

Welcome!

2025-2029 Consolidated Plan *Kick-Off Event*



→ Why are we here?

- We care a lot about services and projects benefiting low- and moderate-income households in Washington County.
- We want to be good stewards of federal resources.
- We want to maximize the impact of our work through collaboration.





What is a Consolidated Plan?

- Five Year Strategic Plan prioritizing investment of an estimated \$35 million in federal funds.
- Built on an intensive community engagement process to assess housing and community development needs.
- Required by U.S. Department of Housing and Urban Development (HUD).



→ Elements of the Consolidated Plan

1. Community Engagement
2. Needs Assessment
3. Housing Market Analysis
4. Strategic Plan
5. Action Plan



Full process completed May 15, 2025

→ Who Administers the Funds?

- Collaboration between Washington County, City of Hillsboro and City of Beaverton



- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program



- Community Development Block Grant (CDBG)



- Community Development Block Grant (CDBG)



HUD Funding Types in Consolidated Plan

The **Community Development Block Grant (CDBG) Program** supports infrastructure projects, facilities projects, single family housing rehab projects, and key public services.

The **HOME Investments Partnership Program (HOME)** supports the production of regulated affordable housing within Washington County.

The **Emergency Solutions Grant (ESG) Program** provides federal funds to assist individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness.



Washington County Office of Community Development



- Eva Pauley
- Kelvin Valdovinos
- Lauren Calo
- Madeline Bonkoske
- Shaena Johnson
- Zachary Wimer
- Brian Fogg
- Brian Johnson
- Sarah Branson
- Shannon Wilson

→ Our time together

- Series of Speakers – current landscape and successful previous projects
 - [Lynn Wallis](#), Oregon Employment Department
 - [Emily Lieb](#), Metro
 - [Jes Larson](#), Washington County Department of Housing Services
 - [Jilian Saurage-Felton](#), Community Partners for Affordable Housing
 - [Jolynn Becker](#), City of Banks
- Break!
- Work Groups
 - Public Services
 - Affordable Housing and Homeownership
 - Public Infrastructure and Facilities
- Closing Remarks

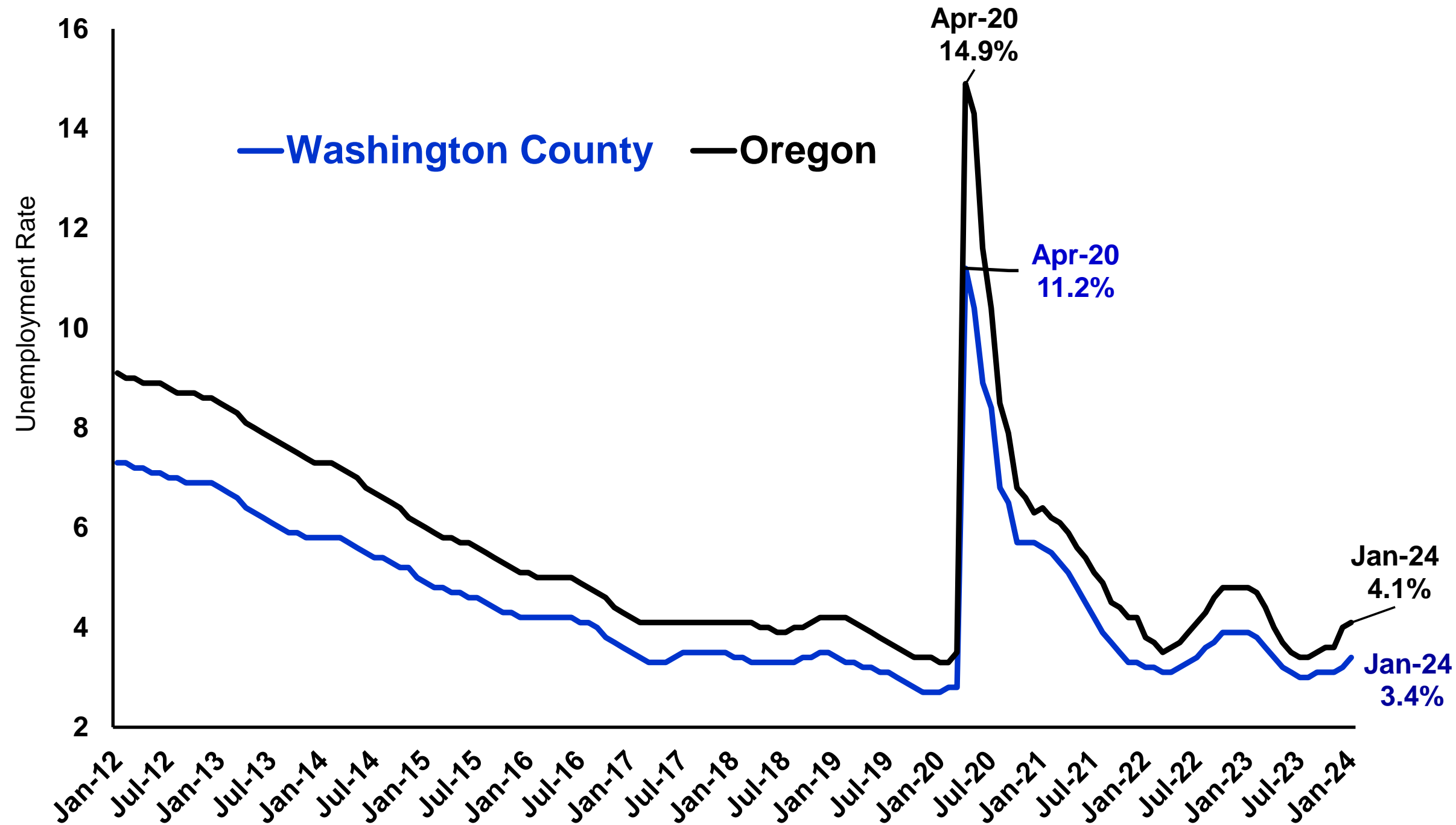
WASHINGTON COUNTY ECONOMIC UPDATE

HOUSING AND COMMUNITY DEVELOPMENT

3/15/2024

COUNTY'S UNEMPLOYMENT RATE HAS REMAINED STEADY FOR 30 MONTHS

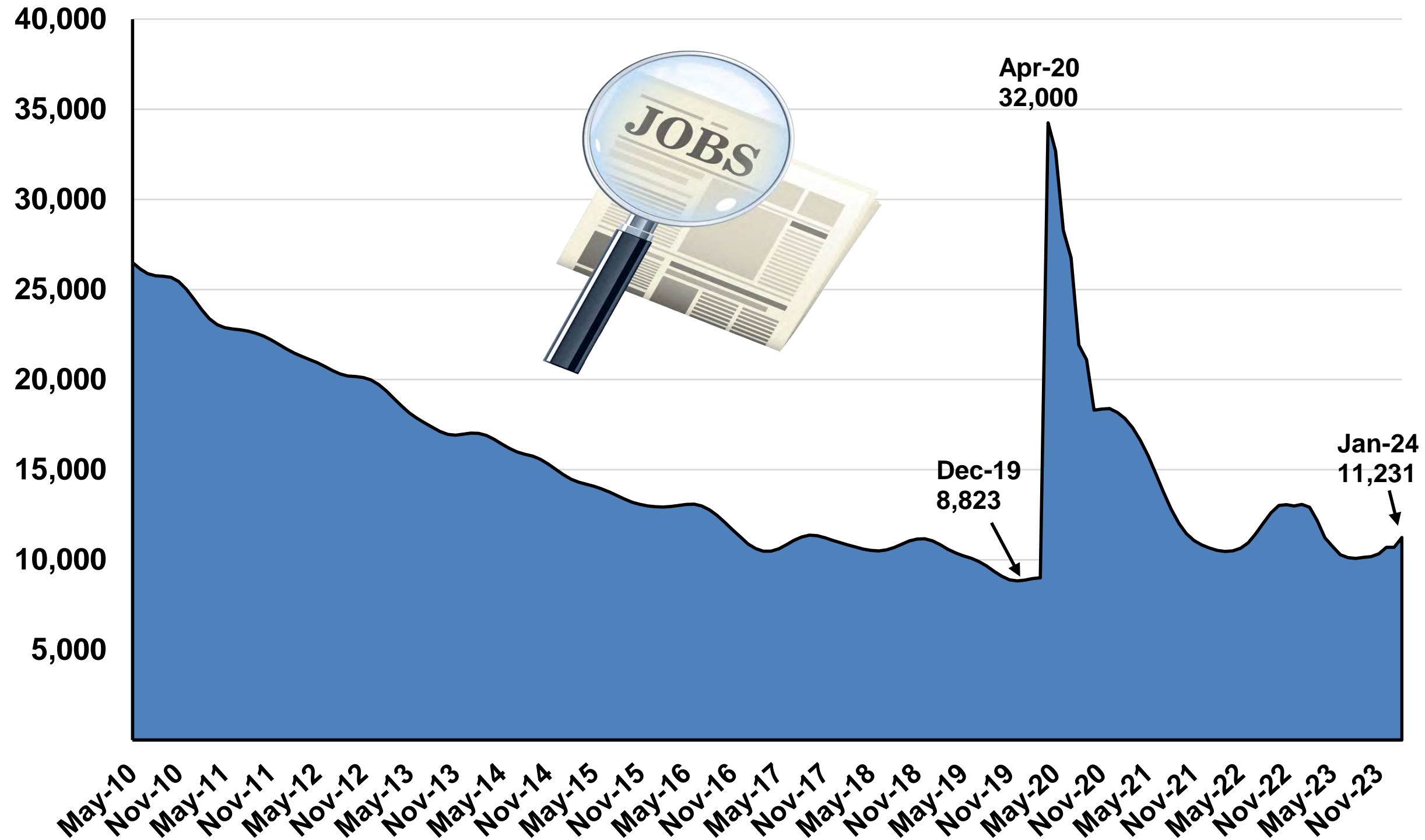
Unemployment Rate Washington County & Oregon: 2012-2024



Source: Oregon Employment Department, LAUS (seasonally adjusted)

NUMBER OF UNEMPLOYED RESIDENTS IN WASHINGTON COUNTY REMAIN LOW

Number of Unemployed Residents in the Labor Force Washinton County: 2007-2024

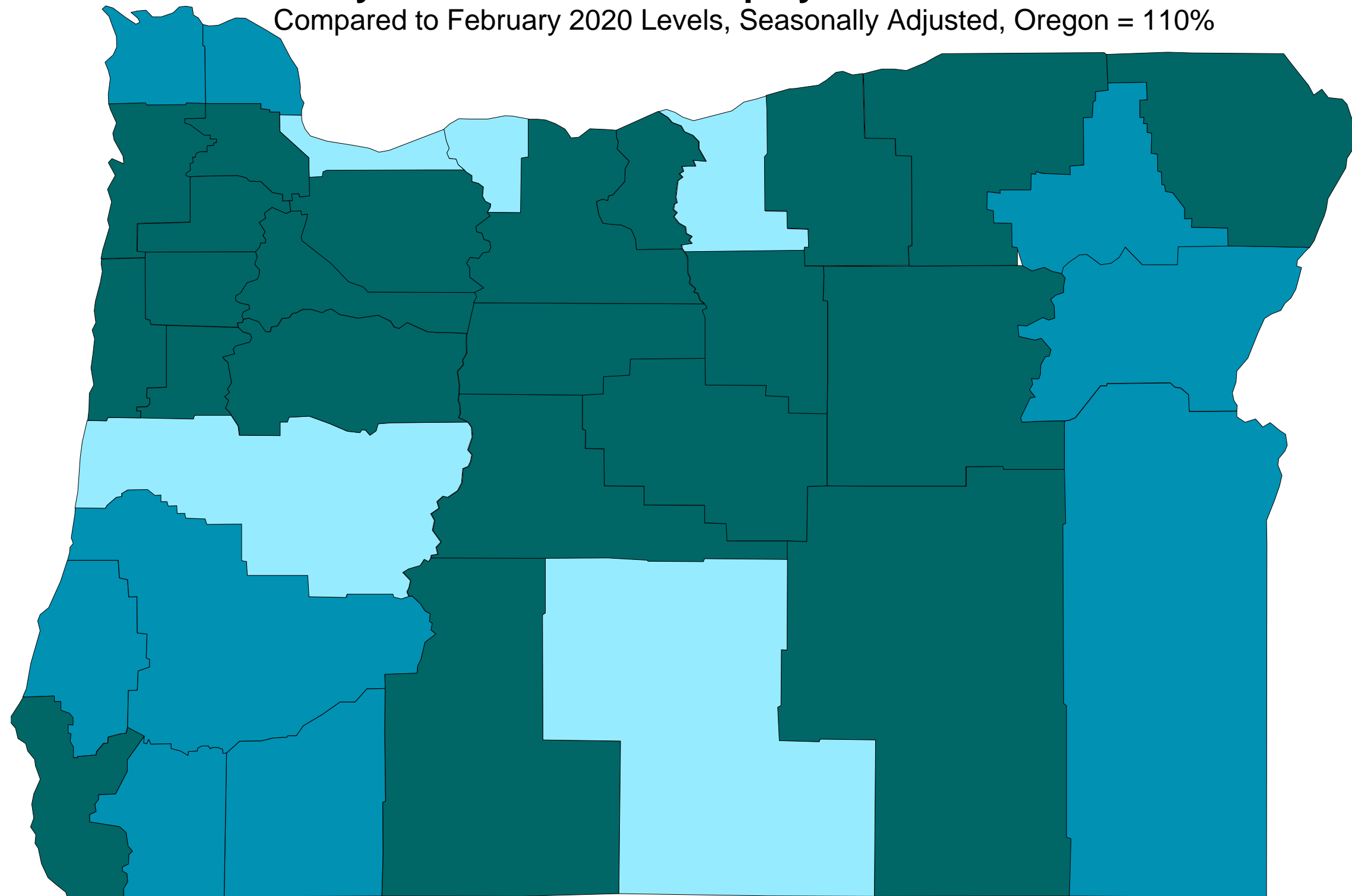


Source: Oregon Employment Department, LAUS

OREGON HAS MORE JOBS NOW THAN BEFORE THE PANDEMIC RECESSION

Recovery of Total Nonfarm Employment as of December 2023

Compared to February 2020 Levels, Seasonally Adjusted, Oregon = 110%



More than half (22) of all counties have regained their total pandemic recession job losses.

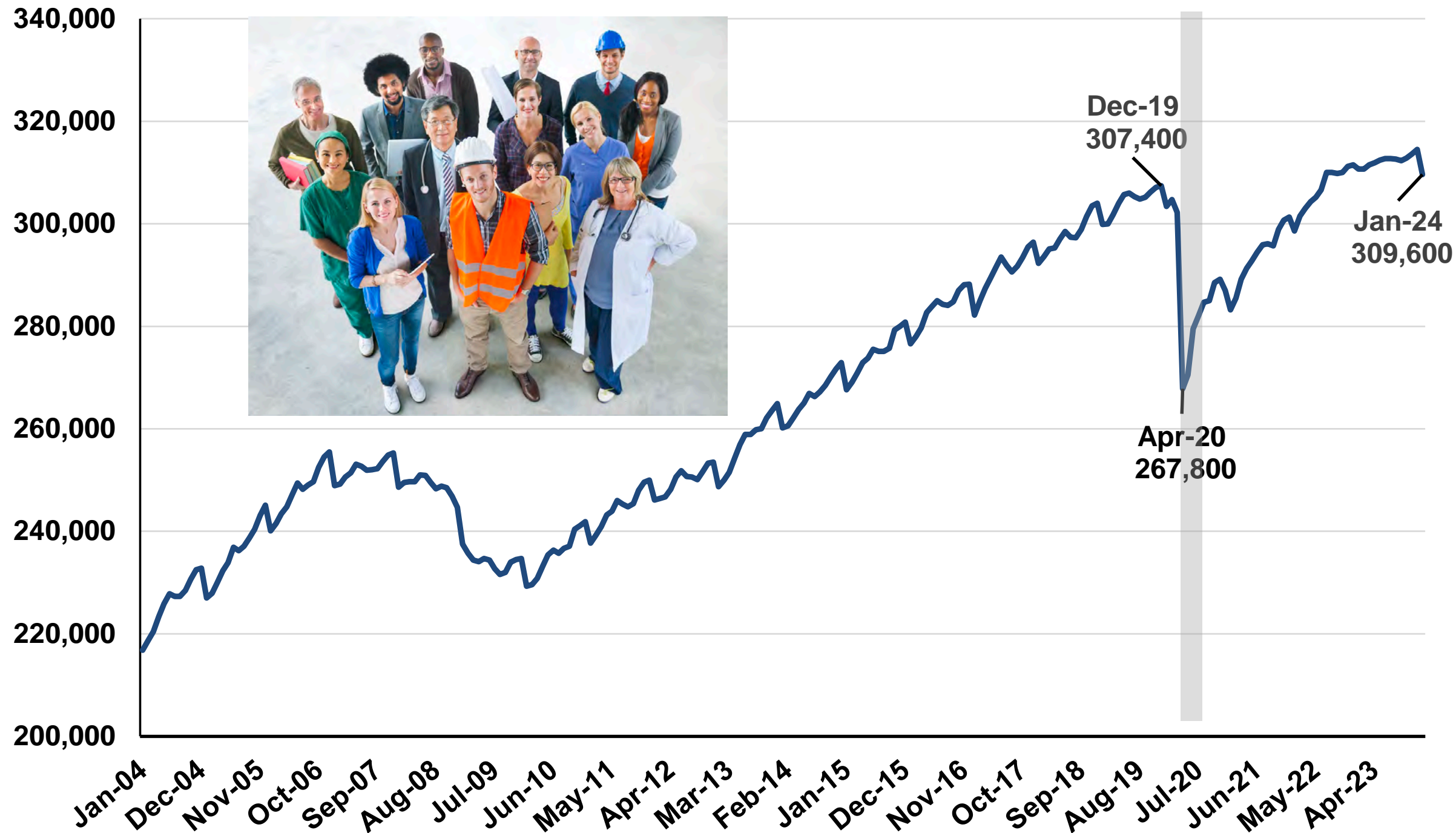
Recovery has been slower in parts of coastal, Southern, and Eastern Oregon.

Source: Oregon Employment Department



WASHINGTON COUNTY NOW HAS MORE JOBS THAN BEFORE THE RECESSION

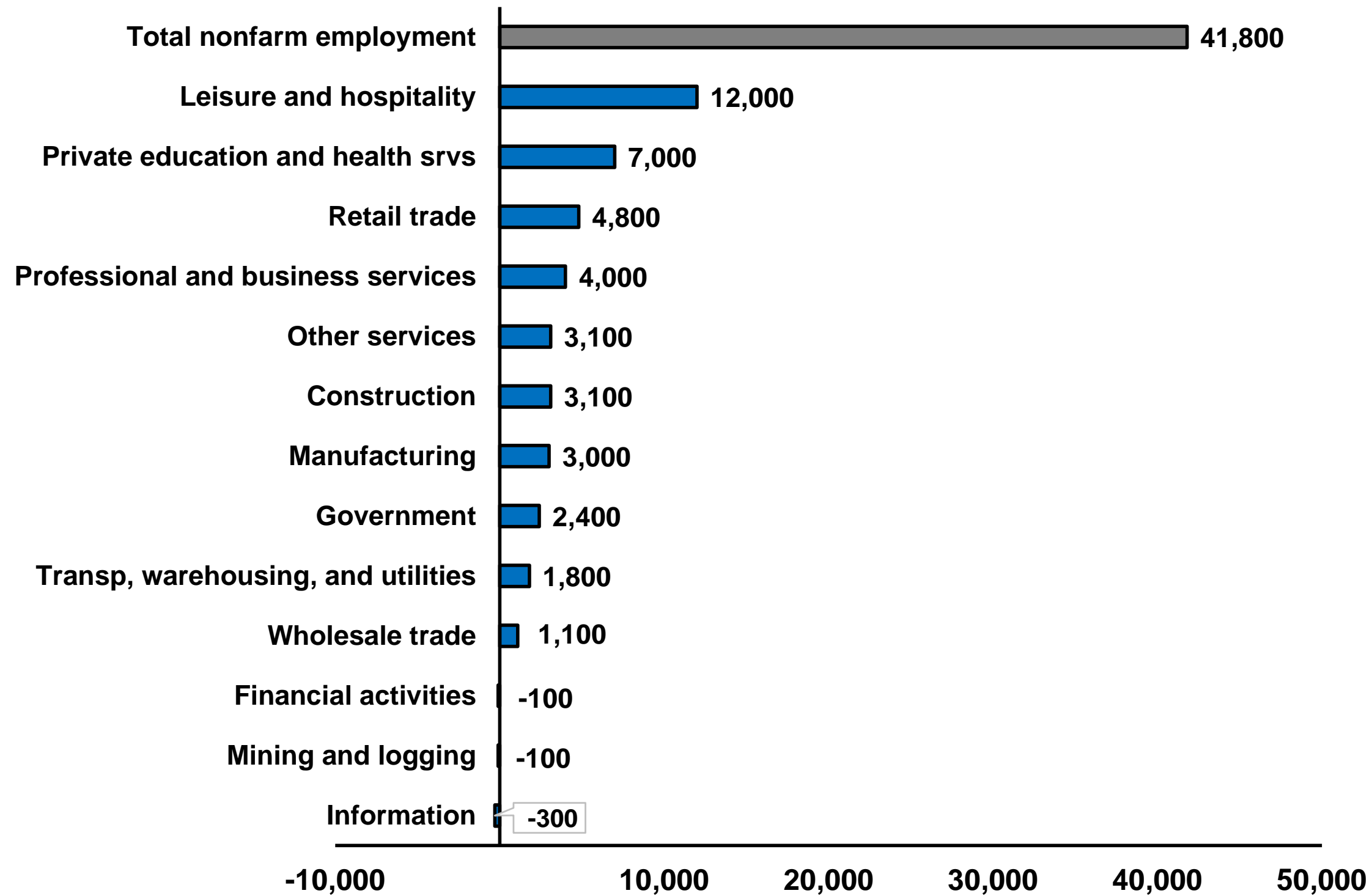
Washington County Total Nonfarm Employment 2004-2024



Source: Oregon Employment Department, CES, not seasonally adjusted

OVER ONE-HALF OF JOBS ADDED SINCE THE RECESSION WERE IN THREE INDUSTRIES

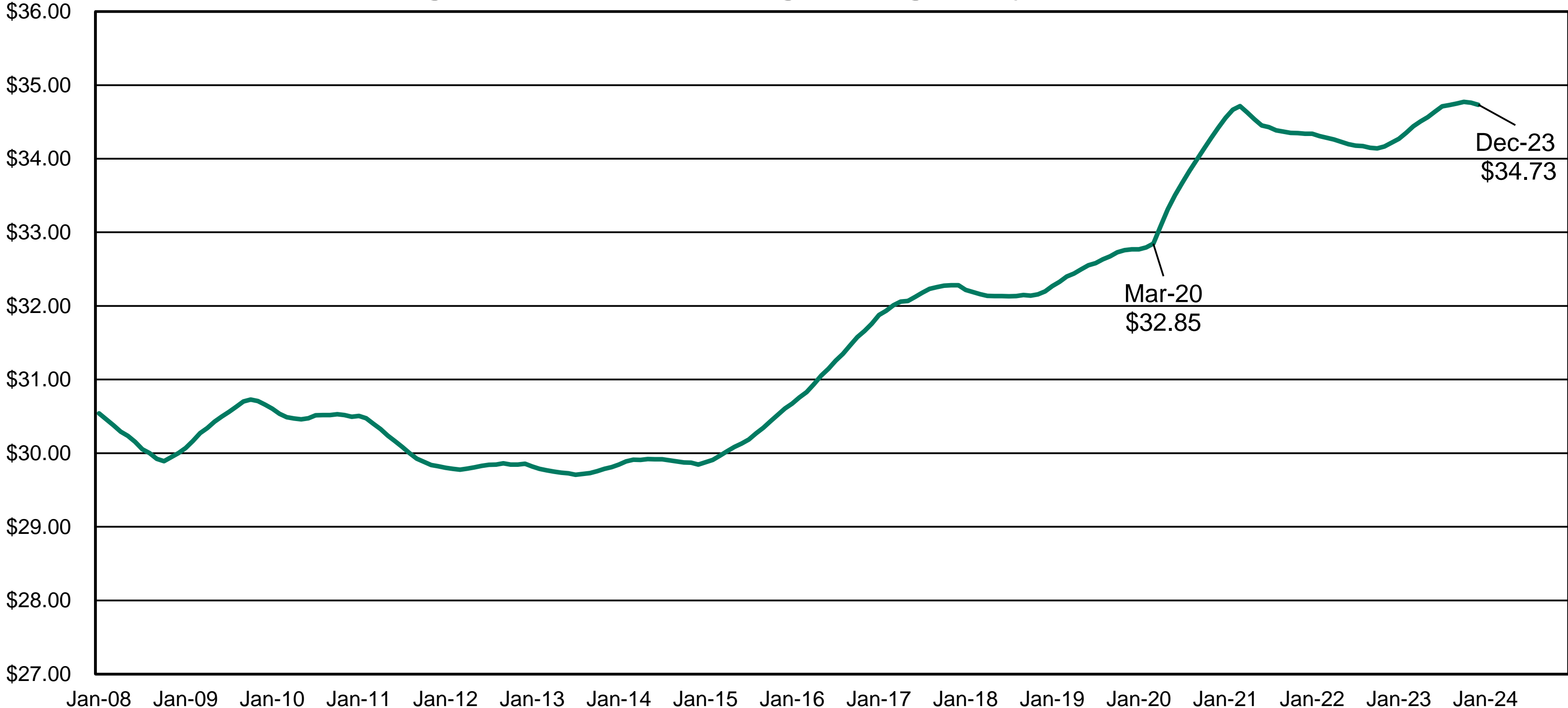
Employment Growth by Industry: Washington County April 2020 to January 2024



Source: Oregon Employment Department, CES

REAL AVERAGE HOURLY WAGES CONTINUE TO GROW IN OREGON

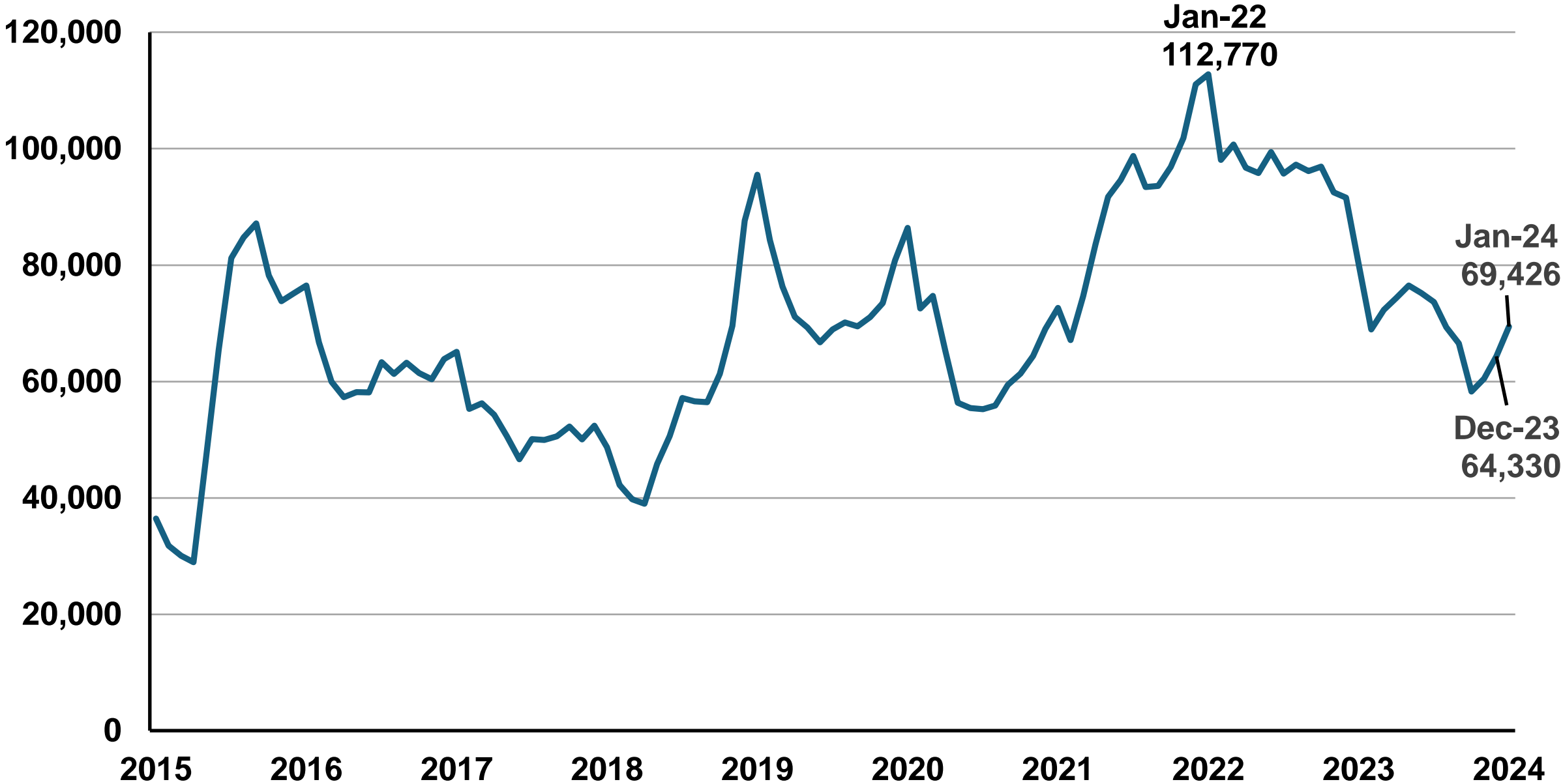
Average Hourly Earnings Oregon, 12-Month Moving Average, Adjusted for Inflation



Source: Oregon Employment Department and Bureau of Labor Statistics. The inflation adjustment is calculated using the U.S. CPI-U.

ONLINE ADS HAVE BEGUN TO CLIMB SINCE LATE 2023 IN THE PORTLAND METRO

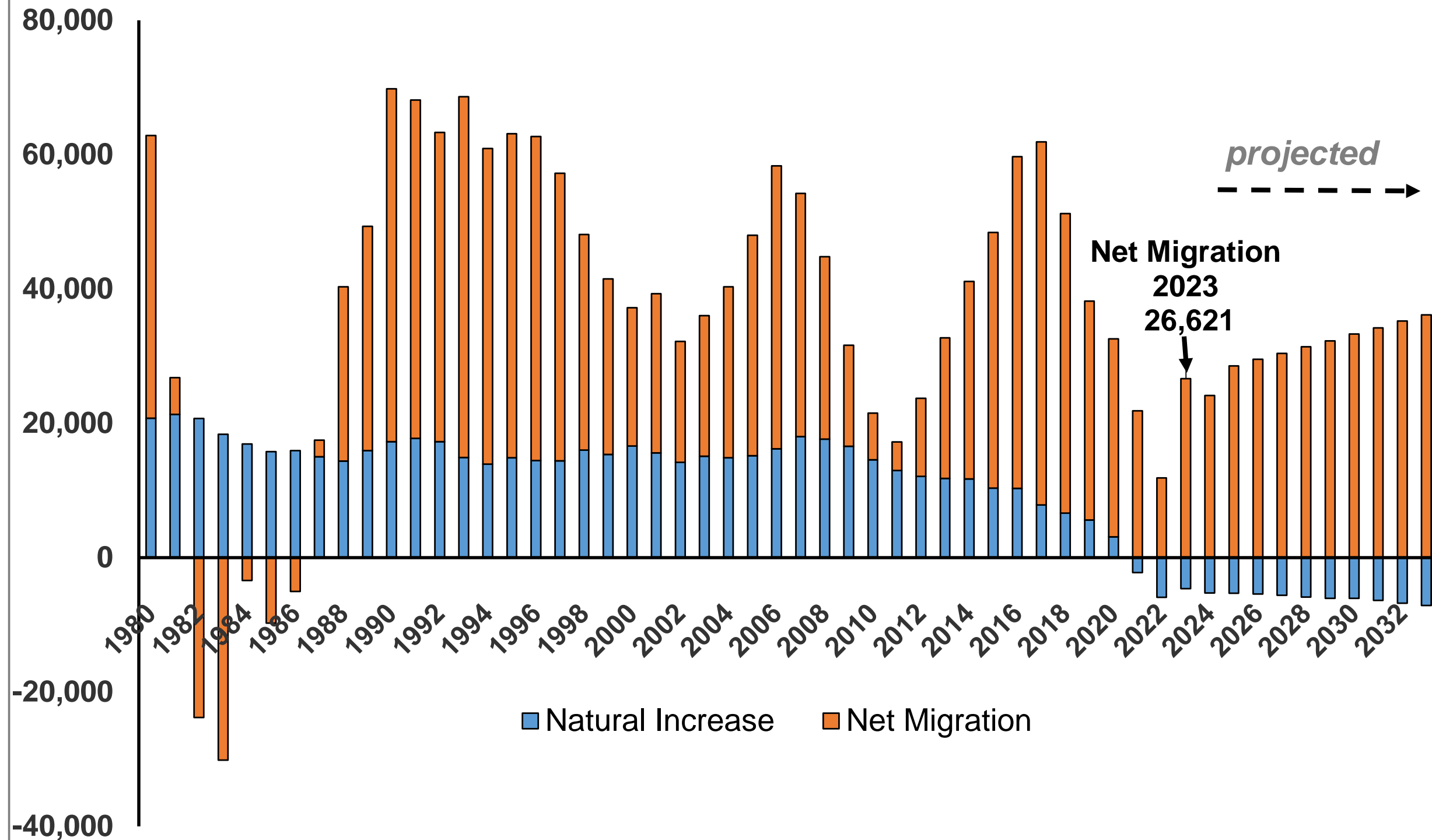
The *seasonally adjusted* number of online ads in the Portland Metro was 69,426 In January 2024 which was 5,096 more than in December.



Source: Oregon Employment Department, HWOL

SLOWER POPULATION GROWTH EXPECTED IN OREGON DURING THE NEXT DECADE

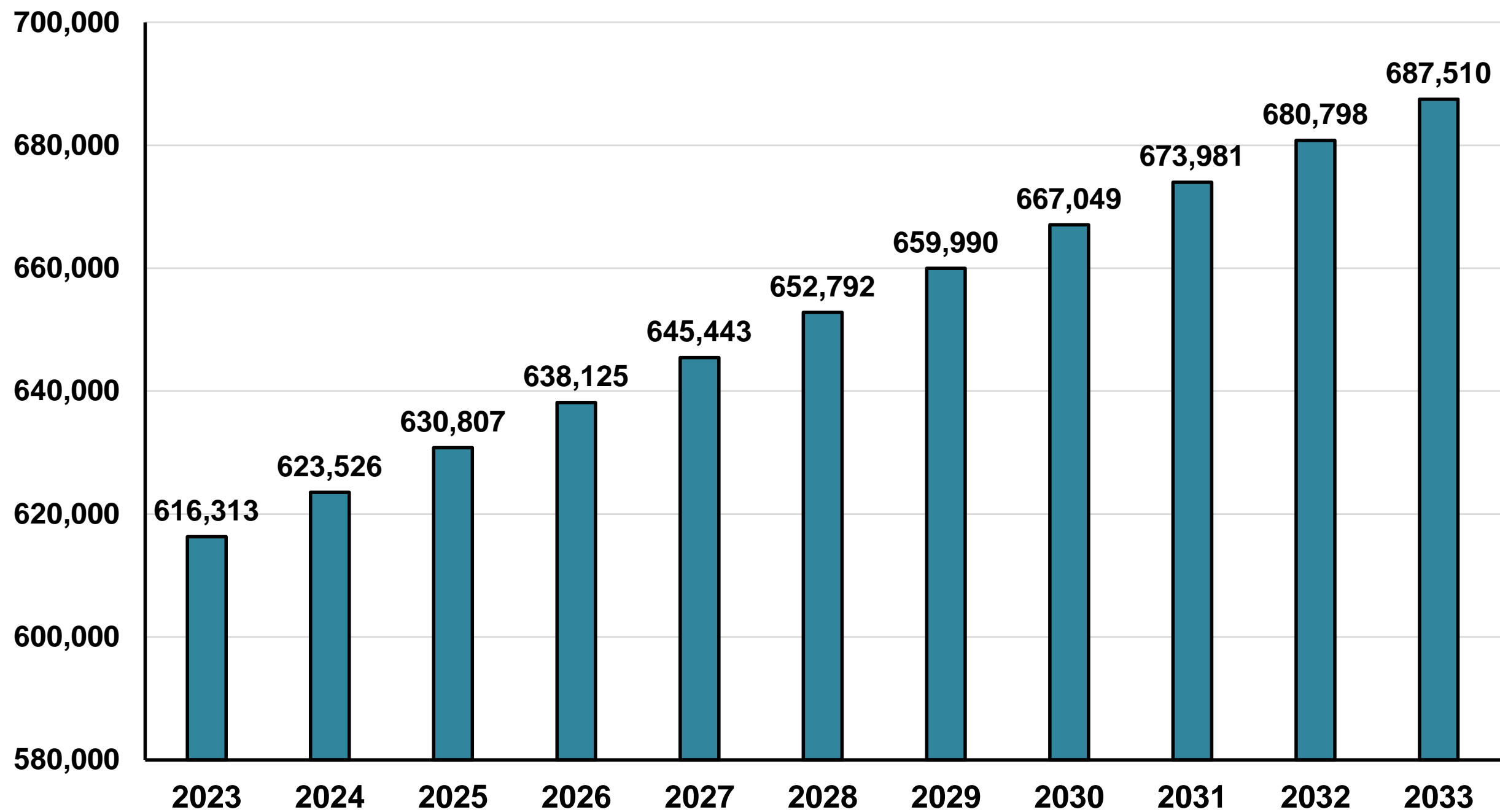
Oregon's Annual Population Growth Natural Increase & Net Migration: 1980-2033



Source: PSU, Population Research Center

WASHINGTON COUNTY'S POPULATION TO GROW BY OVER 71,000 IN NEXT 10 YEARS.

Current and Projected Population Estimates Washington County: 2023-2033



Source: PSU, Population Research Center

- Washington County had a population of 616,313 in 2023.
- Washington County's population is expected to grow by an average annual rate of 1.1% during the next decade.
- The county is forecast to increase its¹⁸ population to 687,510

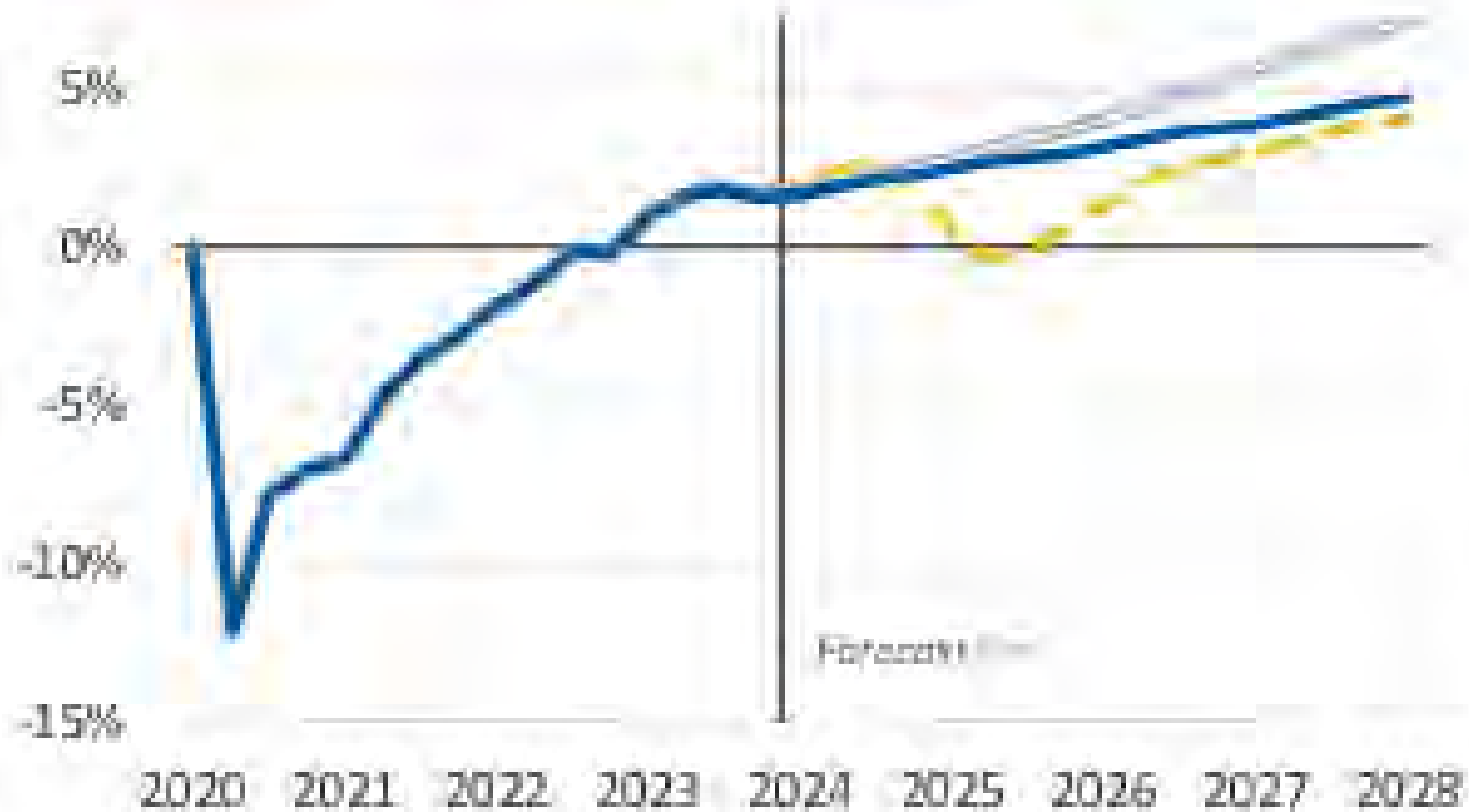
OREGON ECONOMIC AND REVENUE FORECAST, MARCH 2024

Alternative Scenarios

Mar 2024

Oregon Employment

Percent change from pre-COVID peak in the **Baseline Soft Landing**, the **Pessimistic Boom/Bust**, and **Optimistic Population Rebound**



Employment

	2023	2024	2025	2026	2027	2028
Base: Soft Landing	2.4%	0.5%	0.7%	0.7%	0.7%	0.7%
Pes: Boom/Bust	2.4%	0.7%	-2.0%	2.0%	1.3%	0.8%
Opt: Pop Rebound	2.4%	0.6%	1.1%	1.3%	1.5%	1.3%

Unemployment Rate

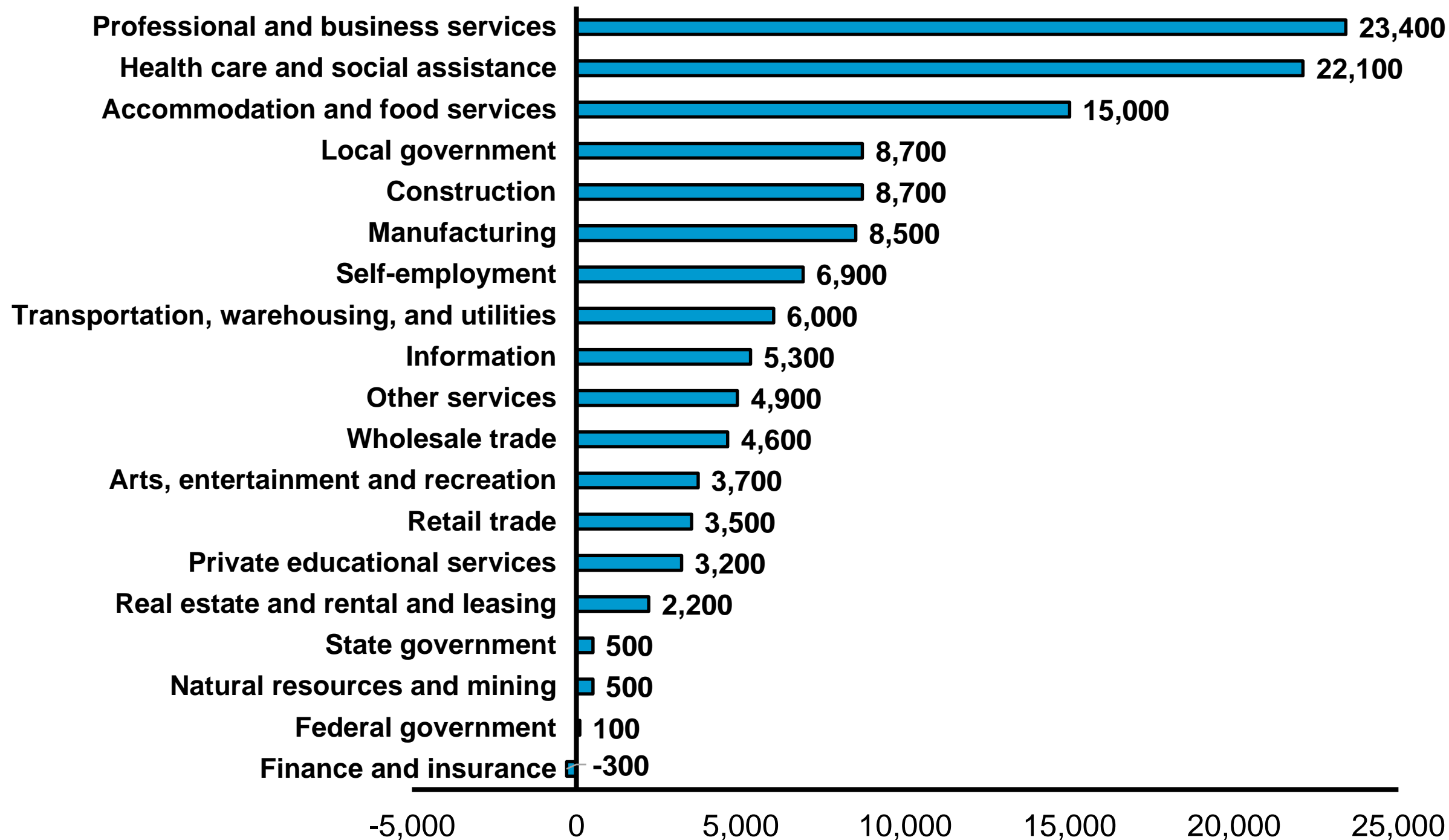
Base: Soft Landing	3.8%	3.9%	4.1%	4.1%	4.1%	4.1%
Pes: Boom/Bust	3.8%	4.7%	6.5%	5.5%	4.6%	4.2%
Opt: Pop Rebound	3.8%	3.7%	3.7%	3.7%	3.6%	3.6%

Personal Income

Base: Soft Landing	4.8%	5.4%	5.7%	5.5%	5.3%	5.1%
Pes: Boom/Bust	4.8%	6.0%	2.1%	5.9%	5.8%	5.3%
Opt: Pop Rebound	4.8%	5.5%	6.1%	6.1%	6.0%	5.7%

PROJECTED INDUSTRY EMPLOYMENT GROWTH AT 12% IN PORTLAND TRI-COUNTY

Industry Employment Projections: 2022-2032 Clackamas, Multnomah, and Washington Counties



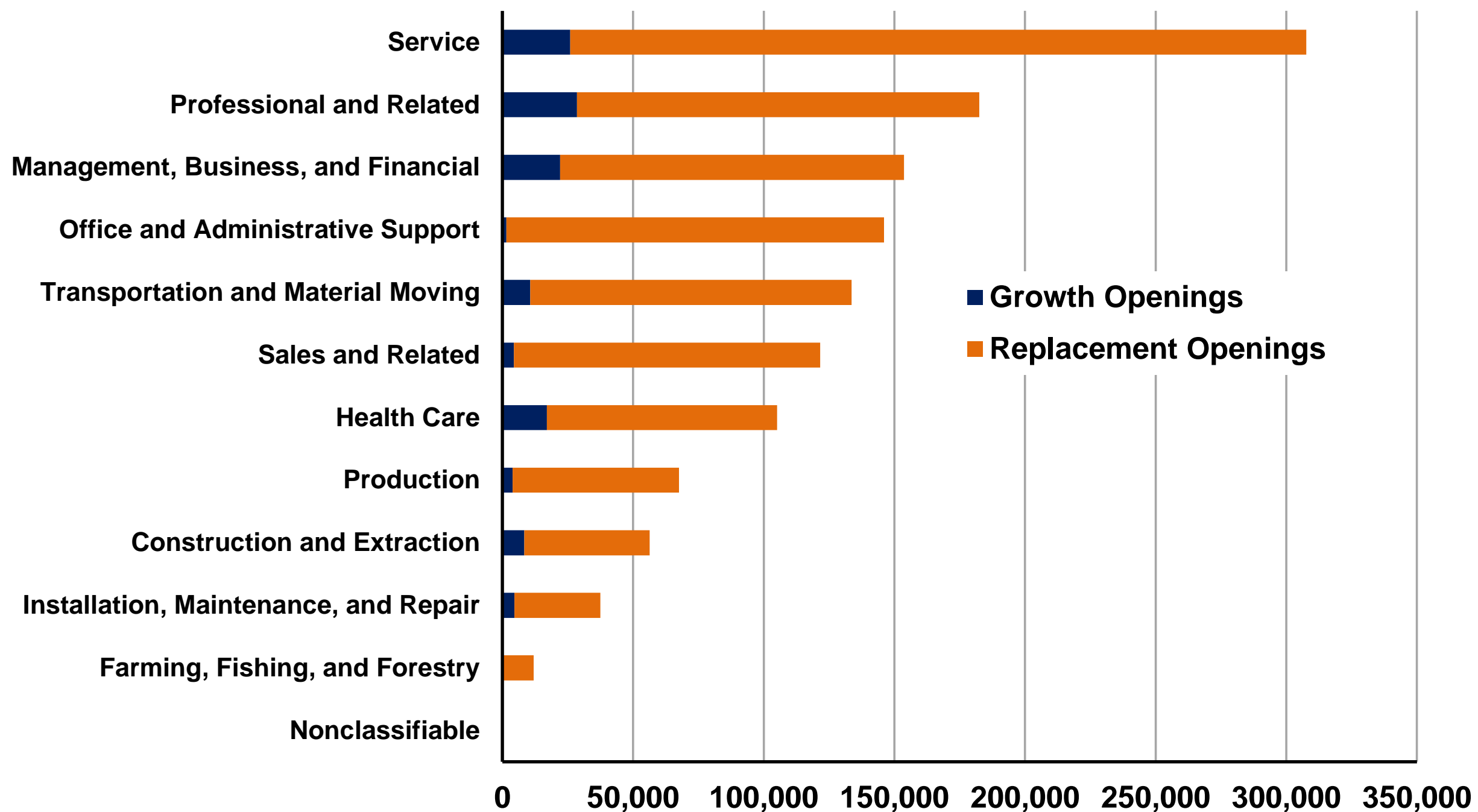
Source: Oregon Employment Department, Industry Projections, 2022-2032

- Employment in the Portland Tri-County area is projected to increase by 127,500 jobs or by 12% by 2032.

- Three broad industries are expected to add nearly one-half of job growth:

- Professional and business services
- Health care and social assistance
- Accommodation and food services

**Occupational Employment Projections: 2022-2032
Clackamas, Multnomah, and Washington Counties**

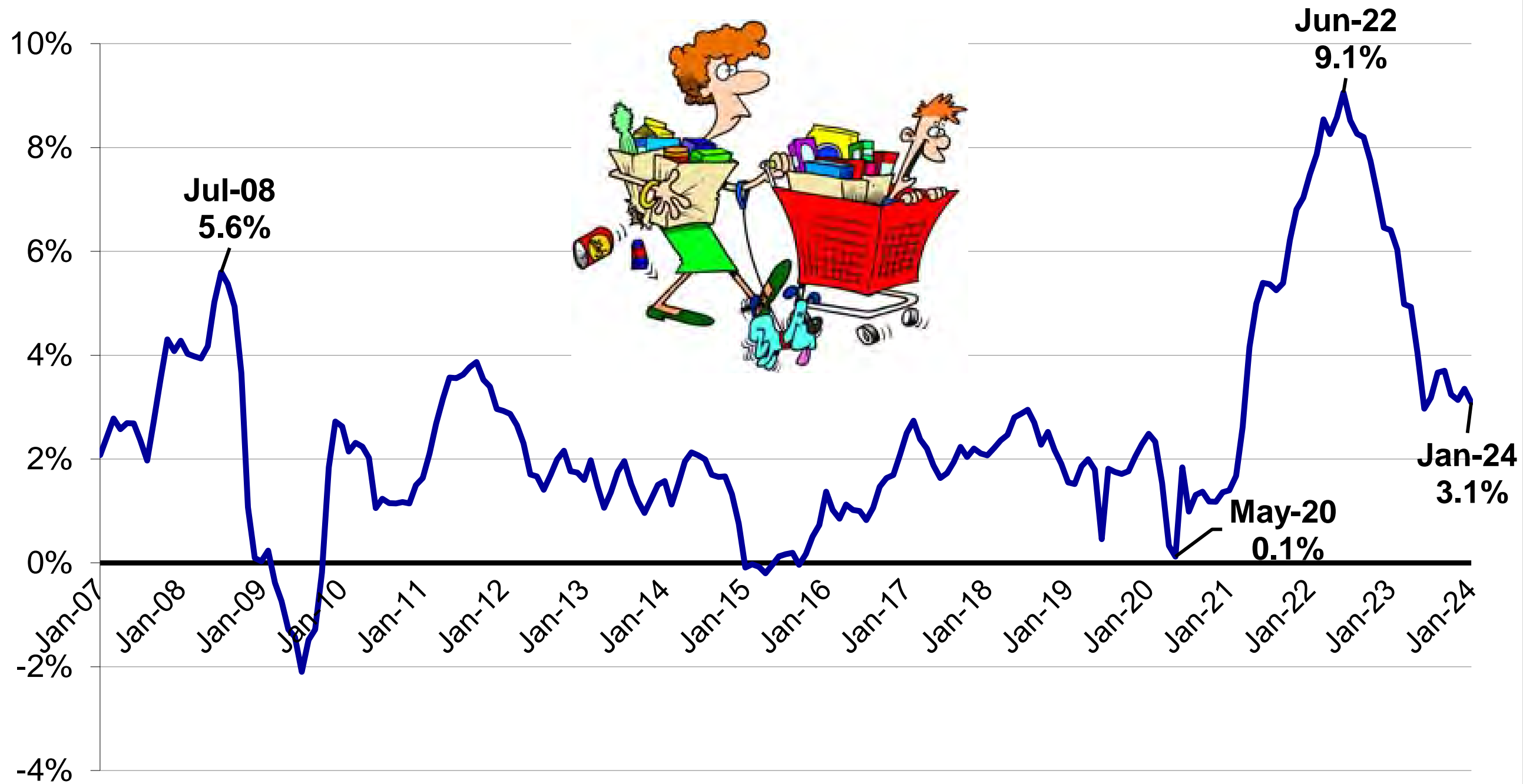


- The Portland Tri-County is expected to add 127,400 new jobs and have 1,196,657 replacement openings from 2022-2032.
- Replacement openings will make up 90% of the total job openings in the Portland Tri-County by 2032.

Source: Occupational Projections, 2022-2032

GROWING INFLATION HAS BEEN LOOSING STEAM SINCE JUNE 2022

Inflation, Year-Over-Year % Change U.S. City Average: Jan-2007 to Jan-2024 (not seasonally adjusted)



Source: Bureau of Labor Statistics

Lynn Wallis

Economist, Clackamas and Washington Counties

Lynn.N.Wallis@employ.oregon.gov

Get our latest workforce and economic research at:

www.qualityinfo.org

@OED_Research

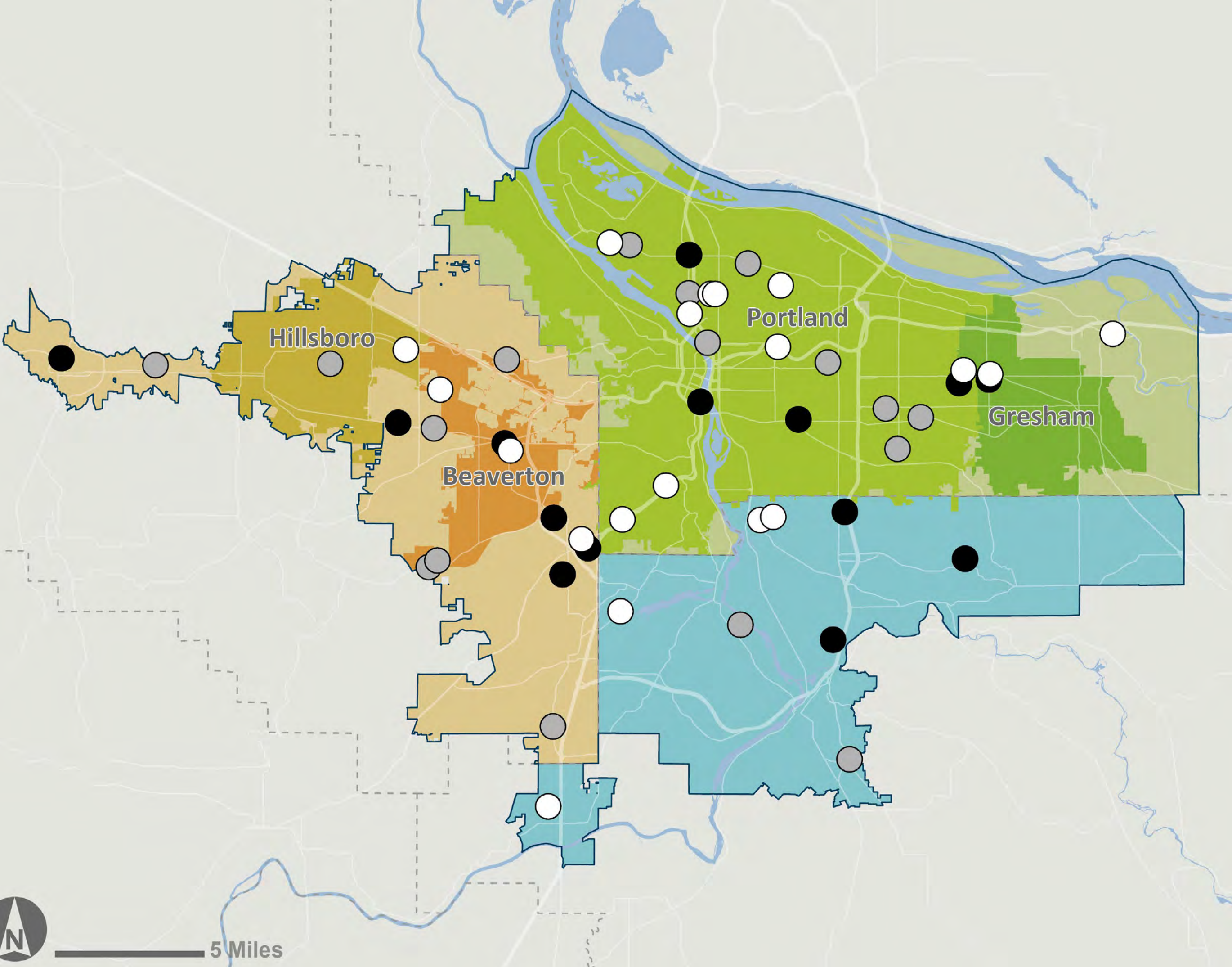


Metro Affordable Housing Bond Update

Washington County Consolidated Plan Kick-Off | March 15, 2024



Metro's housing bond is creating opportunity across the region.



- Complete
- Under construction
- Pre-construction

Priority communities

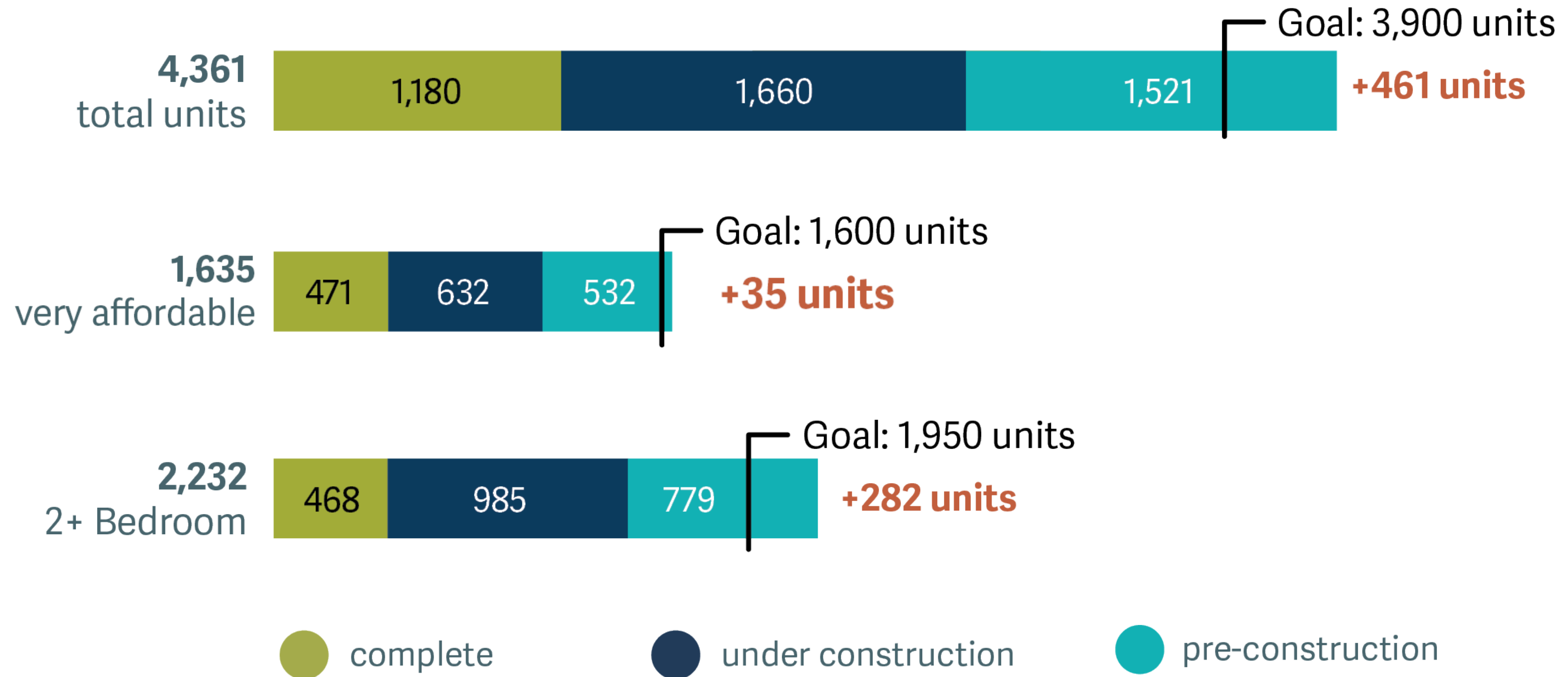
- Communities of color
- Families with children and multiple generations
- Seniors and older adults
- Veterans
- People experiencing or at risk of homelessness



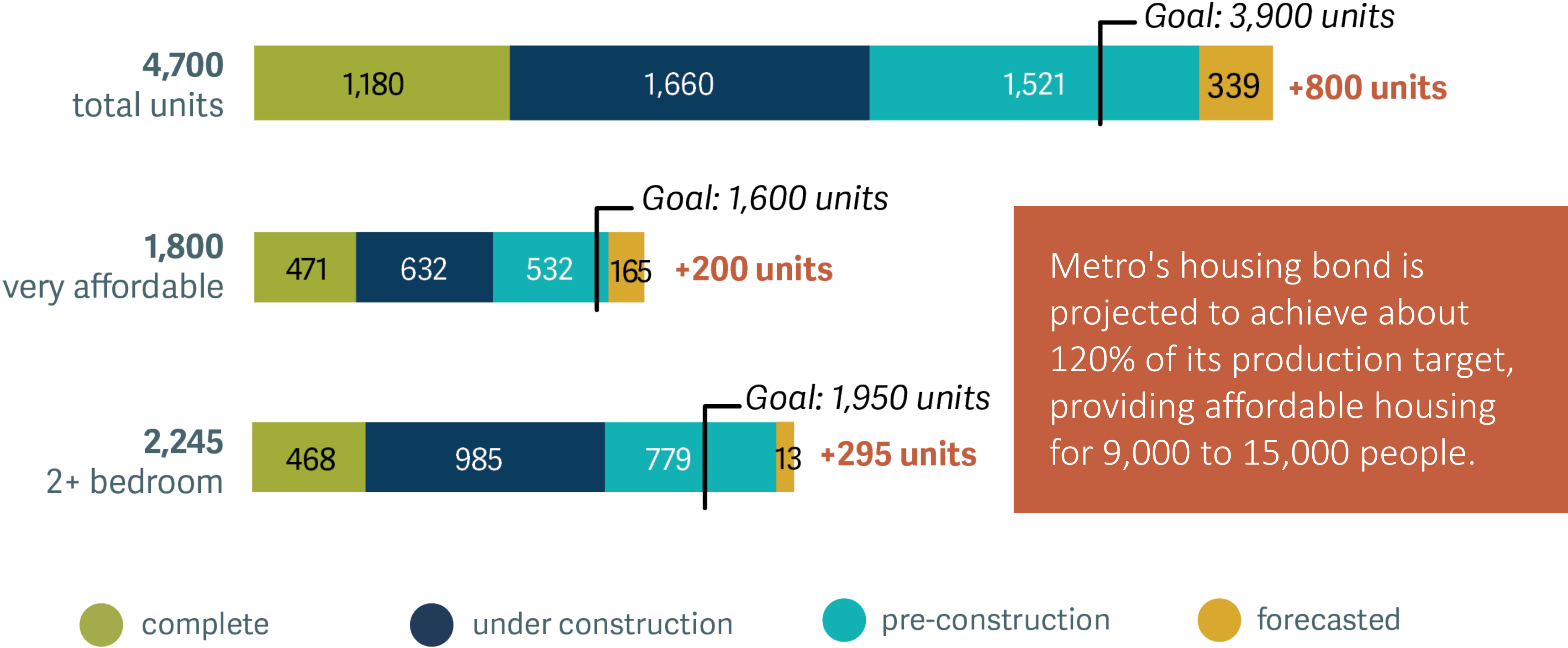


Terrace Glen –

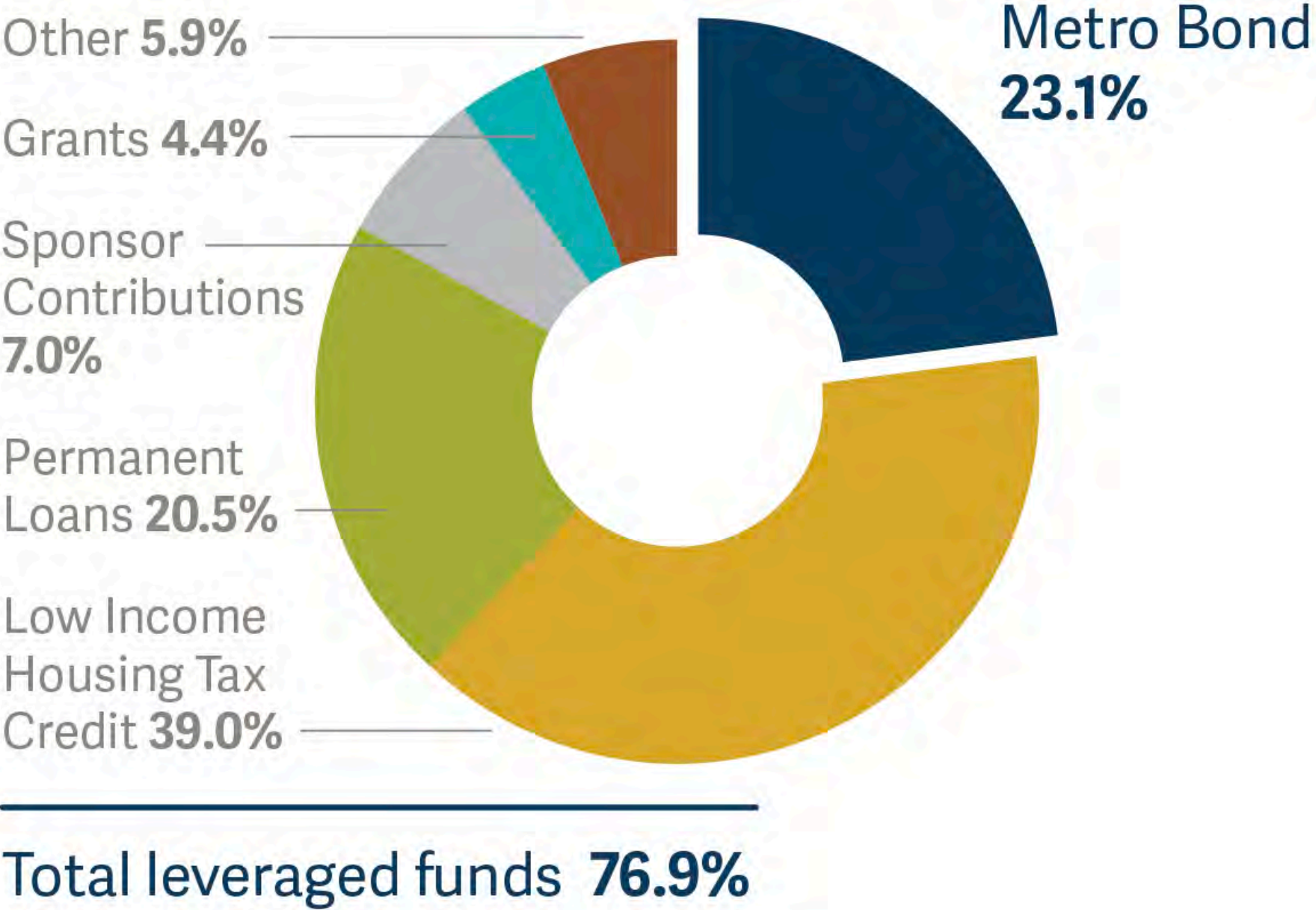
The 2018 Metro housing bond is already exceeding its production goals.



And current projections show Metro's housing bond going further when funding is complete.



Metro's bond partners with many sources.



Economic impact:

\$2.2 billion investment to date: 77% is leveraged

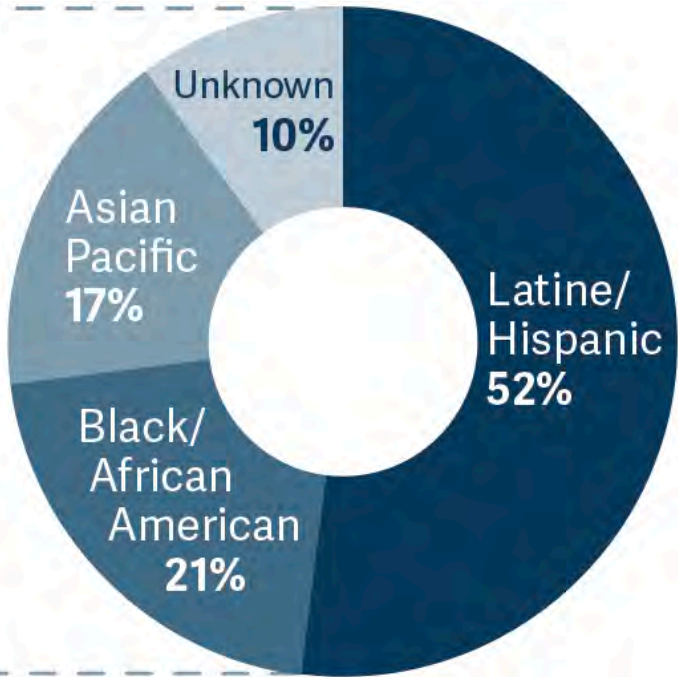
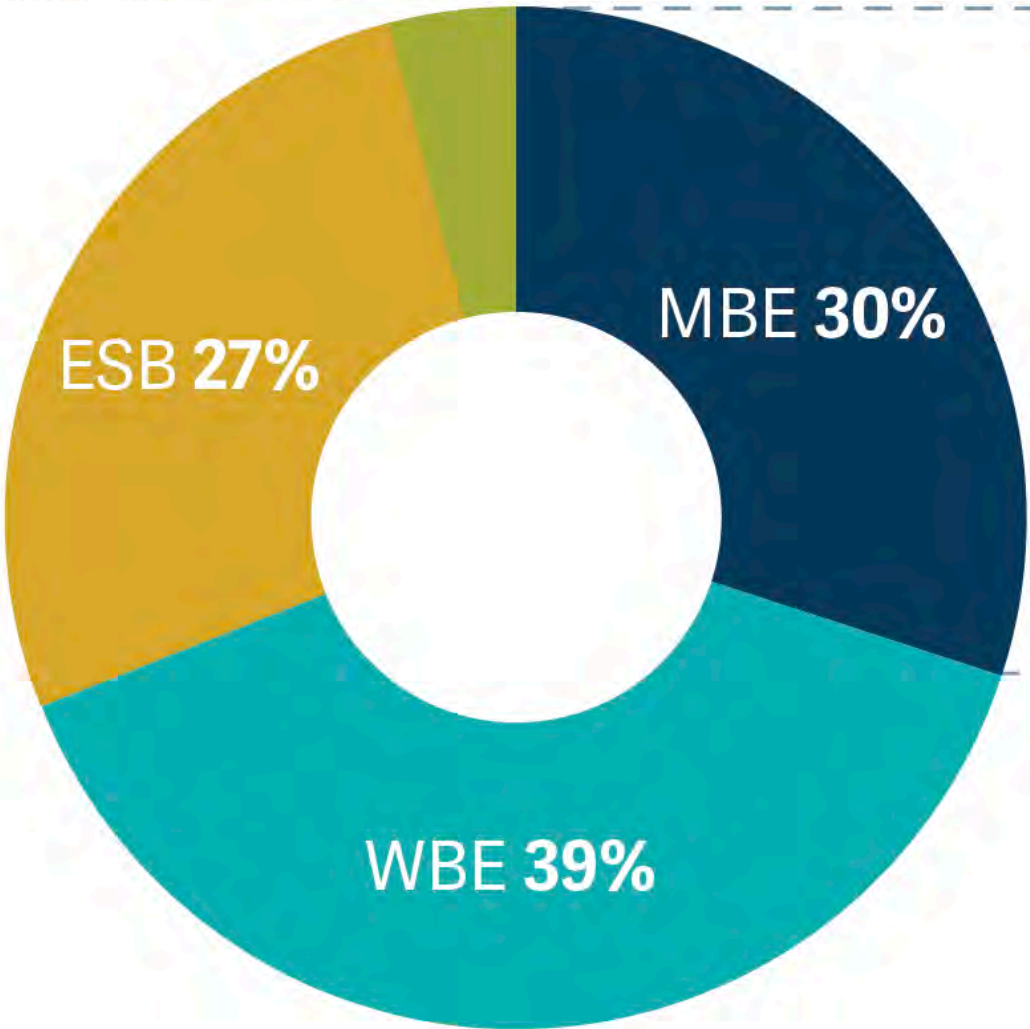
3,203 construction related jobs created

Metro's bond partners with many sources.

COBID-certified MWESB firms have been paid **\$39.6 million** in contracts, representing **17%** of total construction costs.

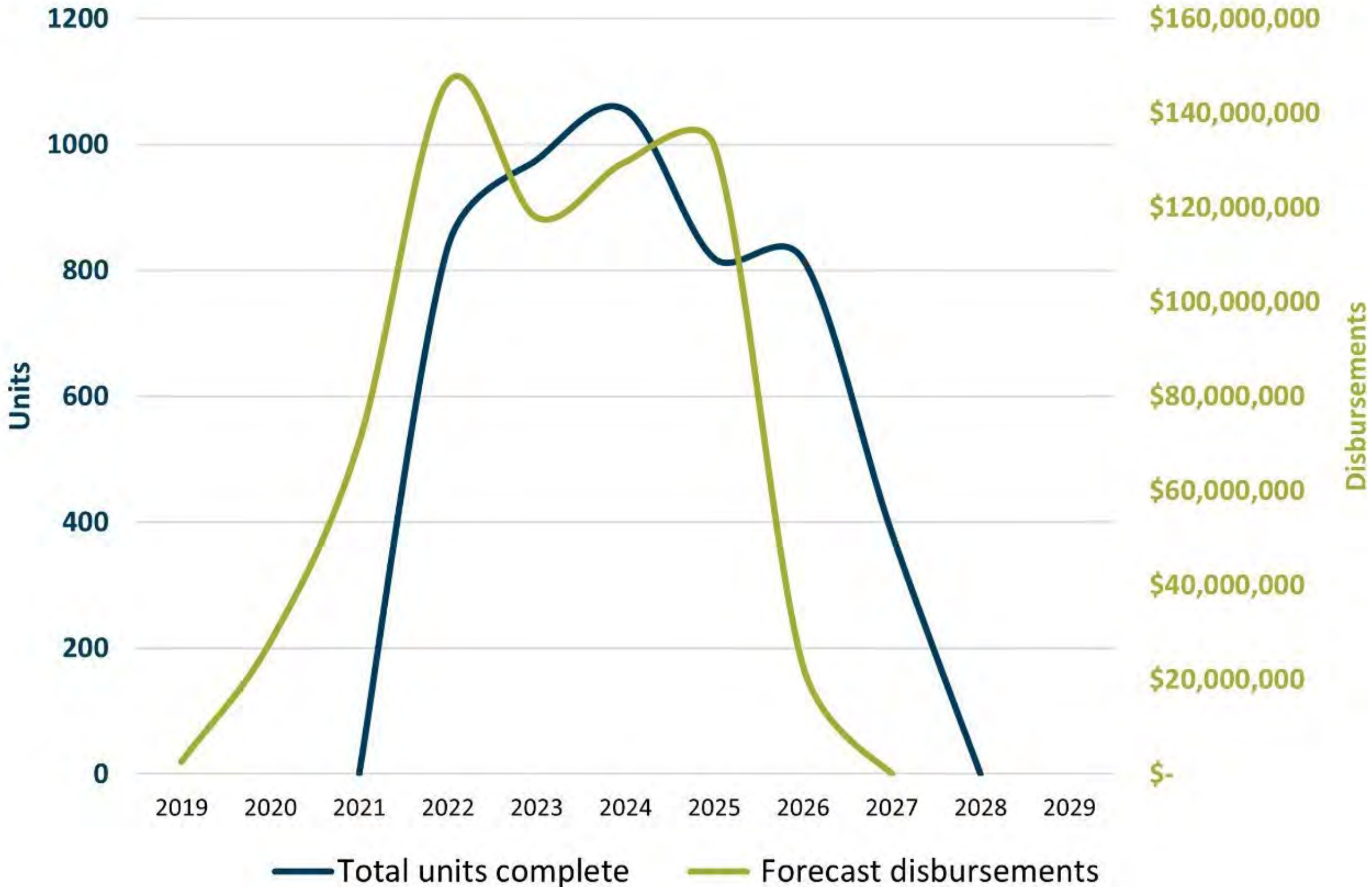
Payments to COBID-certified firms by firm type

Not classified 4%



Minority-owned businesses by race/ethnicity

Metro's housing bond will soon wind down.





Department of
Housing Services

Homeless Services System Overview

for Washington County
Consolidated Plan Launch



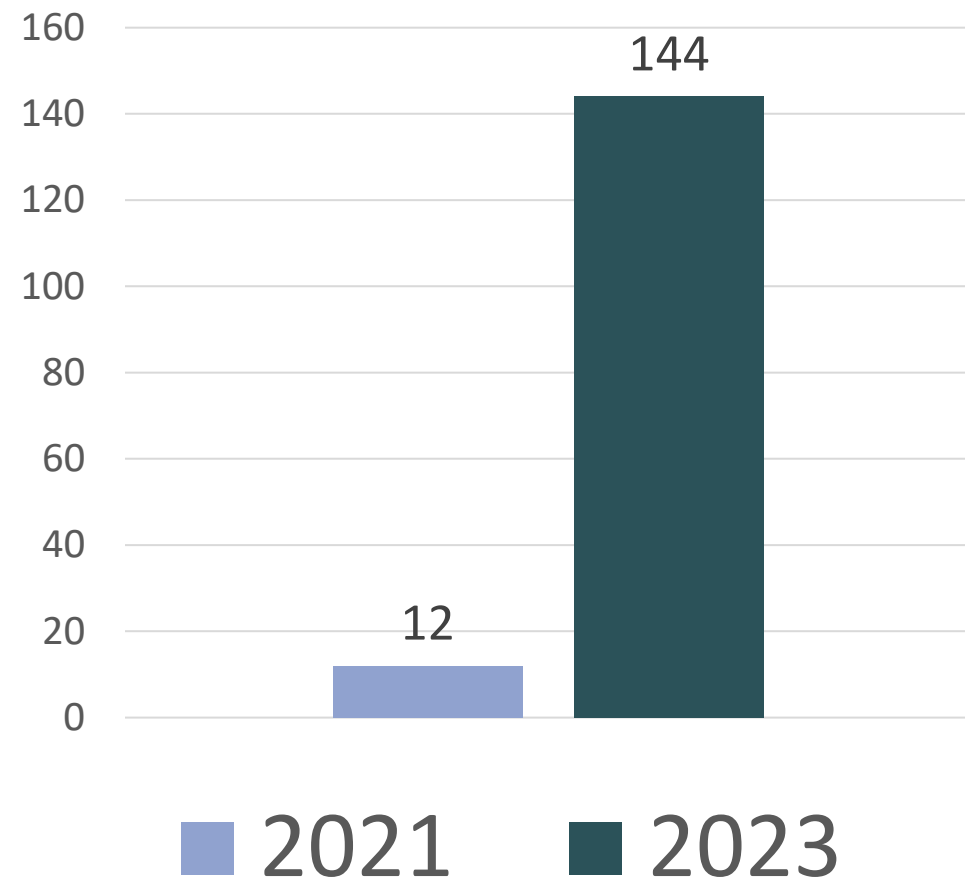
| March 15, 2024



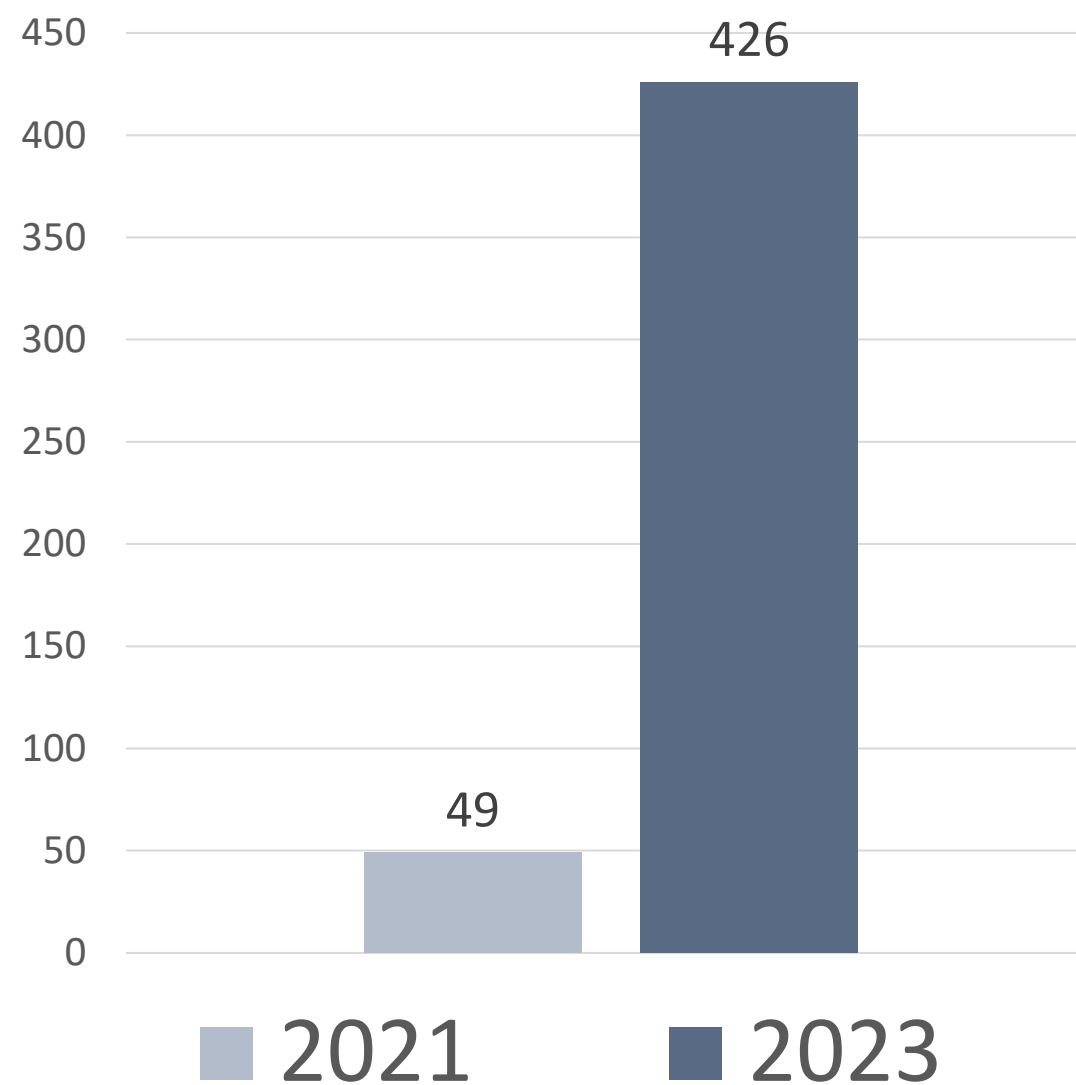
Building a System of Care



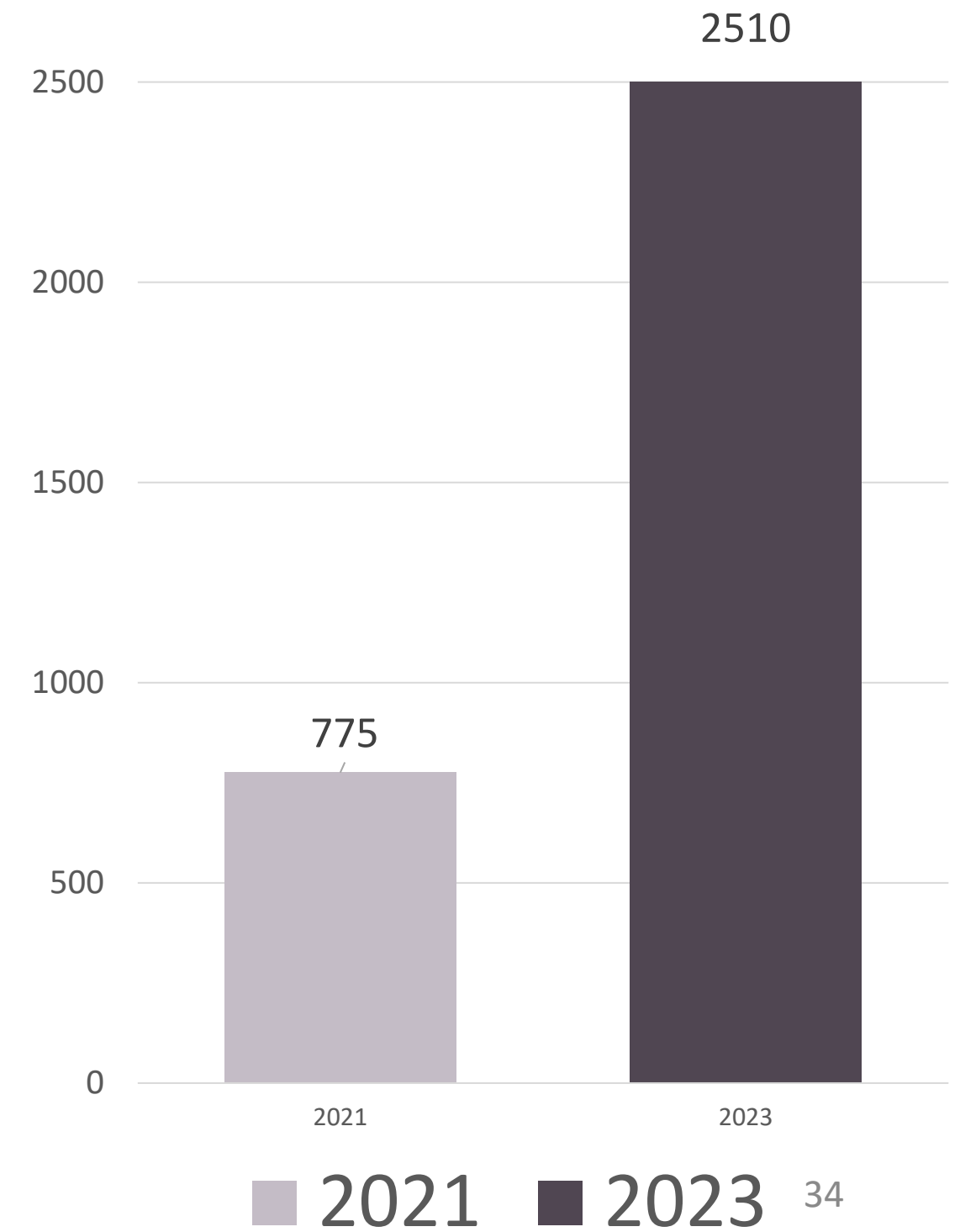
Case Managers/ Outreach Workers



Shelter Capacity



Housing Capacity





Building a System of Care



Access Programs

Outreach workers,
By-name case coordination,
Access centers, and Shelters
(pods, congregate, motels)

Housing Placement and Stabilization

Housing liaisons, Housing navigation, Move-in funds, Employment supports, Short-term rent assistance and Eviction prevention

Supportive Housing Programs

Long-term rent assistance, Recovery and behavioral health supports, resident and case management services

(Community Connect)



System of Care Network



Community-Based Partners

- 25+ service provider organizations
- 7 culturally specific partners
- Cross-program coordination
- Universal program standards and training

	Shelter Provider	HCMS Program	Housing Liaison	RRH Program	Outreach Provider
1.		X	X	X	
2.	X	X		X	
3.		X		X	
4.	X	X		X	
5.		X		X	
6.		X		X	
6.		X		X	
7.		X	X	X	
8.	X	X		X	
9.		X		X	
10.	X	X			X
11.		X		X	
12.		X		X	X
13.		X		X	
14.	X	X		X	X
15.		X		X	X
16.		X		X	
18.		X	X	X	X
19.		X	X	X	X
20.		X		X	X
21.		X			
22.		X		X	



FY 2023 Program Highlights



1,385

Housing placements for previously homeless individuals (866 households)

1,137

Evictions prevented with emergency rent assistance (414 households)

2,522

Total People Served

84

Permanent Supportive Housing apartments (Heartwood Commons & The Viewfinder)

220

Shelter beds/rooms added (Total capacity doubled to more than 400 shelter beds)

[Read the full Supportive Housing Services Fiscal Year 2022-23 Annual Report online.](#)



FY 2024 highlights underway



1,000 formerly homeless households housed with Regional Long-term Rental Assistance (RLRA)

Opened **90 new pod** shelter units

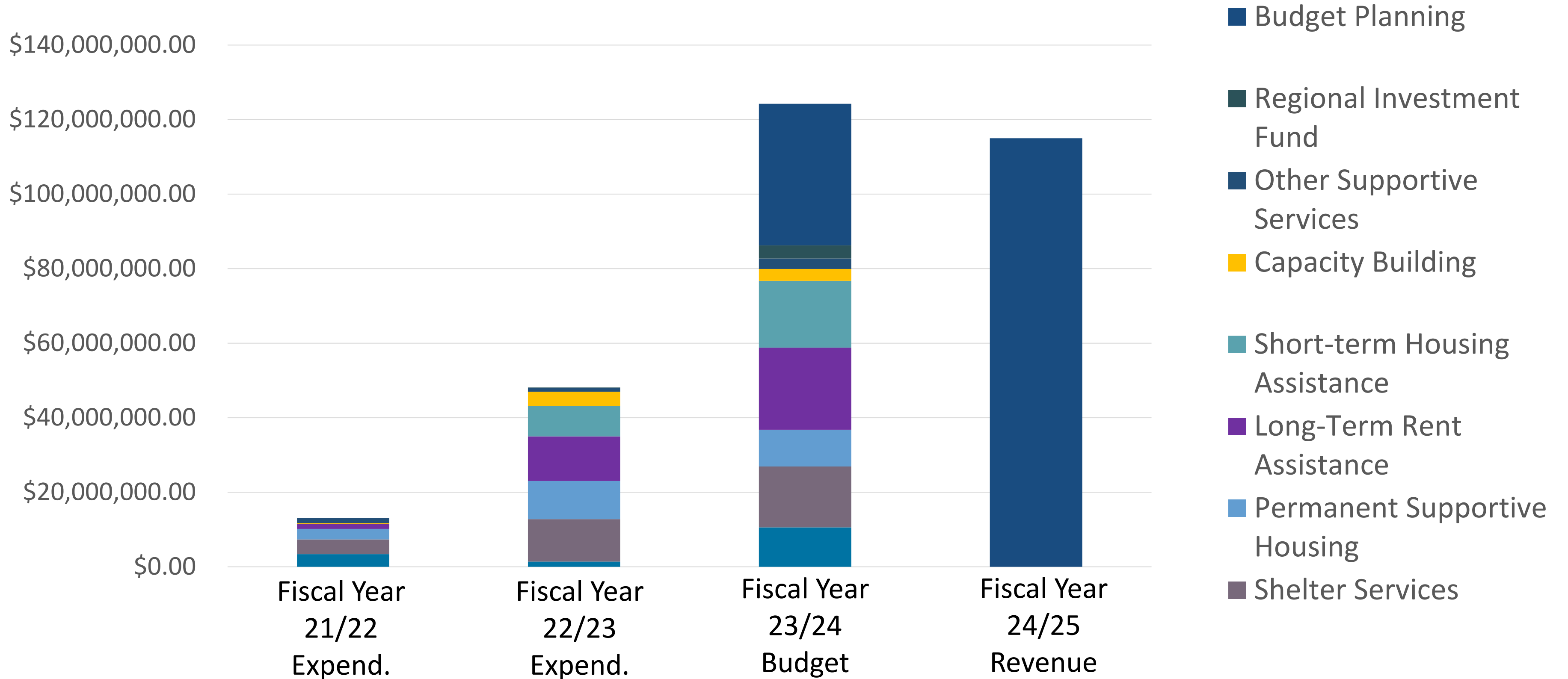
Exceeded **Executive Order** goals for rehousing and shelter



Celebrating the opening of the Safe Rest Village at Aloha UMC



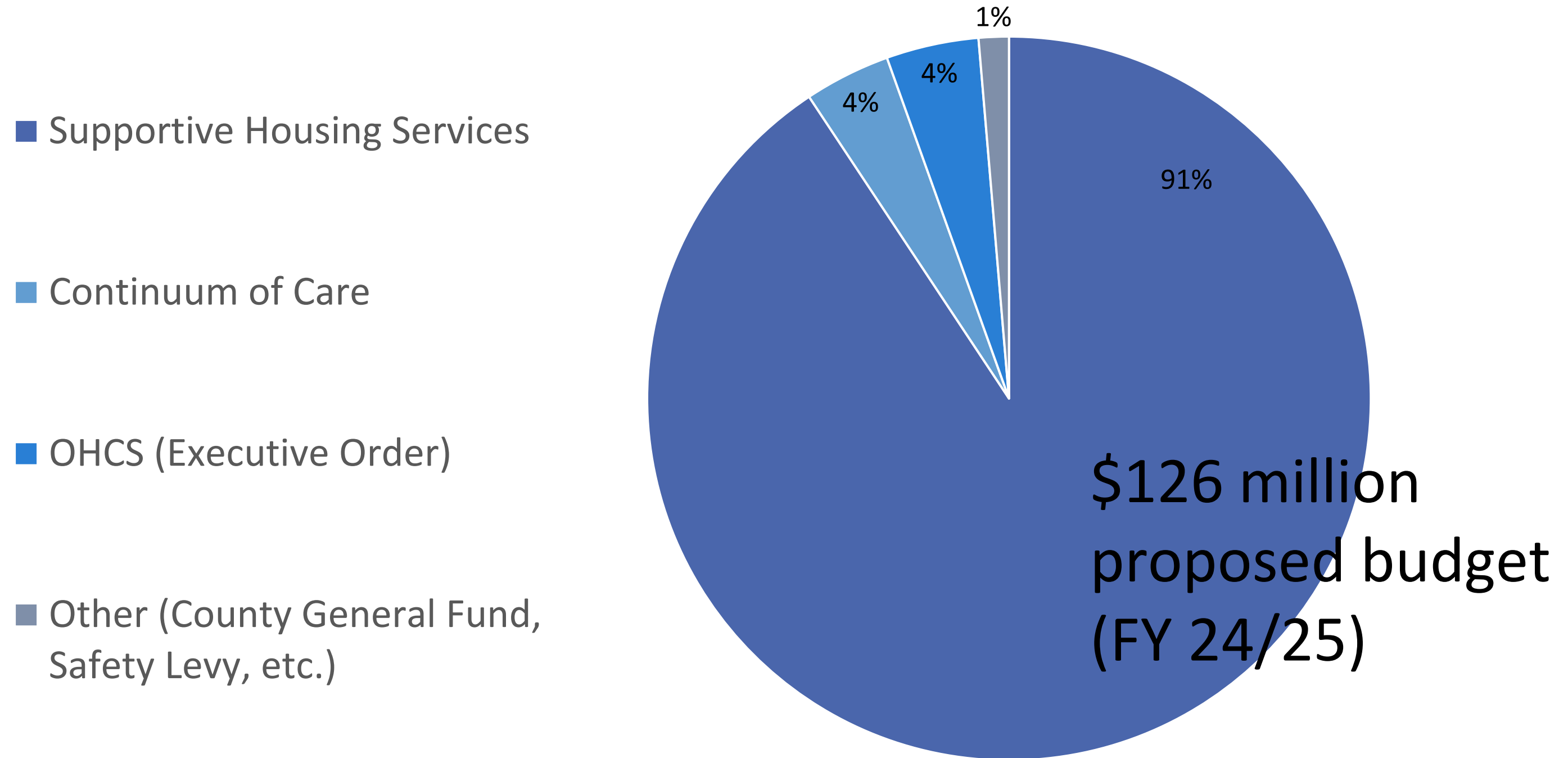
Financial Overview (SHS only)



Total FY 23/24 amendment amount to be finalized in late January

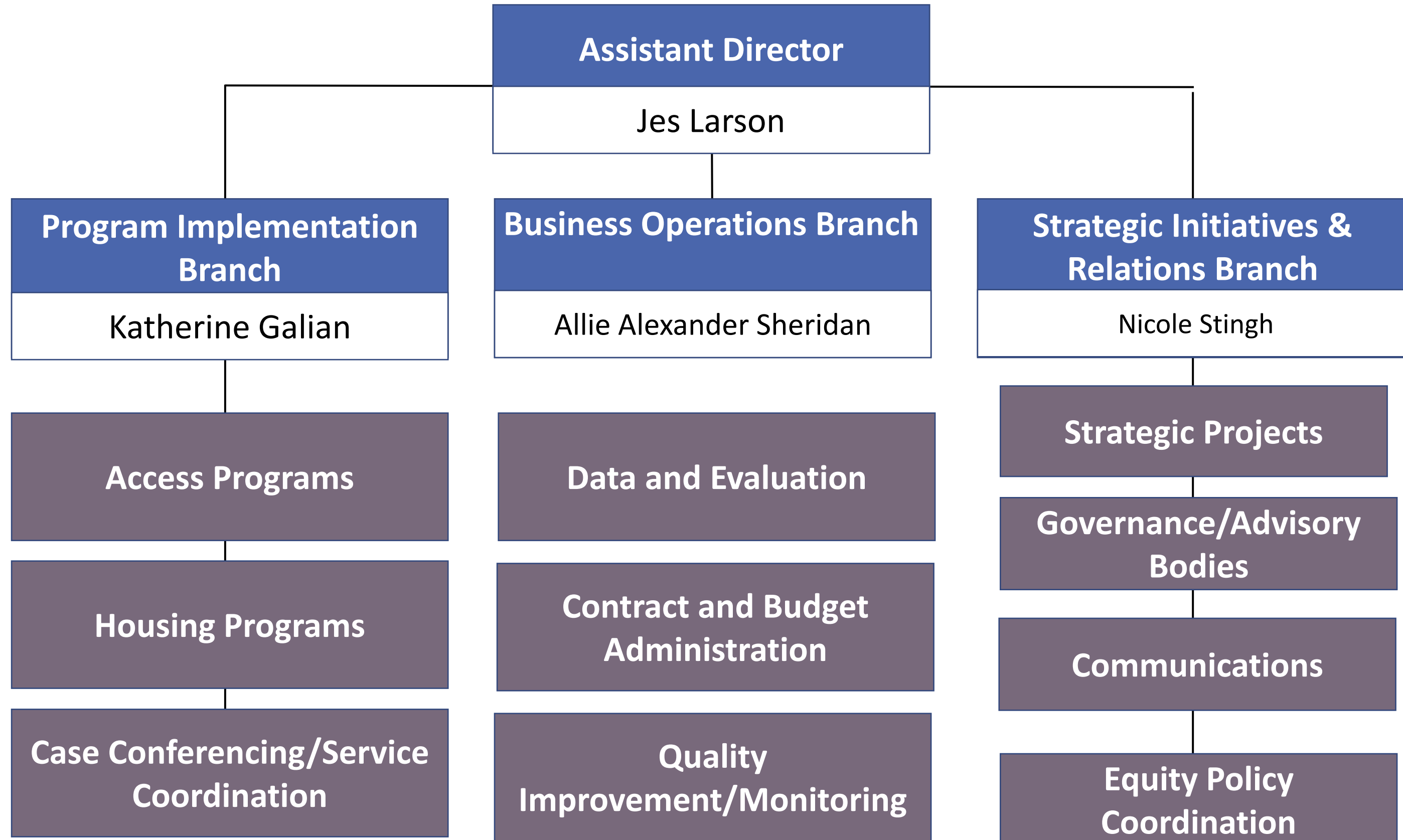


System Funding Sources





Homeless Services Division



→ Homeless Solutions Advisory Council

- 11-15 appointed community leaders with diversity of expertise
- Provides guidance on the county's homeless services system of care, in partnership across a wide array of systems
- Goal: Make homelessness experience of homelessness is rare, and brief in Washington County
- Convenes monthly, additional subcommittees





System improvements underway



- Employ **dynamic prioritization** to connect unsheltered residents to housing and services
- Address ‘bottle necks’ with flex funds to people “**move-in**” quickly and “**move on**” stable households from services
- Strengthen **city/county partnerships** to address unsheltered homelessness and build community support
- Align and leverage health systems and use **Medicaid funding** for housing programs
- **Capital investments** in access centers, recovery and transitional housing, and hotel acquisitions
- Training, technical assistance, and **capacity building** to strengthen provider organizations
- **Program monitoring** to evaluate and achieve outcomes



HOME
Projects
Overview



COMMUNITY PARTNERS
FOR AFFORDABLE HOUSING



Point of Contact



Name: Jilian Saurage Felton

Title: Housing Director

Contact: jsaurage@cpahoregon.org



Our History

Founded in 1993, Community Partners for Affordable Housing (CPAH) has dedicated 30 years to building quality affordable housing opportunities with services and programs in Washington County and SW Portland. CPAH is a Tier 1 Community Housing Development Organization in Washington County.



A few services we provide are:

- Youth Programming
- Thriving in Place
- Eviction Prevention and Housing Stabilization
- Leadership Development
- Supportive Housing Case Management and Rapid Rehousing
- Supportive Housing Resident Services



The 2023 Median Income for a Family of Four
in the Portland-Vancouver-Hillsboro MSA is:

\$114,400

Who Qualifies for Affordable Housing?

30% AMI

Average Income: \$11,000



Senior on Social
Security Income

40% AMI

Average Income:

\$29,000

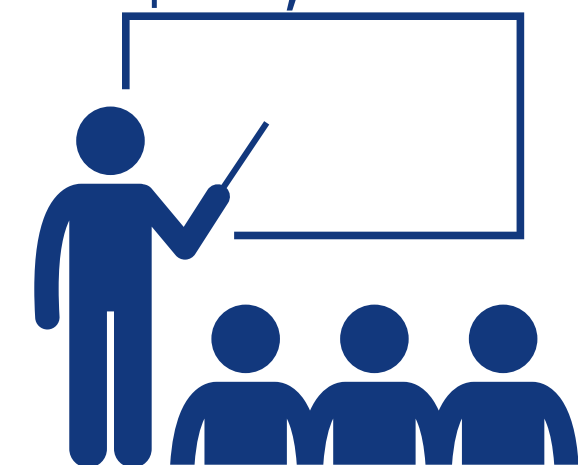


Grocery
Store Clerk

60% AMI

Average Income:

\$55,000



Teacher



How does affordable housing get funded?

HOME Funding and the Capital Stack

HUD



Funds flow through local participating jurisdictions (PJs) or the State

IRS



Tax Credits administered by State Agency

Local Dollars



Local funds include Metro Affordable Housing bond and Tax increment Financing (TIF)



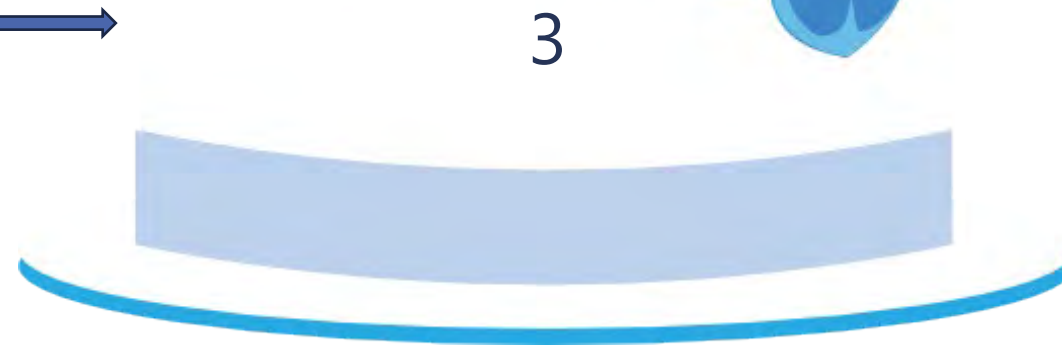
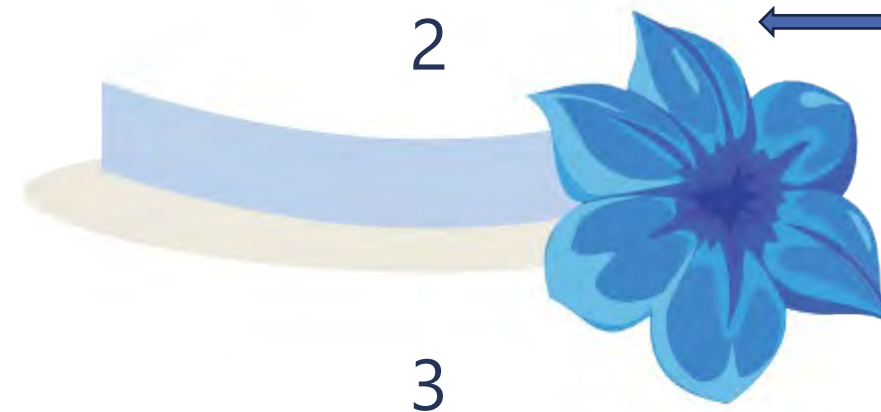
How does affordable housing get funded?

Leverage and funding tiers

Local funds, site control



HOME, HTF, other Federal Subsidy



XI-Q Bonds



LIHTC



Our Numbers



980
Residents

531
Homes



11
Apartment
Communities



Greenburg Oaks



The Knoll
at Tigard



Washington County



860

Residents

413

Homes



9

Apartment
Communities



The Barcelona



Oleson Woods



More HOME funded projects!

Cedar Grove



Spencer House



Metzger Park



Village at Washington Square



Red Rock Creek Commons



Upcoming HOME Projects!!

Under Construction!

Plambeck Gardens



Closing in 2024 and 2025

Woodland Hearth



Senior Housing
On 5th





**COMMUNITY PARTNERS
FOR AFFORDABLE HOUSING**

Thank You



CDBG
Projects

City of Banks Needs

- Water
 - Looping of the Water Lines
 - Water was dead ending
 - Water Leaks
- Street Upgrades
- Sidewalks
 - Adding sidewalks
 - Repairing Sidewalks
- City started to work CDBG in 2014.
- City income was too high
- City conducted a Demographic Survey in the project area.
- Broken the project area into three projects



Project #1

City of Banks, Commerce Street Waterline & Accessibility Improvements Awarded March 2017 Completed in Fall of 2019

Project #2

City of Banks, Park Street Waterline & Accessibility Improvements Awarded May 2019 Completed in Fall of 2020

Project #3

City of Banks, Wilkes Street Waterline & Accessibility Improvements Awarded March 2021 Completed in 2024

Project #1 – Commerce Street & Depot Street Waterline Improvements:

The project will increase the capacity of the existing waterline along Depot Street and intersecting Commerce Street by increasing the diameter of the pipe running down the street. The project concept includes an upgrade to an 8" waterline and provides connections to loop dead end waterlines, install four hydrants, and repaving with a 1 1/2 inch overlay.

It will connect to dead end stubs to create better circulation of water flow and decrease water stagnation in the lines. Commerce Street is not a through street past Market Street nor Sunset Avenue

Repairing the road on Commerce Street



Project #2: Park Street Sidewalk/Waterline/Street and Drainage Improvements:

The project intends to increase the capacity of the existing line along Park Street by Looping the water system and making waterline connections at the intersections of Park Street and Woodman Ave; Parmley Avenue and Wilkes Street; as well as connect the system to the 12" transmission line.

The project will also install sidewalks along one side.

Resurface the road



Project #3: Wilkes Street Waterline Improvements and Sidewalk Infill:

The project will loop a deadend line on Wilkes Street to a 12" transmission line that will help connect to dead end stubs to create better circulation of water flow and decrease water stagnation in the lines.

Additionally, sidewalk sections will be installed to provide a more continuous and accessible route for pedestrian traffic along Wilkes Street.

Resurface the street

Repair the transmission line on Wilkes Street

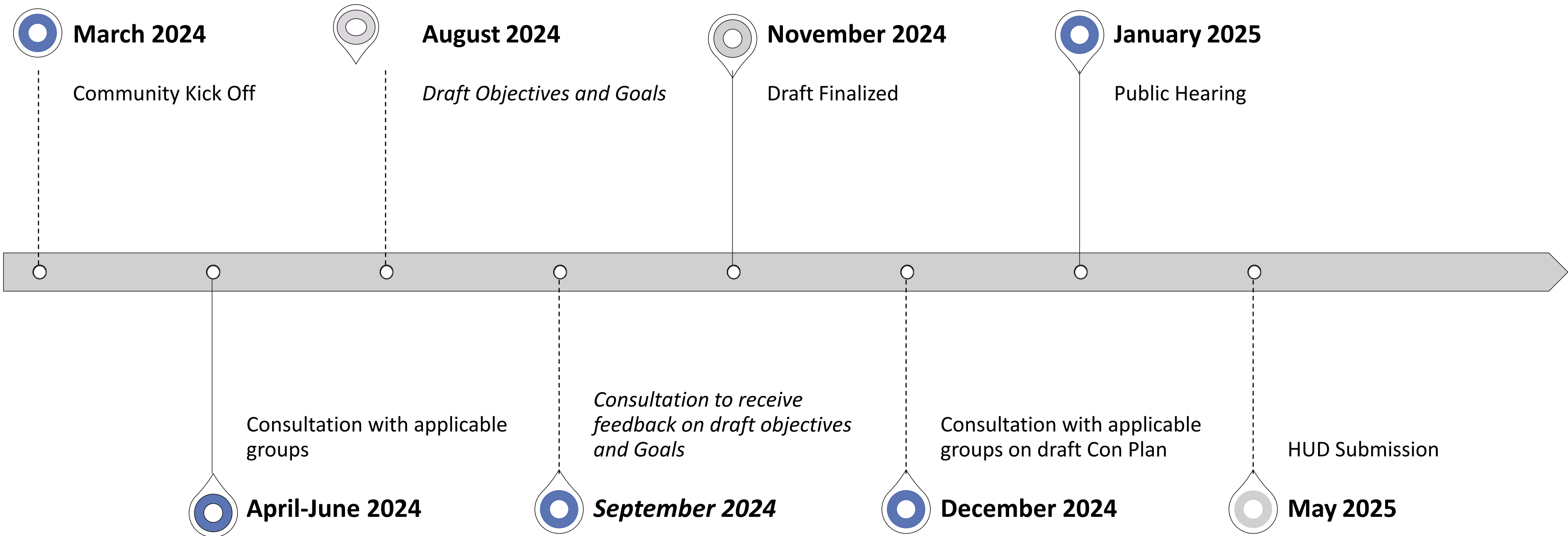


Workshops

- Public Services
- Affordable Housing and Homeownership
- Public Facilities and Infrastructure



→ Anticipated Timeline



→ Closing Remarks

Thank you for being here today and for your input!!

Please help us promote these surveys:

Community Member Survey



Provider Survey

