



2025-2029 Consolidated Plan

Priorities and Goals

December 4, 2024

Community Development

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Today's Agenda

- Introductions
- Preliminary findings from community engagement
- Preliminary findings from needs and market analysis
- Proposed housing and community development goals and priorities and **discussion**



Consolidated Plan Overview

- 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).





Community Engagement

Overview and Findings

Stakeholder Consultation

Organizations engaged through interviews, meetings, input sessions between May 2024 and August 2024.

| | |
|--|---|
| Adelante Mujeres | Mental Health & Addiction Association of OR |
| Beaverton Center for Mediation and Dialog | Mercy Connections |
| Bienestar | Miracle's Club |
| Care Oregon | New Narrative |
| Centro Cultural | Northwest Housing Alternatives |
| City of Tigard Emergency Services | Pacific Source |
| City of Tualatin Public Works | Project Homeless Connect |
| Clean Water Services | Providence |
| Community Action | Public Defenders Office |
| Community Housing Fund | Salvation Army |
| Community Partners for Affordable Housing | Transcending Hope |
| Developmental Disability Advisory Council | Tualatin Valley Water District |
| Easterseals Oregon | Virginia Garcia |
| Families for Independent Living | Washington County Economic Development |
| Good Neighbor Center | Washington County Emergency Management |
| HealthShare of Oregon | Washington County Land Use & Transportation |
| HomePlate Youth Services | Washington County Office of Sustainability |
| Housing and Supportive Services Network | Community Corrections |
| Housing Authority of Washington County/DHS | West Tuality Habitat for Humanity |

Survey Summary

- Available between March and July in 11 languages (other than English)
- County/City staff led survey design and promotion efforts
- Survey was distributed to community partners and promoted via social media, emails/websites, mailings, etc.

- A total of 2,269 residents living in Washington County responded to the community survey—including 429 Beaverton residents, 502 Hillsboro residents, and 1,338 residents in the balance of Washington County.
- Most respondents identify as non-Hispanic White (68%), own their homes (66%), and have household incomes above \$100,000/year (45%).
- 37% currently have children (<18 years) living in their home—though respondents represent relatively small household sizes.
- 54% live in a household with 2-3 members; 18% with 4 members; 12% 5+ household members. 16% live alone.

Respondent Profile v. County Demographics

| | Number | Percent | Wash County |
|-----------------------------------|--------------|-------------|----------------|
| | | | ACS (2022) |
| Total Responses/Population | 2,269 | 100% | 600,176 |
| Geography | | | |
| City of Beaverton | 429 | 19% | 97,064 |
| City of Hillsboro | 502 | 22% | 107,319 |
| Balance of County | 1,338 | 59% | 395,793 |
| Race and Ethnicity | | | |
| Hispanic or Latino | 167 | 13% | 18% |
| Black or African | 42 | 3% | 2% |
| Other Minority | 205 | 16% | 19% |
| Non-Hispanic White | 883 | 68% | 61% |
| Income | | | |
| Below \$50,000 | 325 | 27% | 22% |
| \$50,000 up to \$75,000 | 170 | 14% | 15% |
| \$75,000 up to \$100,000 | 183 | 15% | 13% |
| Above \$100,000 | 547 | 45% | 50% |
| Age | | | |
| Under 35 years | 214 | 16% | 45% |
| 35 to 44 years | 295 | 23% | 16% |
| 45 to 64 years | 498 | 38% | 25% |
| Over 65 years | 297 | 23% | 15% |
| Housing Situation | | | |
| Homeowner | 925 | 66% | 61% |
| Renter | 378 | 27% | 39% |
| Precariously Housed | 78 | 6% | n/a |

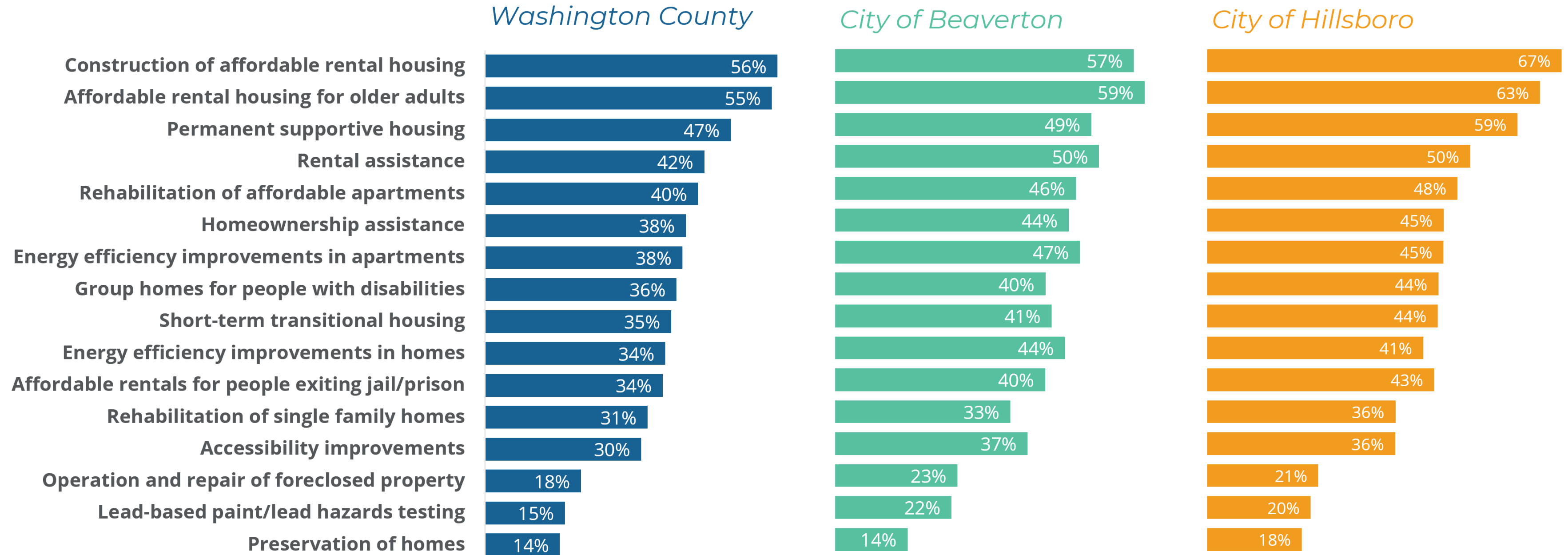
N = 2,269.

Note: Not all percentages may equal 100% due to either multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2024 Washington County Survey and 2022 1-year American Community Survey (ACS) estimates.



Top Housing Needs by Jurisdiction

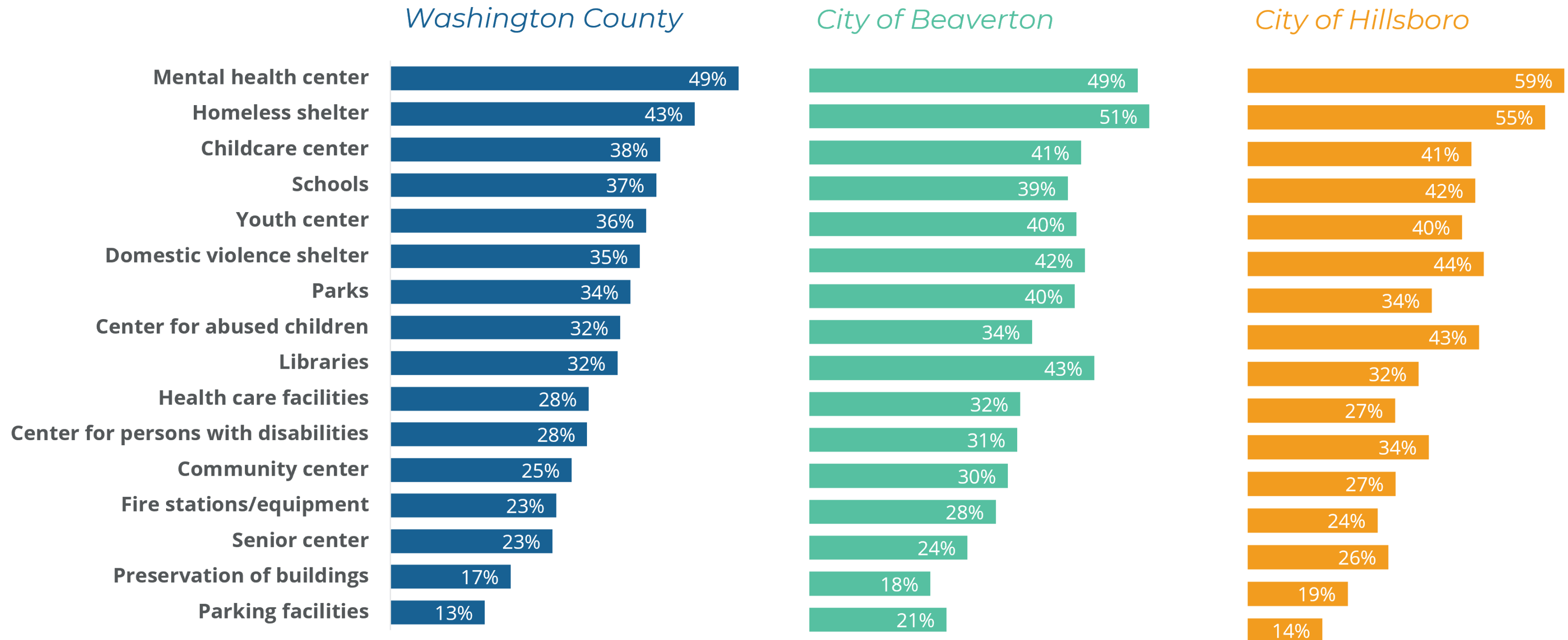


N = 1,401.

Source: Root Policy Research from the 2024 Washington County Survey.



Top Facility Need by Jurisdiction

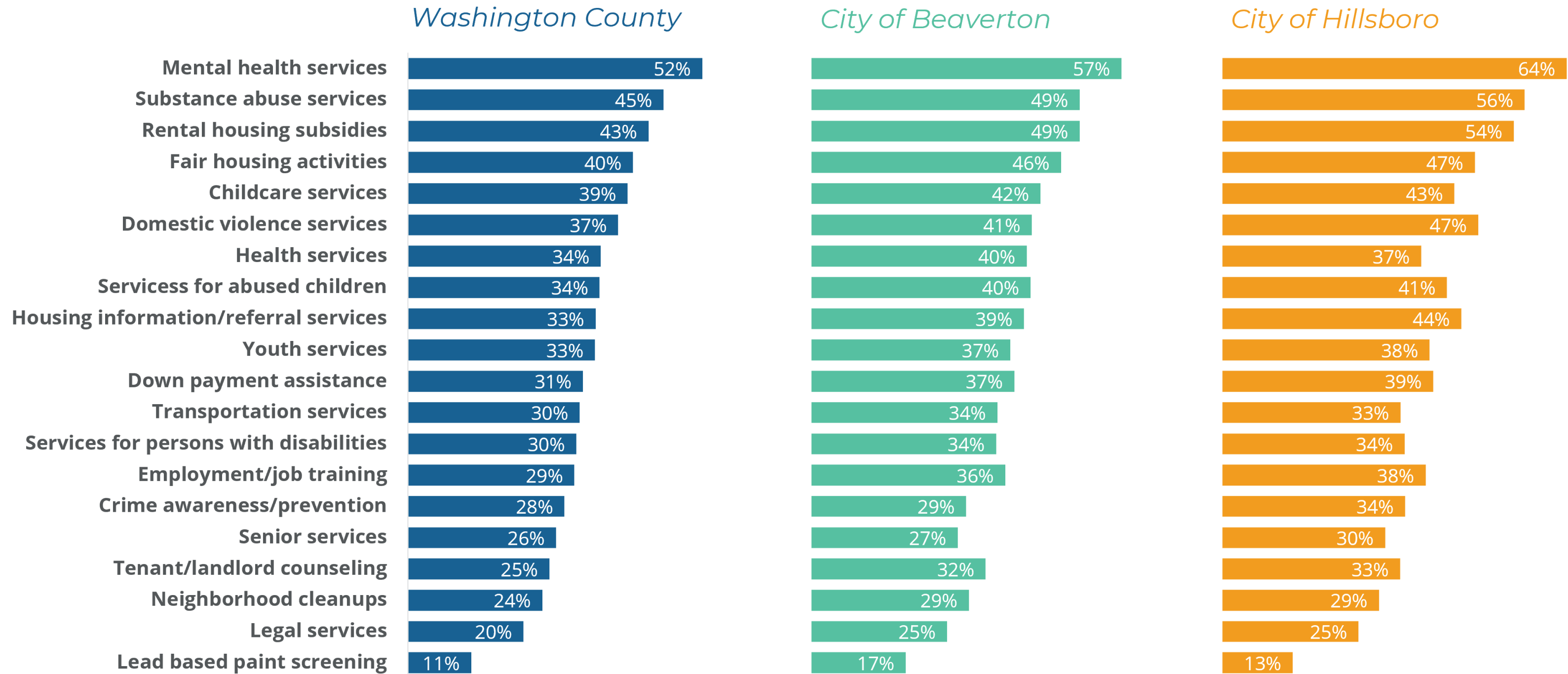


N = 1,417.

Source: Root Policy Research from the 2024 Washington County Survey.



Top Public Service Need by Jurisdiction

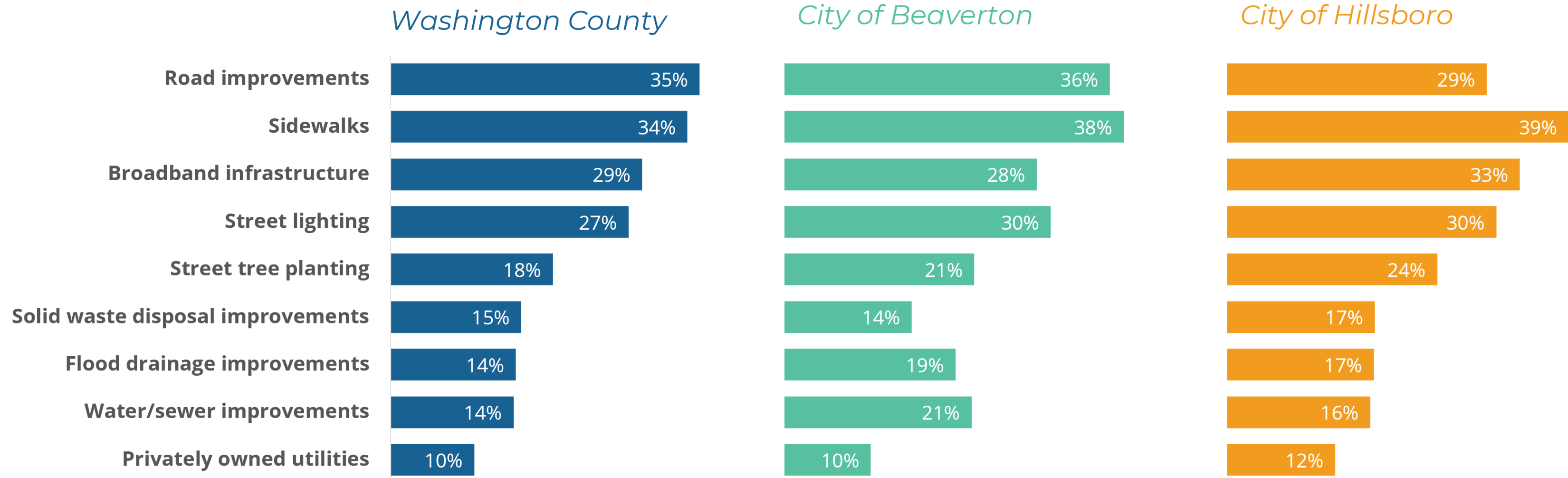


N = 1,404.

Source: Root Policy Research from the 2024 Washington County Survey.



Top Infrastructure Need by Jurisdiction



N = 1,414.

Source: Root Policy Research from the 2024 Washington County Survey.

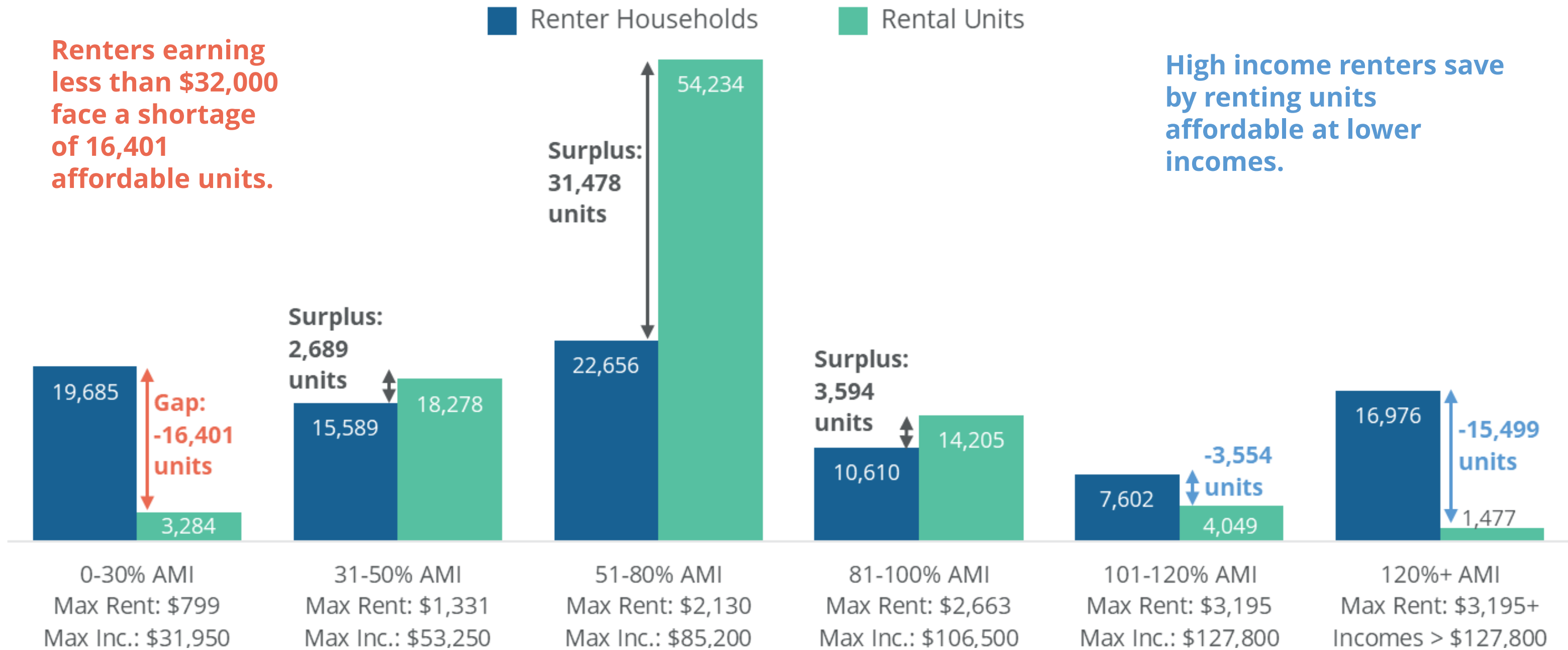


Housing Needs & Gaps

Preliminary Data Overview



Rental Gaps: Washington County, 2022



Renters earning less than \$32,000 face a shortage of 16,401 affordable units.

High income renters save by renting units affordable at lower incomes.

Cumulative shortage up to 60% AMI

Renters at 0-30% AMI must often rent higher priced units, resulting in a cumulative shortage of units priced affordably for renters earning up to 60% AMI (\$63,900, with a max affordable rent of \$1,598).



Rental Gaps: Washington County, 2022

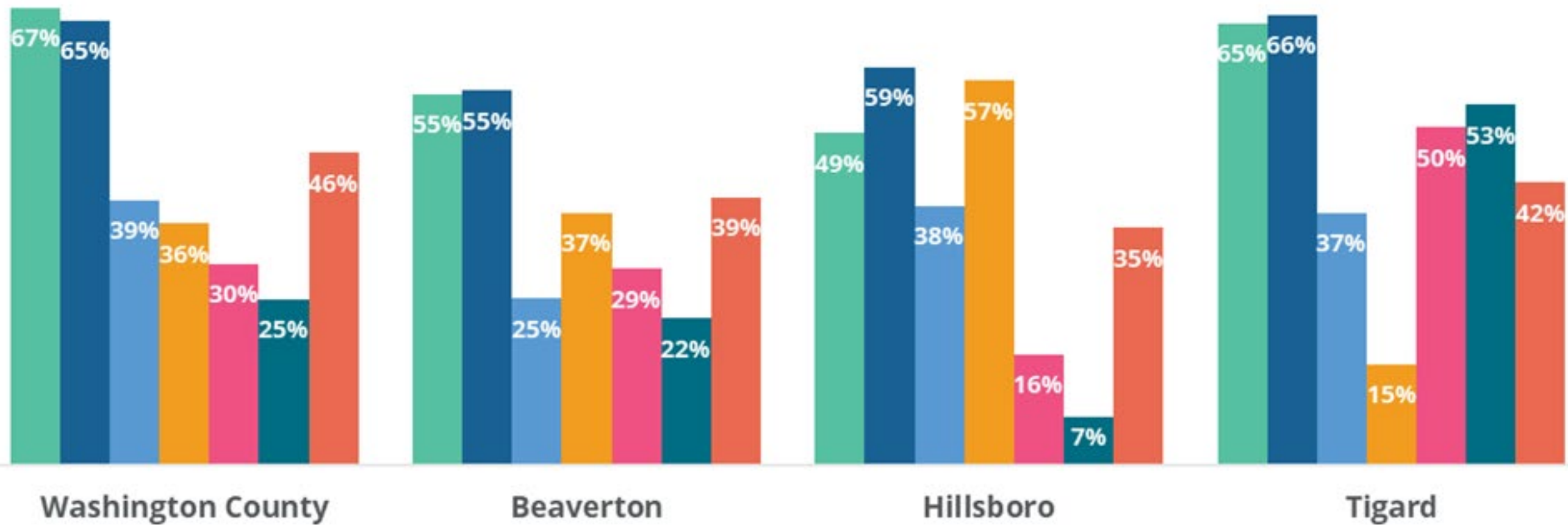
- Renters earning less than \$32,000 face a shortage of 16,4011 affordable units
- Renters at 0-30% AMI must often rent higher priced units resulting in a cumulative shortage of units priced affordably for renters earning up to 60% AMI (\$63,900 with a max affordable rent of \$1598).



Homeownership Gaps by Race/Ethnicity, 2022



* Margins of error are relatively large for Black/African American households and especially large for American Indian/Alaska Native and Native Hawaiian/Pacific Islander households. Margins of error are larger for city-level estimates than for county-level estimates.



→ Purchase Gaps: Washington County, 2022-24

- 82% of renter households earn incomes below 120% AMI (\$127,800), while only 15% of owner-occupied units are affordable at 120% AMI, resulting in a gap of 67% at incomes up to 120% AMI.
- Most of the county's homes for sale are too expensive for its potential first-time buyers. Instead, these homes are likely purchased by the county's current homeowners or high-income buyers from elsewhere in the Portland Metro.



Goals and Priorities

Draft for Input



Guidance and Priorities

for 2025-2029 spending priorities

Guidance: The urgency of the need.

- Priority: Acute needs (homelessness, eviction prevention, critical home repair, special needs populations).

Guidance: Ability to address equity gaps and reverse effects of historical discrimination.

- Priority: Homeownership gaps; Anti-Displacement/Rent Stabilization; Mental and Public Health Services; Child care/Youth; Fair Housing; Economic Security

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

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

→ Goals & Objectives

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

Goal: Improve public facilities and public infrastructure that benefit special needs populations and historically underserved people and neighborhoods.

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

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

Special Needs Populations

- **Seniors** (defined as over age 62) **and frail seniors** (defined as needing assistance with more than three ADLs)
- **Persons with physical, cognitive, and developmental disabilities**
- **Persons with mental illness and substance abuse challenges;**
- **Adults and/or youth at-risk and experiencing homelessness,** including youth leaving the foster system
- **People who are exiting a publicly funded institution,** or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution)
- **People who are fleeing, or are attempting to flee, domestic violence,** dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- **Extremely low and very low income households**
- **Other HUD defined limited clientele** (migrant farmworkers, English Language Learners/Limited English Proficiency populations)

Discussion and Input

- Do these goals and priorities align with the needs that you see in the community?
- What feedback do you have on the proposed five-year goals and priorities for this Consolidated Plan?
- If you could advocate for a specific use of the federal grants, what would it be to address systemic challenges in the County and Cities?



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