

APPENDIX B.

COMMUNITY ENGAGEMENT SUMMARY

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Community Engagement Summary

This appendix summarizes the results of community engagement conducted in support of the development of the Analysis of Impediments to Fair Housing Choice (AI) and the Consolidated Plans for Washington County and the cities of Beaverton and Hillsboro.

Community Engagement Opportunities

Figure B-1 summarizes the community engagement process for the AI and Consolidated Plans.

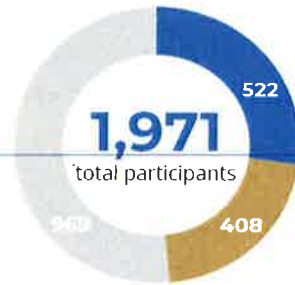
Figure B-1.
Community Engagement by the Numbers



WASHINGTON COUNTY
OREGON

2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

COMMUNITY ENGAGEMENT BY THE NUMBERS



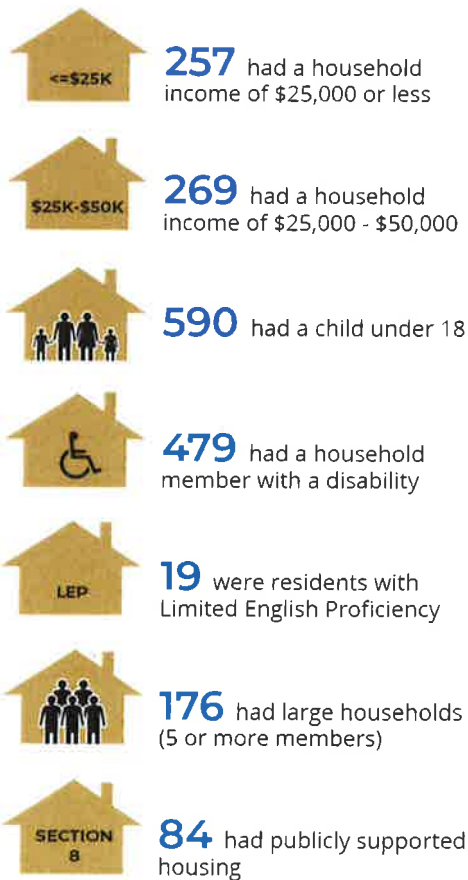
■ Beaverton Residents
■ Hillsboro Residents
■ Other Washington County Residents

WHO PARTICIPATED?



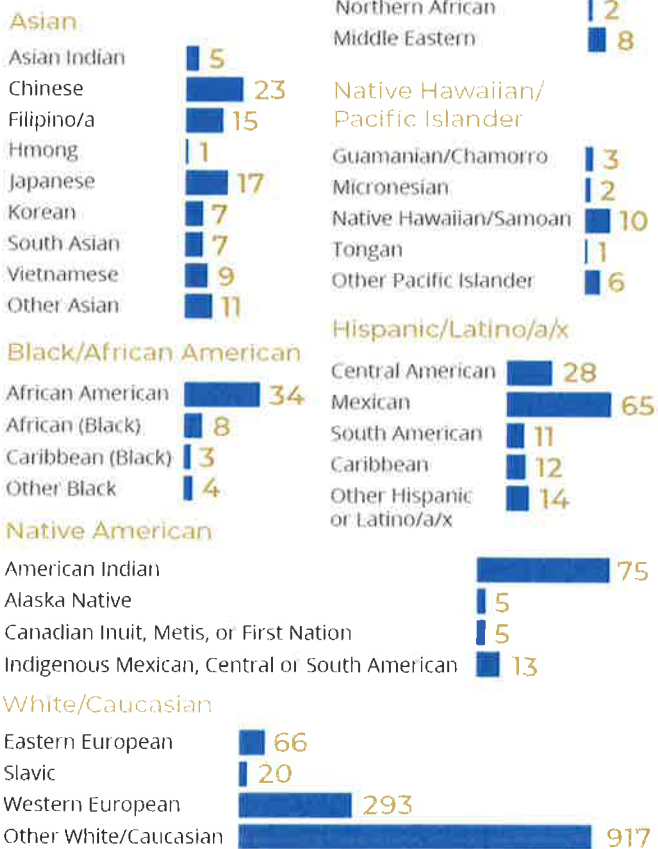
RESIDENT SURVEY: **1,899** participants

RESIDENT FOCUS GROUPS: **177** participants



IDENTIFIED AS*

* Respondents could select all that applied.



Note: Detailed demographic data represent survey respondents only.

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

Community engagement opportunities consisted of a resident survey, focus groups, and stakeholder participation in a regional working group which guided the studies.

Resident 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).

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.

Survey outreach and promotion. Each participating jurisdiction marketed the resident survey.

Geographic note. Throughout this summary, survey data reported for Other Washington County excludes responses from residents of Beaverton and Hillsboro; data labeled All Residents include all survey respondents living within the boundaries of Washington County. Survey respondents living outside of Washington County were excluded from the analyses.

Sampling note. The survey respondents do not represent a random sample of the Washington County population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the

survey results however, with an understanding of the differences of the sample from the larger population.

Sample size note. When considering the experience of members of certain groups, the sample sizes are too small ($n < 40$ respondents) to express results quantitatively. In these cases, we describe the survey findings as representative of those who responded to the survey, but that the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive.

Survey respondent profile. A total of 1,899 Washington County residents participated in the survey, including 522 Beaverton residents, 408 Hillsboro residents, and 969 residents of the balance of Washington County (i.e., excluding Beaverton and Hillsboro respondents).

Figure B-2 summarizes the demographic characteristics of survey participants.

Figure B-2.
Profile of Survey Respondents

	Beaverton	Hillsboro	Other Washington County	All Residents
Total Responses	522	408	969	1,899
Race/ethnicity				
Asian/Asian American	31	23	44	98
Black/African American	16	9	17	42
Hispanic/Latino	41	36	54	131
Native American	24	23	39	86
White	306	231	585	1,122
LEP	5	6	8	19
Children under 18	144	125	321	590
Large family (5+ members)	38	34	101	173
Disability	125	112	242	479
Seniors (age 65+)	98	49	167	314
Housing situation				
Homeowner	333	240	700	1,273
Renter	164	148	219	531
Precariously housed	19	12	44	75
Housing voucher holder	43	43	55	141
Any publicly-supported housing	84	73	95	252
Household Income				
Less than \$25,000	74	63	120	257
\$25,000 up to \$50,000	78	62	129	269
\$50,000 up to \$100,000	129	109	234	472
\$100,000 or more	132	76	273	481

Note: Number of responses in individual categories may be smaller than the total number of responses in a jurisdiction due to non-response.

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

Current Housing Choice

This section describes the current housing situation of resident survey respondents and provides information about their home’s condition and monthly housing costs, including rent increases in the past year.

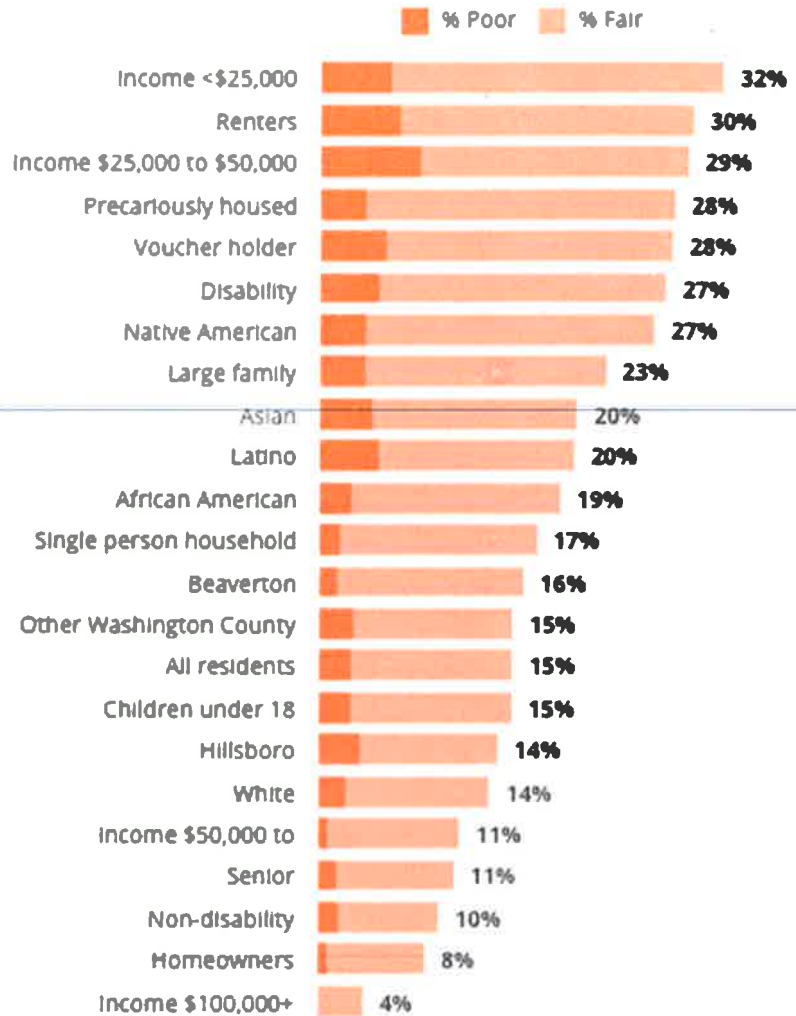
Current housing situation. Overall, nearly seven in 10 survey respondents are homeowners. The proportion of renters represented in the survey is highest in Beaverton (32%) and Hillsboro (37%), and lowest in the Other Washington County sample (23%). The balance of the survey respondents comprise the group termed “precariously housed” (e.g., couch-surfing, staying in cars, shelters, hotels, or transitional housing, camping, etc.).

- Across the board, the greatest proportion of renters have been in their home for at least one year up to five years, while the greatest proportion of homeowners have been in their home for more than 10 years.
- Among homeowners, most live in detached single family homes. About one in 10 homeowners living in Beaverton or Hillsboro live in an attached single family home (e.g., townhome, duplex).
- The greatest proportion of survey respondents in each community who rent live in apartment buildings (55% of renter respondents overall).
 - Among Beaverton renters, two-thirds (66%) live in apartment buildings, 17 percent rent single family homes, and one in 10 rent attached single family homes.
 - In Hillsboro, half (52%) rent in apartment buildings; one in five (22%) rent single family homes, and one in five (20%) rent attached single family units.
 - In the balance of Washington County, nearly half (48%) rent in apartment buildings, while more than one in four (27%) rent single family homes and 15 percent live in attached single family homes.

Housing condition. When asked to rate the condition of their home, most survey respondents 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. Figure B-3 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.

Figure B-3.
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.

Housing costs. The disproportionate housing needs section of the AI and the Housing Market Assessment for each jurisdiction explored the cost of housing in great detail. The resident survey presents the opportunity to understand the share of renter households that experienced a rent increase in the past year and the monthly amount rent increased. Several survey questions asked of respondents with housing vouchers measures the ease with which vouchers can be used and the primary reasons for difficulty using vouchers.

Rent increases. As shown in Figure B-4, two-thirds of renters participating in the 2019 survey experienced a rent increase in 2018, and the median monthly increase was \$60. Three out of four Latino renters reported a rent increase and the median monthly increase was \$100. About the same

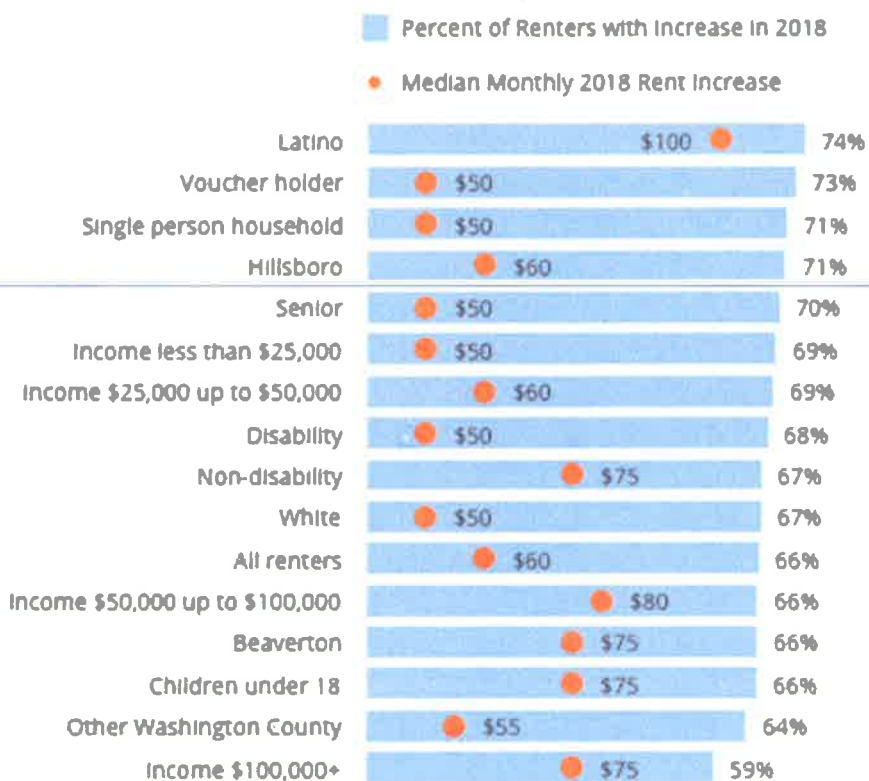
proportion of voucher holders (73%) had rent increase, but the median monthly increase was \$50, slightly less than the median rent increase of all renters.

Figure B-4.
Percent of Renters with Rent Increase in 2018 and Median Rent Increase, by Jurisdiction and Selected

Characteristics

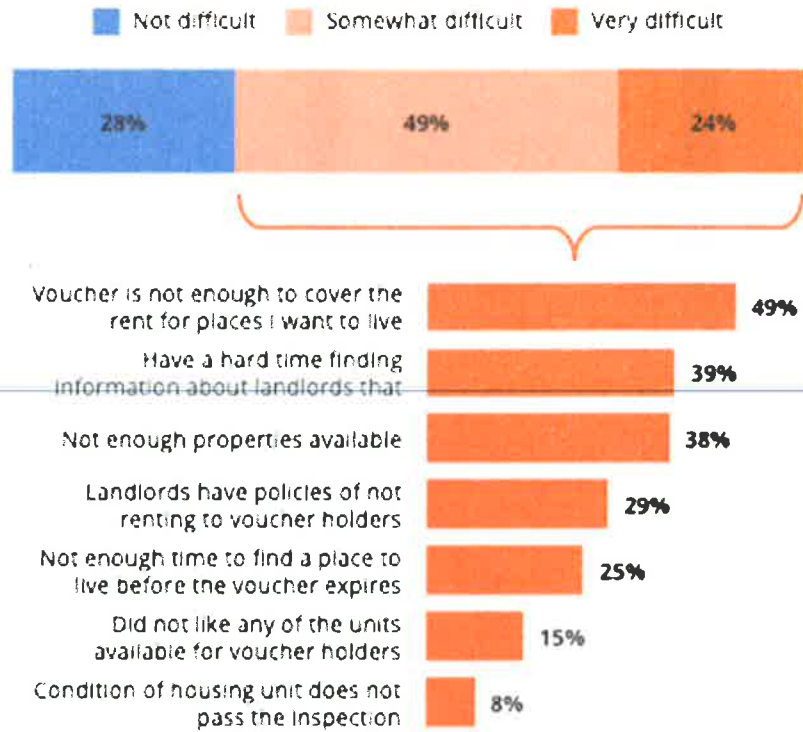
Note:
Sample sizes of Asian, African American, and Native American residents with a 2018 rent increase is too small to report.

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



Housing vouchers . Only 28 percent of voucher holders report that it was “not difficult” to find a landlord willing to accept their voucher. Of those who experienced difficulty finding a landlord to take their voucher, the greatest proportion (49%) said that it was difficult because the “voucher is not enough to cover the places I want to rent”.

Figure B-5.
How difficult is it to find a landlord that accepts a housing voucher? Why is it difficult?



Note:
Includes only those survey respondents who currently participate in a housing voucher program.

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

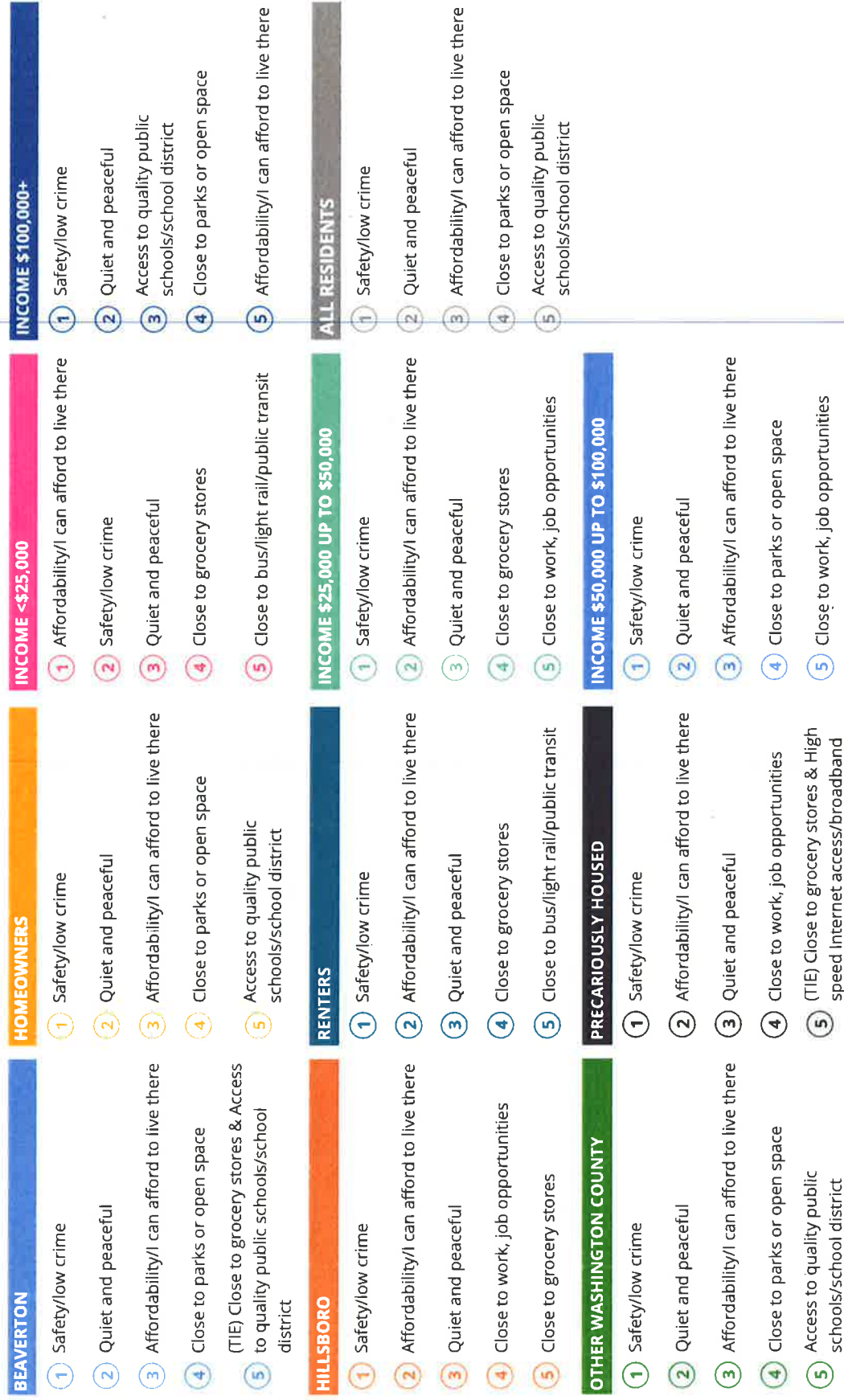
Neighborhood Preferences

This section explores residents' neighborhood preferences and desire to move, given the opportunity.

Most important neighborhood qualities. Figures B-6 and B-7 present the five neighborhood qualities most important to the greatest proportion of survey respondents based on where they live, their housing situation, and other personal and household characteristics. With one exception, "safety/low crime" was the neighborhood quality most important to the greatest share of respondents. For respondents from the lowest income households, "affordability/I can afford to live there" was the #1 most important factor, followed by "safety/low crime". Like "safety/low crime", affordability was among the top five most important neighborhood qualities for all respondent types, as is "quiet and peaceful". These are qualities considered most important by nearly all types of respondents who live in Washington County.

Residents of Hillsboro are more likely to value "close to work/job opportunities" while Beaverton and Other Washington County respondents consider "close to parks or open space" among the five most important neighborhood qualities. Other preferences vary by household or respondent characteristics. For example, households with children are more likely to consider quality neighborhood public schools/school districts among the most important neighborhood qualities, while seniors are more likely to prioritize neighborhoods that are close to hospitals/health care.

Figure B-6. What qualities of your neighborhood are most important to you? Top Five by Jurisdiction, Income



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

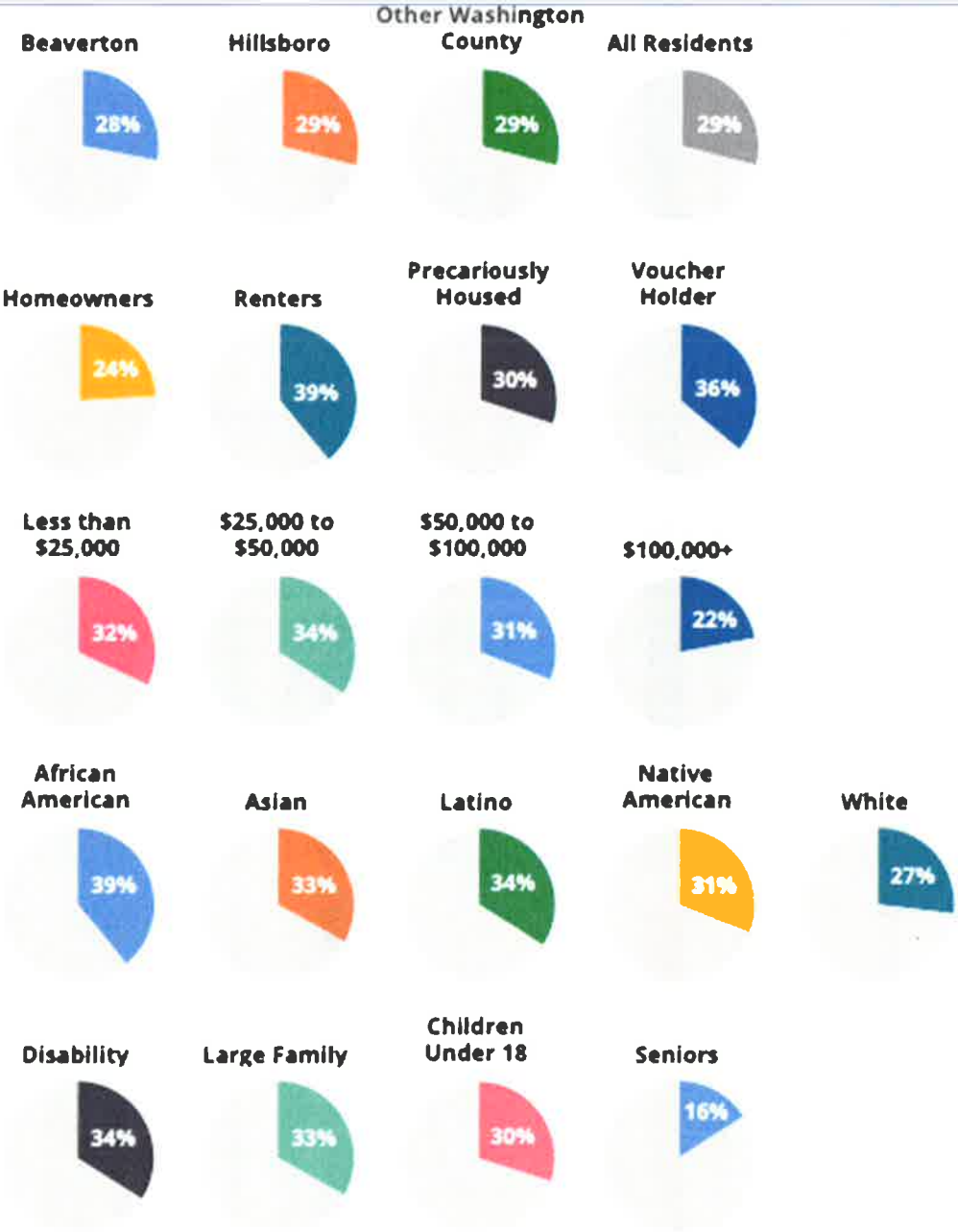
Figure B-7.
 What qualities of your neighborhood are most important to you? Top Five by Selected Characteristics

AFRICAN AMERICAN	NATIVE AMERICAN	CHILDREN UNDER 18	VOUCHER HOUSEHOLDS
<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Access to quality public schools/school district 5 Close to grocery stores 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Access to quality public schools/school district 5 Close to parks or open space 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Access to quality public schools/school district 3 Affordability/I can afford to live there 4 Quiet and peaceful 5 Close to parks or open space 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Close to grocery stores 4 Quiet and peaceful 5 Close to bus/light rail/public transit
ASIAN	WHITE	LARGE FAMILY	ALL RESIDENTS
<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Access to quality public schools/school district 5 Close to work, job opportunities 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Close to parks or open space 5 (TIE) Close to work, job opportunities & Close to grocery stores 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Quiet and peaceful 3 Affordability/I can afford to live there 4 Access to quality public schools/school district 5 (TIE) Close to parks or open space & Close to work, job opportunities 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Quiet and peaceful 3 Affordability/I can afford to live there 4 Close to parks or open space 5 Access to quality public schools/school district
LATINO	DISABILITY	SENIORS	
<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Close to work, job opportunities 5 Access to quality public schools/school district 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Affordability/I can afford to live there 3 Quiet and peaceful 4 Close to grocery stores 5 Close to bus/light rail/public transit 	<ol style="list-style-type: none"> 1 Safety/low crime 2 Quiet and peaceful 3 Affordability/I can afford to live there 4 Close to grocery stores 5 Close to health care facility/hospital 	

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

Desire to move to a different neighborhood. Overall, three in 10 survey respondents would move to a different neighborhood if they had the opportunity. Figures B-8 presents the share of respondents who would change neighborhoods by jurisdiction and for selected respondent characteristics. Overall, renters are most likely to desire to move to a new neighborhood and seniors are least likely.

Figure B-8.
Desire to Move to a Different Neighborhood, by Jurisdiction and Selected Characteristics



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

Experience with Displacement and Housing Discrimination

This section explores the extent to which survey respondents experienced displacement—having to move when they did not want to move—and housing discrimination.

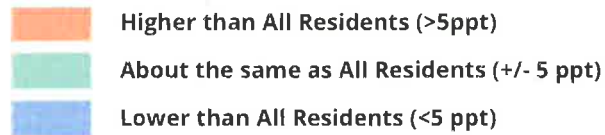
Displacement experience. Overall, 12 percent of survey respondents report experiencing displacement from a home in Washington County in the past five years. Figures B-9 and B-10 present the share of respondents displaced and the share of those respondents who attribute their displacement experience to: “rent increased more than I could pay,” “landlord selling the house,” “eviction due to being behind on the rent,” and “eviction for no reason”. Rent increases and the landlord selling the home are the most frequently cited reasons for displacement. Eviction plays a smaller role, but its prevalence varies by jurisdiction.

As shown in Figure B-9, current renters are much more likely to have experienced displacement than current homeowners, and low and moderate income households are more likely than higher income households to have experienced displacement.

African American respondents, Latino respondents, households that include a member with a disability, and large families all experienced higher rates of displacement than the average survey respondent.

Figure B-9.

Displacement Experience and Reasons for Displacement by Jurisdiction, Housing Situation, and Household Income



	Percent Displaced	Reason for Displacement			
		Rent Increased More than I Could Pay	Landlord Selling Home	Evicted (behind on rent)	Evicted (for no reason)
All Residents	12%	29%	16%	4%	5%
Jurisdiction					
Beaverton	13%	29%	15%	10%	3%
Hillsboro	14%	35%	14%	4%	0%
Other Washington County	11%	27%	17%	8%	2%
Tenure					
Homeowners	4%	32%	15%	0%	4%
Renters	26%	30%	17%	4%	5%
Precariously housed	39%	-	-	-	-
Voucher holders	23%	-	-	-	-
Household income					
Less than \$25,000	22%	20%	14%	9%	7%
\$25,000 up to \$50,000	24%	29%	18%	5%	6%
\$50,000 up to \$100,000	11%	43%	8%	2%	4%
\$100,000 or more	4%	-	-	-	-

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred.
 - indicates sample size too small to report.

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

Figure B-10.
Displacement Experience and Reasons for Displacement by Selected Characteristics

	Percent Displaced	Reason for Displacement			
		Rent Increased			
		More than I Could Pay	Landlord Selling Home	Evicted (behind on rent)	Evicted (for no reason)
All Residents	12%	29%	16%	4%	5%
Race/ethnicity					
African American	24%	-	-	-	-
Asian	16%	-	-	-	-
Latino	28%	32%	8%	5%	3%
Native American	17%	-	-	-	-
White	10%	28%	17%	3%	6%
Disability	20%	29%	17%	5%	5%
Children under 18	17%	31%	16%	7%	2%
Large family	20%	-	-	-	-
Seniors	4%	-	-	-	-

Note: Displacement did not necessarily occur within current community of residence. The respondents' current housing situation (i.e., homeowner) may be a different type of housing situation than when displacement occurred.
- indicates sample size too small to report.

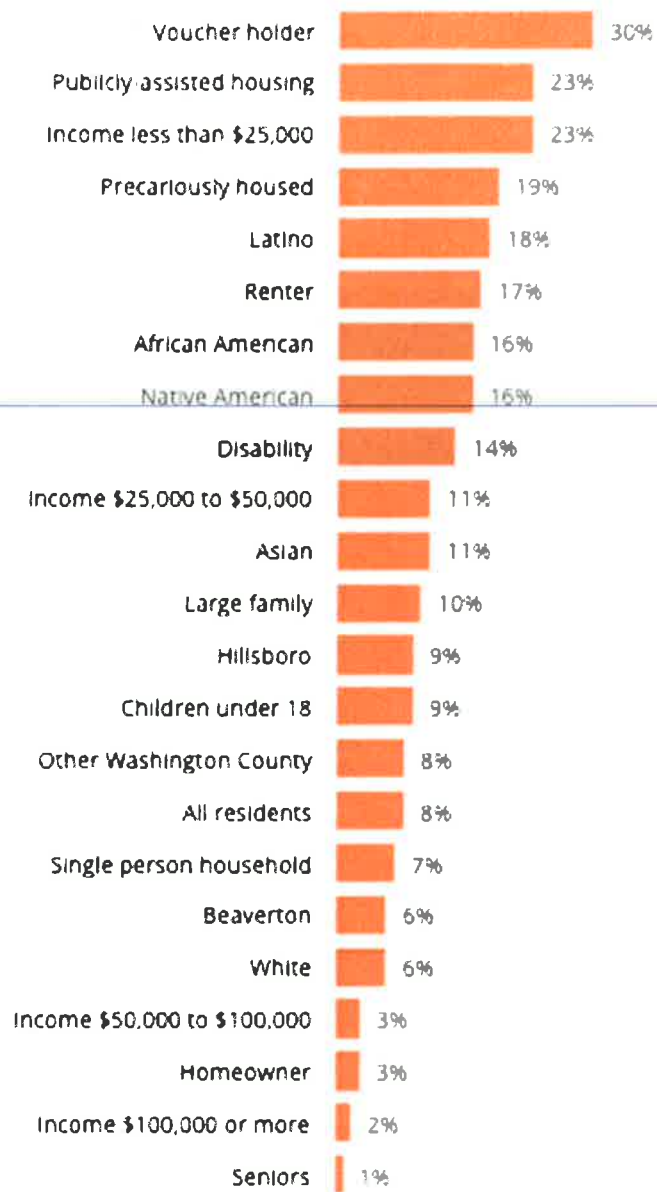
Source: Root Policy Research from the 2019 Washington County Resident Survey.

Experience with housing discrimination. Overall, 8 percent of survey respondents felt that they or a household member felt discriminated against when they looked for housing in Washington County. As shown in Figure B-11, voucher holders were most likely to believe they experienced housing discrimination, followed by residents of any type of publicly assisted housing, and low income respondents. Latino, African American, and Native American respondents and renters overall are twice as likely to say they experienced housing discrimination than the average respondent.

Figure B-11.
 When you looked for housing in any part of Washington County, did you or a member of your household feel discriminated against?

Note:
 Experience with housing discrimination occurred in the region, but not necessarily in the place of current residence.

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



When asked to describe why they thought they were discriminated against, these reasons include:

- Age (34%);
- Income/low income/class (34%);
- Section 8/housing voucher (21%);
- Race or ethnicity (19%);
- Familial status/having children/large family (18%);
- Looks or appearance (14%);

- Disability (11%);
- Criminal history (10%);
- Past eviction/foreclosure (8%);
- National origin (6%);
- Sex or gender (4%); and
- Sexual orientation/gender identity/LGBTQ (3%).

Housing and Community Development Priorities for Low Income Residents

Survey respondents identified their priorities for types of services, housing, community buildings and spaces, and economic development activities that should receive a greater share of the County's federal funds.

Services priorities. Survey respondents chose their top four services priorities for receiving a greater share of federal funds from the following list. Those shown in **bold** text appear in the top four services priorities by jurisdiction or selected respondent characteristics (Figures B-12 and B-13). Across the board increasing funds for mental health services and homeless services appeared among the top four priorities for every group considered. Services for seniors or people with disabilities also received top priority. Among the lowest income households, the top service priorities are mental health services, services for people with disabilities, homeless services, and senior services.

- Senior Services
- Services for people with disabilities
- Mental health services
- Child care services
- Transportation services (ex. van/bus for seniors)
- Employment/job training
- Medical health services (dental, physical, vision)
- Lead based paint screening
- Crime awareness, victims' services
- Tenant/landlord Resolution services or Tenant/Landlord education/outreach

- Homeless services
 - Short term rent assistance (1 to 6 months)
 - Longer term rent assistance (6 months or more)
 - Legal services
 - Youth services
 - Substance abuse services
-

Figure B-12.

What four types of services should receive a greater share of Washington County's limited federal funding for services for people and families with lower incomes? By Jurisdiction, Tenure, and Income



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

Figure B-13.

What four types of services should receive a greater share of Washington County's limited federal funding for services for people and families with lower incomes? By Selected Characteristics



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

Housing priorities. The top four housing types respondents prioritized for greater share of federal funds were very similar among respondent living in each jurisdiction and with different personal or household characteristics. Among the housing types considered, those shown in **bold** text appear at least once in the top four (Figures B-14 and B-15). Affordable rental housing for low income workers and home repair and renovation programs to help low income homeowners were the most common top priorities for housing types.

- Short-term transitional housing for homeless people, where they can stay for up to 24 months
- Permanent housing with services for homeless people with behavioral health and other complicated life challenges
- Affordable rental housing for low income workers (families and individuals who work and have lower incomes)
- Affordable and accessible rental housing for people with disabilities (group homes/apartment complexes)
- Senior rental housing
- Affordable rental housing for people exiting the justice system
- Repair/rehabilitation of affordable apartment complexes
- Accessibility Improvements in homes and apartments (examples include accessible ramps, installing grab bars, installing wheelchair accessible shower)
- Home repair and renovation programs to help low income homeowners stay in their own homes
- Affordable first-time homebuyer assistance

Figure B-14.

What four types of housing should receive a greater share of Washington County's limited housing resources for people and families with lower incomes? By Jurisdiction, Tenure, and Income



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

Figure B-15.

What four types of housing should receive a greater share of Washington County's limited housing resources for people and families with lower incomes? By Jurisdiction, Tenure, and Income



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

Community buildings and spaces priorities. Figures B-16 and B-17 present residents' top four priorities for increased share of federal dollars dedicated to community buildings and spaces. As shown, mental health centers, domestic violence shelter, and homeless shelters are often among the top four priorities. The top four priorities of the lowest income households are: homeless shelter, centers providing services for people with disabilities, domestic violence shelter, and mental health center. The priority selected by the greatest proportion of Beaverton and Other Washington County respondents—domestic violence shelter—differs from the top priority of Hillsboro residents—a homeless shelter. Among all respondents, mental health center was selected by the greatest share of respondents.

- Centers providing services to people with disabilities
- Addiction treatment center (overnight or day center)
- Homeless shelter
- Domestic violence shelter
- Centers providing services to youth
- Health Care Center (medical facilities: dental, vision, medical)
- Mental Health Center
- Abused/Neglected Children Center
- Senior Center
- Neighborhood/Community Center
- Parks in low income neighborhoods
- Fire station/equipment

Figure B-16

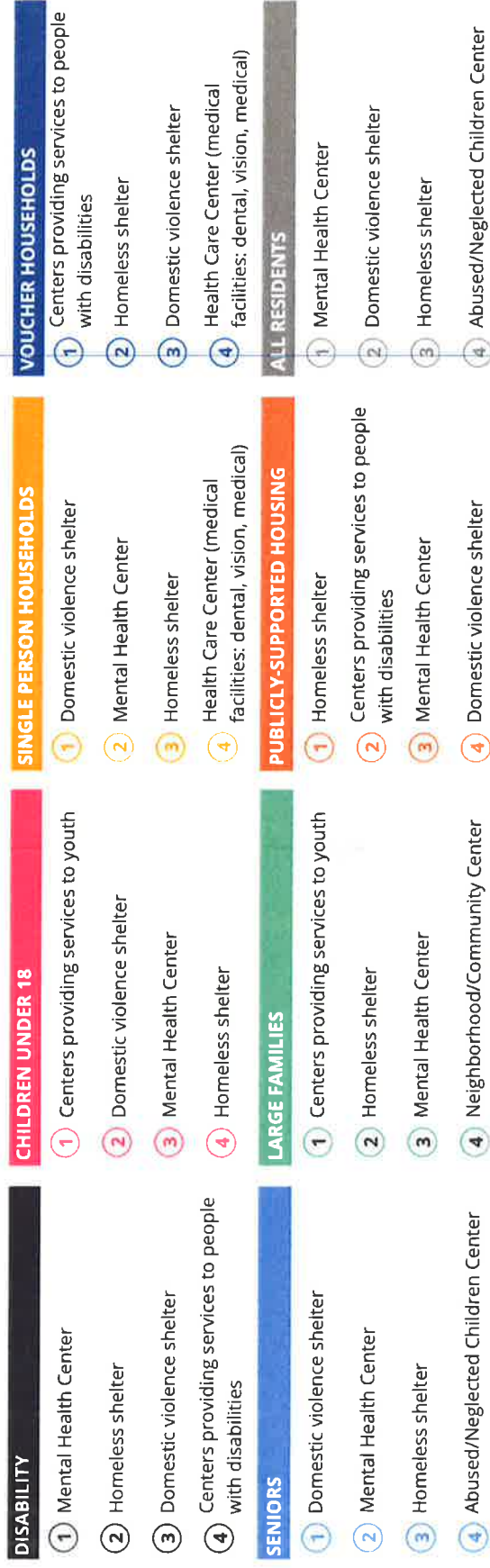
If Washington County had the ability to devote a greater share of resources for community building and spaces, which four would you select? By Jurisdiction, Tenure, and Income



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

Figure B-17.

If Washington County had the ability to devote a greater share of resources for community building and spaces, which four would you select? Selected Characteristics



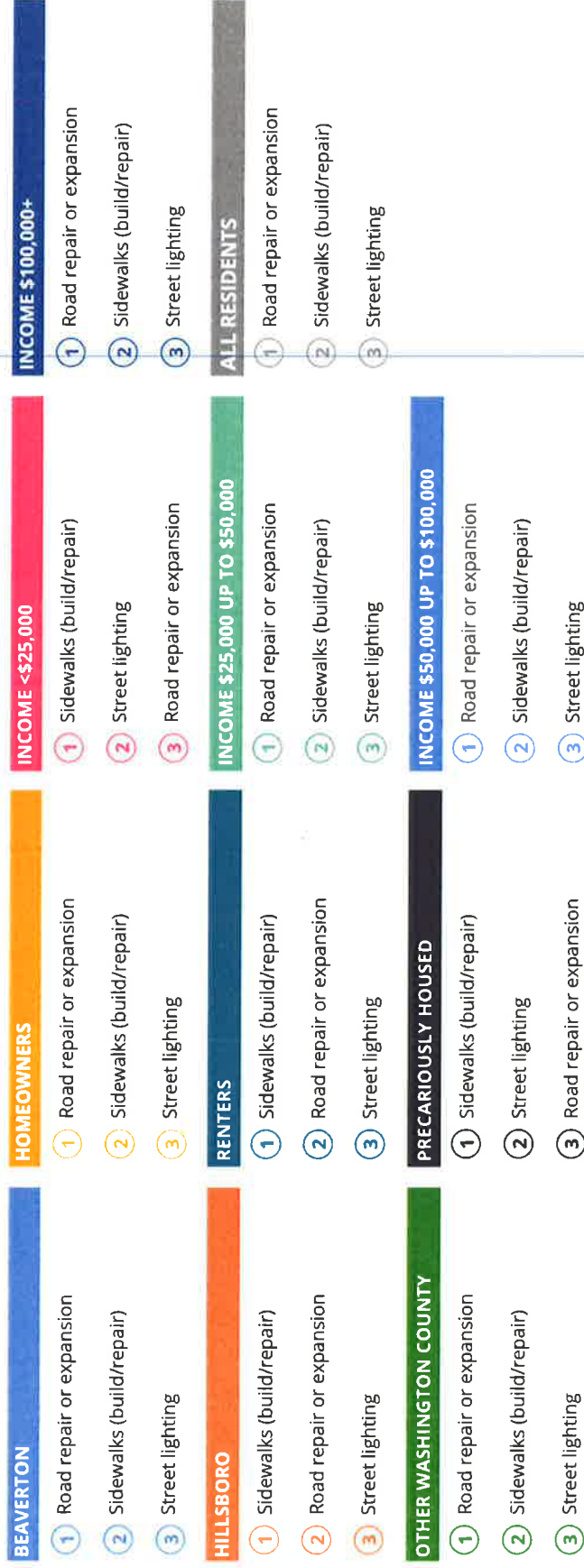
Source: Root Policy Research from the 2019 Washington County Resident Survey.

Infrastructure priorities. Among infrastructure priorities considered, only three—sidewalks, road repair/expansion, and street lighting—were among the top three priorities selected by survey respondents (Figures B-18 and B-19). The order may vary, but no other infrastructure types appear in the top three regardless of jurisdiction or respondent characteristics. This is not a surprising result, as each of the three prioritized are visible to residents in the course of daily living and residents are more easily able to assess whether or not these types of infrastructure need improvement or greater investment of federal dollars. Water lines, drainage, and sewer systems are hidden, and barring catastrophic (and visible) failure or recent public discussion of maintenance needs, are assumed to be in good working condition.

- **Sidewalks (build/repair)**
- Water lines
- **Road repair or expansion**
- Storm water/drainage
- Sewer systems
- **Street lighting**

Figure B-18.

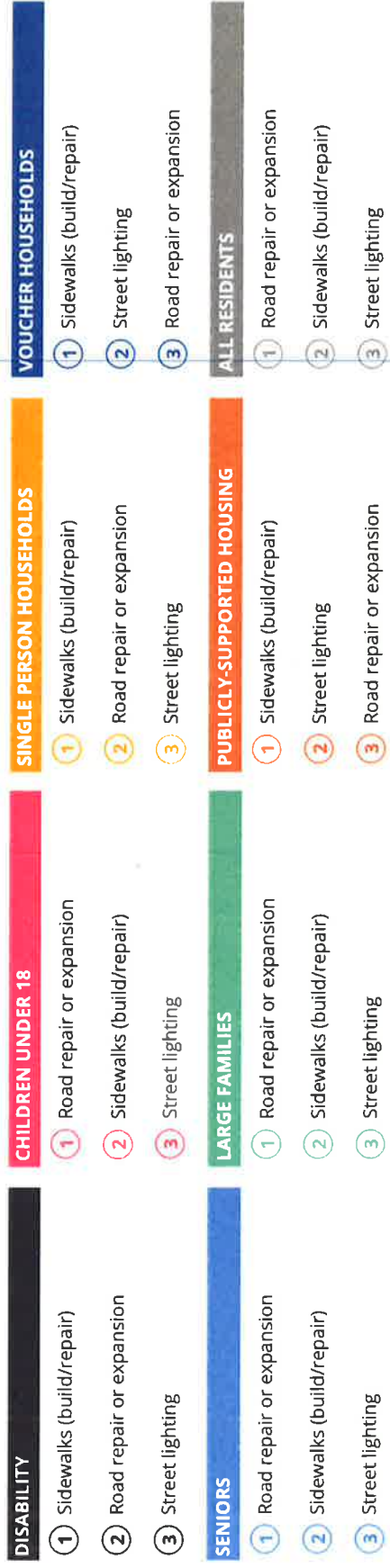
If your community had the ability to devote a greater share of resources for infrastructure (sidewalks, roads, water, sewer), what three types are of the most important to you? By Jurisdiction, Tenure, and Income



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

Figure B-19.

If your community had the ability to devote a greater share of resources for infrastructure (sidewalks, roads, water, sewer), what three types are of the most important to you? Selected Characteristics



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

Economic development priorities. Respondents selected one economic development activity to prioritize for increased federal funding; across all populations and jurisdictions, small business development was the top priority, by wide margins (68% for small business development and 21% for downtown storefront improvement).

- Downtown storefront improvement program
- **Small business development (businesses with 5 or fewer employees)**
- Other types of economic development

Resident Focus Groups

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. Seniors living on fixed incomes also experience housing insecurity due to rising housing costs (rent, property taxes) and would benefit from a strategy that includes property tax relief, rental assistance, and increasing the number of low and moderate income senior housing units.

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.



Most are chronically homeless and camp or stay in their car

8 of 9 disclosed mental illness, addiction, and/or physical disability

Most have significant barriers to stable employment

Basic needs minimally met

Need for more frequent shower, hygiene opportunities

Storage for belongings during work/appointments, gas cards, and fresher food needed by some



Full spectrum of housing options needed along with range of services

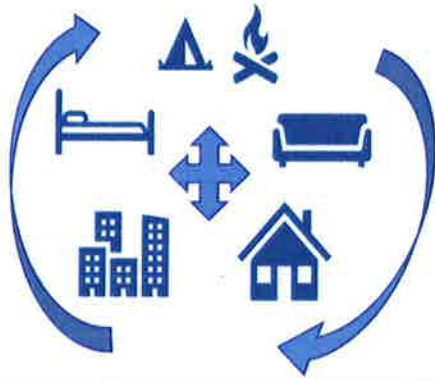
Some may require intensive treatment before housing placement

Some just need <60 days of guaranteed shelter to get on their feet

Source: Root Policy Research from Sonrise Homeless Adult focus group conversations.

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.



Housing situations are chaotic, unpredictable, and short term

Most disclose dysfunctional family situations, some mention drug use

Most **lack** basic **job** readiness skills

Basic needs somewhat met

Hunger, drug environment, lack of personal safety prevalent issues

Strong need expressed for **expanded drop in hours + services at Homeplate**



Housing options should include varied degrees of independence/support

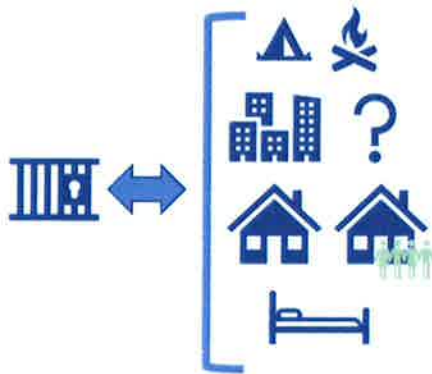
Need for tenant readiness, and other independent living skill development

Consider housing options for couples, parenting children, or peer groups

Source: Root Policy Research from Homeplate At-Risk and Homeless Youth focus group conversations.

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.



Prior housing situations ranged from homeless to homeowner

Many disclosed history of addiction, drug crimes

Criminal **history** and **lack of training** barrier to employment for some

Strict probation requirements at mandatory times and locations sets even the well-intentioned up to fail

Consider a probation incentive program rewarding positive progress

Need for treatment not jailtime



Criminal history = #1 barrier to housing choice, need "felon-friendly" options

Consider time-limited rent support to help the formerly incarcerated stabilize

Eviction prevention may be crime prevention for this population

Source: Root Policy Research from Washington County Community Corrections focus group.

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.



Live either in peer-supported group home with services or in project-based subsidized housing with supportive services

All have a history of severe mental illness and/or addiction

Disability may limit employment

Case managers are critical to stability

Strengthen service provider trauma-informed care skills and expertise serving residents with mental illness

Educate residents about fair housing rights, including reasonable accommodations



Most are satisfied with current housing situation

Monitor the extent to which people are living in the most independent, integrated setting

Residents prioritize housing that is safe, transit access

Source: Root Policy Research from Sequoia Mental Illness focus group facilitated by Washington County staff.

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.



Mix of homeowners and renters
Most live alone

Many are disabled or have mobility limitations

Rising housing costs (market rate rents, property taxes) are a significant concern

Lack of access to transportation results in missed appointments, social isolation, inability to access resources

Seniors centers are invaluable—if seniors can get there

Using public transit is not intuitive



Most prefer their current housing situation

Consider property tax relief, rent assistance, in addition to increasing low/moderate income senior housing

Commuter-focused transit does not serve seniors; explore options friendlier to seniors

Source: Root Policy Research from Cornelius, Sherwood, and Tualatin focus groups with seniors.

