very high’ potential for collapse in the event of an earthquake. DOGAMI surveyed 165 buildings in Washington County, including the incorporated cities. Facilities within unincorporated Washington County and the cities of Hillsboro and Tigard and with at least one building with a ‘very high’ or ‘high’ potential.

Flood. The principal types of floods that occurred in Washington County are riverine floods and urban floods.

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

Low- and moderate-income households are likely to be impacted by climate change and natural disasters in the City of Hillsboro due to lack of resources. The City of Hillsboro has outlined a series of goals for Hazard Mitigation in the city’s Emergency Operations Plan.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Analyses persistently demonstrate that some population groups, including most communities of color and people with disabilities, experience disproportionately high housing cost burdens, are less likely to be homeowners, are disproportionately represented in the criminal justice system, have a school achievement gap and experience other disparities relative to health, wellbeing, wealth, income and life outcomes. In deciding on priorities, the County sought opportunities to address persistent historic imbalances, consider systemic causes and advance a more equitable and fair housing system.

Guiding principles. The development of objectives and priority needs for the Strategic Plan was guided by:

- 1) The relative urgency of the need. For example, Washington County has assigned a high priority to projects that help address the needs of homeless persons by fulfilling the Ten Year Homeless Plan.
- 2) The ability to leverage resources to address needs. The needs identified in the Homeless Plan overlap with the highest level needs in this Consolidated Plan; both are related to a shortage of adequate housing and services for 0-30 percent MFI households. Leveraging funds available to address homelessness and the funds in this Plan maximizes these critical and scarce resources.
- 3) The relative size of the need. By the numbers, the greatest housing needs are for 0-30 percent MFI renters who face a shortage of 12,000 affordable rental units (priced less than \$625/month) and the highest levels of cost burden; the 21,000 elderly households with housing needs; and the 21,000 households with members with disabilities with needs.
- 4) The relative likelihood of the marketplace to address needs. As demonstrated by the housing market gaps analyses, the private market does a good job serving renter households earning \$35,000 and more and would-be-owners earning \$100,000 and more. The private market is not generally in the business of serving special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.
- 5) The existing capacity of Washington County housing providers. Affordable housing gets produced in Washington County primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding on priorities, the County considered the types of housing that fall within the collective capacity of local housing providers to produce.

6) The availability of new resources to support the development of affordable housing in Washington County. During the five-year Consolidated Plan cycle, at least one major new local resource to support affordable housing development will become available: the proceeds from the Metro Housing Bond, approved by the voters in 2018. Other resources may become available as well. The Metro Housing Bond prioritizes housing for households earning less than 30 percent MFI; other funding sources may also stipulate funding priorities. Federal funds should be used strategically to either support projects receiving local funds or to complement local resources by fund essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this new context, consideration should also be given to the added compliance-related complexity that federal funds bring to projects.

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?	

General Allocation Priorities

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 to low- and 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 a racially/ethnically-concentration areas of poverty within the City. The City will continue to work with local partners to make significant improvements in areas identified in this area of poverty.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

Narrative (Optional)

During the Five-year Plan period, annual HUD block grant allocations will be prioritized to support the following priority needs. It is important to acknowledge that the funding used to support these priorities may differ depending on where the dollars are best used.

Housing Priorities

- Increase the inventory of deeply affordable rental housing in good condition
- Increase the inventory of accessible and visitable housing with appropriate services to serve persons with disabilities and elderly, including those exiting or at risk of homelessness
- Improve the quality of affordable ownership housing in good condition and with accessibility features
- Improve access to ownership for low to moderate-income households through homebuyer assistance programs/products and by helping increase the affordable ownership inventory.
- Expand affordable housing opportunities in urban, suburban, rural settings

Neighborhood and Community Development Priorities

- Expanded transit to better serve persons with disabilities, elderly, and those without a car
- Provide employment support for low-income, marginalized community members such as persons who are justice-involved and homeless or at-risk of becoming homeless, including at-risk youth
- Expand inventory of facilities serving people experiencing homelessness, including shelters, transitional housing, and areas with storage/shower/bathing options
- Provide economic empowerment opportunities to low and extremely low-income households via tools such as incubators, microenterprise assistance, and wrap around workforce training.
- Support household stabilization and displacement mitigation strategies for households at-risk of displacement.
- Invest in public infrastructure and facilities that stabilize communities and support a variety of community needs and cultures

Public Service Priorities

- Provide a vast array of supportive services through public services activities that are prioritized for supporting A Road Home or align with CDBG Non-Housing objectives created to meet the needs of our low-income community.
- Support workforce training for low-income households, households living in regulated housing and those identified through homeless mitigation activities.
- Support educational and outreach activities focused on landlord/tenant and fair housing activities

Special Needs & Populations Priorities

- Elderly and frail elderly
- Persons with physical, cognitive, and developmental disabilities
- Persons with mental illness and substance abuse challenges; this includes those who are also justice-involved
- Adults and/or youth-at-risk and experiencing homelessness, including youth leaving the foster system.
- Large families
- Agricultural workers and families
- Extremely low and very low households

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The FY 2020-2021 Annual Action Plan describes the activities to be funded during the program year starting on July 1, 2020, and ending June 30, 2021. The Action Plan contains goals, objectives, and descriptions of projects and activities that implement the strategies established in the 2020-2024 Consolidated Plan. This Action Plan is the first annual plan of the 2020-2024 five-year Consolidated Plan and the third plan for the City. This plan sets forth a description of activities, establishes goals and objectives for the described activities, for the use of funds allocated to the City of Hillsboro during the upcoming fiscal year. The resources described below will allow the City to implement its community development strategies for the 2020-2021 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	747,031	0	0	747,031	1,932,969	CDBG Annual Allocation for 2019-20 is \$747,031. Estimated annual allocation remains \$1,932,969 for the remaining years of consolidated plan. \$670,000 x 5 = \$2,680,000 for a total estimate.

Table 14 - Anticipated Resources

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

The City of Hillsboro partners with local non-profit organizations to carry-out the identified goals and objectives. The administrative cost of the CDBG program is funded by City general funds as well as all Public Services activities.

Anticipated leveraged resources for activities proposed in the 2020-2021 Action Plan are identified below:

- **Public Services** – All public service activity funding is funded by the City’s General Fund in the amount of \$240,000 for the year.
- **Housing Acquisition** – The program will leverage approximately \$1,202,500 in private funds made up from the homebuyer’s mortgages and down payments.

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

The City of Hillsboro initially identified eleven parcels of publically owned land within the city limits that may be used to address the needs identified in the plan. The City has determined that two sites are suitable for affordable housing development and has initiated pre-development work as well as a process for disposition.

Discussion

The City of Hillsboro has committed all of its previous year’s CDBG allocation. All funds are projected to be fully expended by the end of the program year, June 30, 2020.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Proud Ground	Subrecipient	Ownership	Jurisdiction
Washington County Office of Community Development	Subrecipient	Ownership	Jurisdiction
Boys & Girls Clubs of Portland Metropolitan Area	Subrecipient	Homelessness	Jurisdiction
CASA for Children	Subrecipient	Homelessness	Jurisdiction
Community Partners for Affordable Housing		Rental public services	Jurisdiction
Ecumenical Ministries c/o First Baptist Church	Subrecipient	Homelessness	Jurisdiction
Good Neighbor Center	Subrecipient	Homelessness	Jurisdiction
Willamette West Habitat for Humanity	Subrecipient	Ownership	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City, as a member of the Washington County Consortium which includes the City of Beaverton and partner organizations such as the Housing and Supportive Services Network of Washington County, Coalition of Housing Advocates work to coordinate the administration of limited federal funds. This coordination of housing and service providers address the needs of low- and moderate-income persons and communities in Hillsboro.

The gaps in the institutional delivery system are those resulting from the growing needs in our community and the limited funds available.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	
Legal Assistance	X		
Mortgage Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	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			
	X	X	X

Table 16 - Homeless Prevention Services Summary

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)

Input into how the service delivery system meets the needs of homeless persons was gained through resident focus groups with individuals experiencing homelessness.

Homeless Adults

The adults experiencing homelessness who participated in the discussions currently camp or live in their vehicles. They are chronically homeless and all but one disclosed severe mental illness, addiction to opiates or meth, work-related physical disabilities, and/or mobility disability. Some are currently unemployable due to addiction and/or mental illness. Others have injuries that prevent working in their trade and need retraining. Some are unable to keep employment as a direct result of their homelessness (e.g., hygiene, no storage for personal belongings). Not surprisingly, a wide range of housing options, and movement from one to another along a spectrum of independence, from short-term transitional shelter to permanent supportive housing are needed.

At-Risk and Homeless Youth

The youth at risk of homelessness and homeless youth who participated in the discussions at Homeplate generally live in chaotic circumstances, moving in and out of homelessness, couch surfing, living with family, renting with friends, to camping, or sleeping at youth shelters (as a last resort). Youth expressed the competing desires of wanting to live independently while needing skill development and support to achieve stability and grow into successful adults. Homeplate is a trusted resource and ideal location for service delivery. Support for expanded drop-in days/hours is desired and could be leveraged to further support these youth in employment, housing, financial, and life skills development.

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

An overview of strengths and gaps of the service delivery system was gained through resident focus groups with residents representing a variety of special needs populations. Please see above for input from homeless adults and at-risk and homeless youth.

Community Corrections

Participants in the Community Corrections focus group had a wide-ranging discussion of housing choice, access to opportunity, law enforcement, and prosecutors, and the extent to which Washington County's probation system hinders rather than helps their reentry into the community. Criminal history is the primary barrier to securing housing of choice, followed by the cost of securing housing (e.g., deposits, first and last month rent). Most did not express difficulty finding employment, but they did share that the mandatory, fixed, probation requirements, often led to job loss, as the newly employed must request time off to attend meetings, classes, etc. There is an opportunity to explore joint probation/housing programming that rewards progress toward goals and living as responsible, contributing members of society. This population needs hope.

Residents with Mental Illness

Residents with mental illness and/or a history of addiction participated in a focus group convened by Sequoia and included residents of peer-supported group living homes and residents of project-based subsidized housing with supportive services. All strongly value their case managers and the role the case manager plays in helping them live independently. With respect to supportive services and other program providers, participants described a need for training in trauma-informed care and increased knowledge of best practices in providing care to residents with mental illness. A number of residents expressed the desire for the companionship of pets, suggesting a potential need for emotional support or companion animals. Educating this population about their fair housing rights and considering the therapeutic value of pets in housing program design is indicated.

Seniors

Managing rising housing costs on fixed incomes is the primary concern of seniors who own their homes or live in market-rate rental housing. Waitlists low-income senior housing may be longer than their life expectancy, especially if they need a ground floor unit. Moderate income seniors have no options for help. If property tax deferrals are available to seniors, none are aware of such a program. Not surprisingly, those living in income-based senior housing are not worried about housing costs. A lack of access to transportation is a significant challenge for most seniors. Those who no longer drive primarily rely on rides with friends to get around. Bus service and in these communities is commuter-focused and does not connect seniors from where they live to where they need to go (grocery stores, medical appointments, senior centers). Where there is service, how to plan a trip is not intuitive. Accessing TriMet Lift can be intimidating—tests administered in Portland—and inconvenient—a two-hour window for arrival/pickup.

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

Both quantitative and qualitative data point to needs focusing on a diversity of affordable housing choices and removing barriers to housing (credit and criminal history), employment and life skills (financial, housing and credit counseling, career coaching), and transportation. There is a multi-pronged approach to addressing needs. The HOME Program prioritizes its funds to support units targeted at households that earn below 50% MFI. The CDBG program prioritizes public services dollars to support projects that implement A Road Home. In addition, in this cycle, the County is setting aside funds to support an employment initiative to help our residents find pathways to living-wage employment.

We also note that gaps in the system 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.).

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Programs	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$1,600,000	Homeowner Housing Added: 20 Household Housing Unit
2	Owner-Occupied Housing Rehabilitation	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$750,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
3	Public Facility & Investment	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Hillsboro		CDBG: \$0	
4	Public Infrastructure	2020	2024	Non-Housing Community Development	City of Hillsboro			

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Programs
	Goal Description	The goal is to provide support for affordable homeownership opportunities through the community land trust model.
2	Goal Name	Owner-Occupied Housing Rehabilitation
	Goal Description	The goal is to provide support for rehabilitation of housing that is owned and occupied by low-income households (includes mobile homes) to include, but not limited to, rehabilitation, weatherization, and accessibility improvements.
3	Goal Name	Public Facility & Investment
	Goal Description	This goal is to improve or rehabilitate public facilities benefitting eligible populations.
4	Goal Name	Public Infrastructure
	Goal Description	This goal is to improve or rehabilitate public infrastructure benefitting eligible 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, of 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

Washington County and the City of Hillsboro have initiated discussions with the City of Portland on a possible partnership utilizing their services through the Lead Hazard Controls and Healthy Homes Grant. 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.

- Code of Federal Regulations (CFR) Part 40-745
- Basically CDBG (November 2007) Chapter 17
- Environmental Protection Agency (EPA)
- Lead Renovation, Repair, and Painting Program (RRP) rules CFR 40-745 Subpart E. The EPA's rule requires that any contractor working on pre-1978 homes have an RRP certification

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. The City defers to the Lead Agency for this section.

Washington County's housing rehabilitation program is required to follow the rules and regulations, of the Department of Housing and Urban Development (HUD), Environmental Protection Agency (EPA), and any other federal or state rules and regulations in regard to Lead-Based Paint. These regulations can be found in the 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 a 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

Anti-Poverty Strategies

Washington County is known as the economic engine of the state. It is home to several prominent high-tech companies, including Intel, Tektronix, and IBM, as well as the headquarters for both Nike and Columbia Sportswear. Washington County has the highest annual average wage in the state. The County's median family income (MFI) is around \$87,000. However, there are 75,000 households earning below 50 percent MFI (or below approximately \$44,000 annually). Oregon Employment Department data reports the second-lowest unemployment rates in the state of Oregon at 3.4 percent which is a more than 2 percentage point drop from reported figure since the last Consolidated Plan (5.6%). The county's unemployment rate follows only behind Hood River County. Despite this, a significant and growing number of Washington County residents are struggling to afford their family's basic needs. While poverty rates have dropped significantly from 12.4 percent in the last Consolidated Plan to 8 percent (based on 2017 ACS data), there are still nearly 46,000 individuals living in poverty. Approximately 13 percent of Beaverton households live in poverty and 11 percent of Hillsboro households live in poverty.

In Community Action's Issues of Poverty report (2019), while 5 percent of all county households live in poverty, 7 percent of all households with children and 9 percent of all households with children under 5 live in poverty.

The burden of poverty is disproportionately shouldered by families with children, people of color people with disabilities, and adults with less than high school education. Poverty rates are highest for children living with a single, foreign-born parent. The "Leading with Race Research Justice in Washington County" report identifies multiple systemic barriers that have prevented communities of color, and particularly the Latinx community from building wealth and sharing in the income gains experienced by white workers despite having been an important contributor to the community's economic development and continued high rates of labor force participation.

The 2019 Point-In-Time street and shelter count reports a slight decrease with 376 homeless adult-only households (388 people) compared to 368 adult-only households (401 people) in 2018, with increases reported with 39 families with children households (134 people) compared to 39 households (115 people) in 2018 and 8 unaccompanied youth less than 18 years of age compared to 6 unaccompanied youth in 2018.

In Washington County, there is an estimated gap of up to 12,343 housing units affordable to households at or below 30 percent MFI. While methodologies can account for some degree of change, this is a significant change from the last Consolidated Plan where a conservative gap estimate was 14,000 for households at or below 50 percent MFI and a 9,000 gap at the 0-30 percent range. In the 2020-2024 Consolidated Plan, data reflects that there is a surplus of units available to households above 30 percent

MFI. See Figure I-38 of the County's Housing Market Analysis (Mismatch in Rental Market, Washington County, 2017).

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

PLAN IMPLEMENTATION

The Washington County Office of Community Development, in collaboration with the City of Beaverton and Hillsboro, are the entities responsible for the 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.

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

The Policy Advisory Board (PAB), appointed by the Board of County Commissioners, includes representatives of cities within the County. The PAB reviews and approves projects for funding recommend policies pertaining to the Community Development and Affordable Housing 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 PAB meets monthly.

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 the implementation of A Road Home: A Community Plan to Prevent and End Homelessness and the Continuum of Care. It meets monthly and is staffed by the Department of Housing Services.

The Anti-Poverty Work Group continues to meet monthly and is staffed by Community Action to coordinate the implementation of the Anti-Poverty Strategy.

Jurisdiction Goals, Programs & Policies for reducing the number of Poverty-Level Families - 1

The number of households experiencing housing cost burden is significant: 16,570 renter households paying more than 30 percent of their income on housing and over 18,435 renter households paying well over 50 percent of their income on housing. These cost burdens prevent individuals and families from achieving self-sufficiency. All it takes is one adverse event to begin a spiral into homelessness. 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. Washington County's Anti-poverty Work Group has chosen to focus its work at broader, systems-level efforts, rather than outputs of performance although outputs under public services and housing will be measured.

An 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. Washington County and the cities of Beaverton and Hillsboro will collectively receive approximately \$188 million to build over 1,300 units, 40 percent of which will be affordable to households below 30 percent MFI. The Housing Authority of Washington County has committed 200 project-based vouchers to this effort across all three jurisdictions. In addition, 100 of the Metro bond-funded units will be Permanent Supportive Housing units providing wrap-around supportive services for persons who are chronically homeless (living with a disability). Given the current Consolidated Plan data on housing needs, these funds will be targeted to our identified highest priority need.

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 having foundations such as Meyer Memorial Trust and Enterprise and local efforts such as Washington County Thrives.

Discussions at the Anti-poverty Work Group level have focused on these as well as initiatives that we should strive to link to housing when possible.

Jurisdiction Goals, Programs & Policies for reducing the number of Poverty-Level Families - 2

Washington County's public service and rental/owner-occupied housing programs are the primary output-oriented vehicles for reducing the number of poverty-level households in Washington County. Associated goals outlined in the Consolidated Plan include the provision of supportive services for homeless persons and families (ESG) as well as providing support to projects that implement strategies from the County's A Road Home: Community Plan to Prevent and End Homelessness (CDBG). 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. Under the Public Services category, Washington County will also support a Strategic Employment Initiative under the WorkSystems SNAP 50/50 program which will focus on the job coaching and employment services for people receiving Supplemental Nutrition Assistance, helping them to find career pathways in the technology, manufacturing, health care and construction trades careers. Washington County also allocates a percentage of public service funding to support resident services at properties owned by local Tier 1 Community Housing Development Organizations. These services are critical to ensuring that persons have pathways to achieving self-sufficiency while living in affordable housing. These resident services will also be critical as housing providers work to provide the necessary supportive services to keep the most vulnerable households stably housed. Resident services will be the foundational infrastructure on which the more intensive supportive services will be built. Washington County's support for projects that implement "A Road Home" strategies is carried out by additional points in the application process thereby supporting and leveraging resources to address homeless and at-risk households.

County HOME and CDBG funding support rental and owner-occupied housing. 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 are targeted to households at or below 50 percent MFI 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 MFI.

The County allocates 40 percent of its balance of funds for projects to support the set-aside and housing rehabilitation and weatherization programs that help people to remain in their already affordable homes.

A series of additional strategies focusing on system change (as opposed to outputs) to be addressed during the next five years are outlined in the matrix labeled Anti-poverty Strategies. Housing strategies are reiterated in this section to reflect the foundational importance of housing in reducing poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this afford

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 used funds to support the development of new regulated 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.

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. One Public Service Activity at least once every four years.
4. As necessary any activity determined to have potential areas and levels of risk, annually.

For more information including a copy of the City's monitoring plan please see (attach monitoring plan)



Expected Resources

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

Introduction

The FY 2020-2021 Annual Action Plan describes the activities to be funded during the program year starting on July 1, 2020, and ending June 30, 2021. The Action Plan contains goals, objectives, and descriptions of projects and activities that implement the strategies established in the 2020-2024 Consolidated Plan. This Action Plan is the first annual plan of the 2020-2024 five-year Consolidated Plan and the third plan for the City. This plan sets forth a description of activities, establishes goals and objectives for the described activities, for the use of funds allocated to the City of Hillsboro during the upcoming fiscal year. The resources described below will allow the City to implement its community development strategies for the 2020-2021 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	747,031	0	0	747,031	1,932,969	CDBG Annual Allocation for 2019-20 is \$747,031. Estimated annual allocation remains \$1,932,969 for the remaining years of consolidated plan. $\$670,000 \times 5 = \$2,680,000$ for a total estimate.

Table 1 - Expected Resources – Priority Table

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

The City of Hillsboro partners with local non-profit organizations to carry-out the identified goals and objectives. The administrative cost of the CDBG program is funded by City general funds as well as all Public Services activities.

Anticipated leveraged resources for activities proposed in the 2020-2021 Action Plan are identified below:

- **Public Services** – All public service activity funding is funded by the City’s General Fund in the amount of \$240,000 for the year.
- **Housing Acquisition** – The program will leverage approximately \$1,202,500 in private funds made up from the homebuyer’s mortgages and down payments.

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

The City of Hillsboro initially identified eleven parcels of publically owned land within the city limits that may be used to address the needs identified in the plan. The City has determined that two sites are suitable for affordable housing development and has initiated pre-development work as well as a process for disposition.

Discussion

The City of Hillsboro has committed all of its previous year’s CDBG allocation. All funds are projected to be fully expended by the end of the program year, June 30, 2020.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Programs	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$415,000	Homeowner Housing Added: 5 Household Housing Unit
2	Owner-Occupied Housing Rehabilitation	2020	2024	Affordable Housing	City of Hillsboro		CDBG: \$201,031	Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Public Facility & Investment	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Hillsboro		CDBG: \$126,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. The City 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.

#	Project Name
1	Proud Ground Homebuyer Assistance
2	Office of Community Development - Housing Rehabilitation
3	Boys & Girls Aid - Safe Place Youth Shelter
4	City of Hillsboro - CDBG Administration

Table 3 – Project Information

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

The City of Hillsboro's allocation for the 2020-2021 Action Plan aligns with the strategies identified in the 2020-2024 Consolidated Plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	Proud Ground Homebuyer Assistance
	Target Area	City of Hillsboro
	Goals Supported	Homebuyer Programs
	Needs Addressed	
	Funding	:
	Description	Funding will support the acquisition and necessary repairs/replacements of an owner-occupied housing unit.- Objective Category: Housing Assistance- Outcome Category: Affordability- National Objective: LMH- Matrix Code: 01
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to assist in the home acquisition of five homes to low- and moderate-income households.
	Location Description	Hillsboro City limits
	Planned Activities	CDBG funds will be used to provide assistance for acquisition, repairs/replacement and homeowner education and counseling.
2	Project Name	Office of Community Development â€” Housing Rehabilitation
	Target Area	City of Hillsboro
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	
	Funding	:

	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to rehabilitate owner-occupied homes for approximately 16 households.
	Location Description	
	Planned Activities	Hillsboro City limits
3	Project Name	Boys & Girls Aid - Safe Place Youth Shelter
	Target Area	City of Hillsboro
	Goals Supported	Public Facility & Investment
	Needs Addressed	
	Funding	:
	Description	Funding will support the improvement of public facility structure that will benefit at-risk youth.- Objective Category: Suitable Living Environment- Outcome Category: Availability/Accessibility- National Objective: LMC- Matrix Code: 03Q Facilities for Abused and Neglected Children
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand a public facility structure that will benefit approximately 16 at-risk youth.
	Location Description	454 SW Washington Street, Hillsboro, OR 97123
	Planned Activities	CDBG funds will be used for professional services, construction, and capital costs.
	Project Name	City of Hillsboro - CDBG Administration

4	Target Area	City of Hillsboro
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	CDBG Administrative funds will be used for fair housing training provided by the Fair Housing Council of Oregon. This amount does not exceed the 20% cap set under the regulations. Matrix Code: 21D
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Activities undertaken to improve and expand Fair Housing education that will benefit landlords, residents, and city staff.
	Location Description	City of Hillsboro
	Planned Activities	CDBG administrative funds will be provided to support fair housing training costs associated with carrying out the 2020 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.

Geographic Distribution

Target Area	Percentage of Funds
City of Hillsboro	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Hillsboro has not designated any particular geographic area as a priority. The geographic location of the programs is dependent upon the request for funds, as the City’s program is partly driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from non-profit partners, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review and approval by the City’s Finance Committee comprised of City Council members.

Discussion

All CDBG funds allocated to the City of Hillsboro will be allocated to activities and projects that benefit low- and moderate-income persons that reside within the Hillsboro City limits.

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

Introduction

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

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

Actions planned to address obstacles to meeting underserved needs

The City of Hillsboro's strategy to address obstacles in meeting underserved needs is centered on partnerships with local social service agencies, local for-profit and non-profit affordable housing developers, and local public housing providers. These partnerships are supported through City's annual grants programs and targeted programmatic funding.

The City supports local social service providers through two city-funded grant programs; Community Services Grants and Community Impact Grants. These two funding sources total \$240,000 and are targeted to local social service providers serving Hillsboro low- and moderate-income residents. The City also dedicated an additional \$183,000 in General Funds to local service providers to address housing instability and homelessness issues. These funds support community needs such as emergency rent assistance, expansion of shelter hours, and other programs.

Actions planned to foster and maintain affordable housing

The City continues to prioritize affordable housing through two of its main CDBG funded activities; housing preservation, rehabilitation, and housing acquisition programs. The City also supports affordable housing development with City General Funds and Metro Bond Funds.

The City's affordable housing development support will be primarily centered on gap financing for projects, as well as leveraging city-owned sites for affordable housing new construction. The City is an implementing partner of the Metro Affordable Housing Bond and will access bond resources to support

affordable housing development consistent with the Hillsboro Local Implementation Strategy.

Additionally, the City will seek new opportunities to coordinate with providers of affordable housing and supportive services through the City's strategy to implement the Metro Affordable Housing Bond.

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

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

Actions planned to reduce lead-based paint hazards

The City of Hillsboro operates its housing rehabilitation program in compliance with current federal and state lead-safe housing regulations through our partnership with Washington County's Housing Rehabilitation program and will continue this partnership in the FY 2020-2021. The County's Housing Rehabilitation Coordinator is certified as a lead-based paint risk assessor and provides lead-based paint risk assessments on housing rehabilitation projects. The City and the County both will continue to follow Lead Safe Housing Rule to ensure lead-based paint hazards are abated, mitigated, and cleared when present in housing assisted with CDBG funds.

Actions planned to reduce the number of poverty-level families

The City of Hillsboro will continue to focus its efforts and resources to reduce the number of poverty-level families through the preservation and creation of safe and affordable housing. The City will continue and expand coordination with the Community Services Grants and Community Impact Grant programs providing support to local non-profit organizations serving poverty-level families. In addition, the City's Economic Development Department continues its support to provide funding and direction for workforce development programs that serve poverty-level families. The Prosperidad Employment Empowerment Center is the City's main effort to support local job-seekers in need of employment and training opportunities. The employment center offers access to services that help community members with their job search, prepare for higher-skilled jobs, or improve skills to increase their earning potential at their place of employment.

Actions planned to develop institutional structure

In 2019, the City of Hillsboro restructured its Planning and Building departments to create a new Community Development Department. The newly formed department integrated the affordable housing

and CDBG staff to allow for increased project management expertise, capacity, and coordination with development-related department staff.

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

The City of Hillsboro has well-established coordination between public and private housing and social service agencies. The City participates in coordination meetings and activities with the Housing Supportive Service Network, Coalition of Housing Advocates, Washington County's Continuum of Care, and Built for Zero, a newly-formed workgroup focused on ending homelessness. These coordinated efforts help the City ensure there is open communication, coordination, and collaboration among public and private organizations on housing solutions and residents' services.

In 2019, the City's Local Implementation Strategy for the Metro Housing Bond was adopted by the Hillsboro City Council and Metro Council. The strategy will guide the City's efforts in increasing the number of affordable housing units through the use of revenues from the Metro Affordable Housing Bond. In this effort, the City will work with the Housing Authority of Washington County, Washington County Office of Community Development, the City of Beaverton, and local-service providers to assure the new developments meet the goals set forth by Hillsboro and Metro.

Discussion

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

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

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