



# 2005-2010 Consolidated Plan



Washington County and  
Cities of Beaverton and Hillsboro

Volume 1

2005 – 2010  
Consolidated Plan

Washington County Consortium

Washington County and  
Cities of Beaverton and Hillsboro

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## **VOLUME 3: ACTION PLAN**

\* The census data compiled by Portland State University's Population Research Center is provided by the Department of Housing Services, Washington County.

# Introduction & Executive Summary

## INTRODUCTION

### What is a Consolidated Plan?

The 2005-2010 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low and moderate-income residents of Washington County and the City of Beaverton. This plan has been developed using a comprehensive process prescribed by the U.S. Department of Housing and Urban Development (HUD) to identify housing, homeless, community, and economic development needs and resources and then formulate a five-year plan to address identified needs. It helps the community to define housing and community development priorities and determine whether these priorities are being met.

### Why is the plan needed?

The plan is required by HUD to guide Washington County and the City of Beaverton in their use of federal funding through several programs, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and American Dream Downpayment Initiative (ADDI) programs, as well as use of Emergency

Shelter Grants (ESG) Program. This five-year plan is augmented by annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) submissions to HUD.

In Washington County, three jurisdictions receive formula allocations through the federal programs described above (excluding the HOPWA Program, which is managed by the City of Portland for the metropolitan region). Washington County is a CDBG and ESG entitlement agency and the HOME Participating Jurisdiction and as such receives an annual allocation under these three programs. In addition, the County, through the Office of Community Development, acts as the lead agency for the Washington County HOME Consortium as well as for the development of the Consolidated Plan.

The City of Beaverton receives its own allocation of CDBG funds annually and runs its program separately from Washington County. Beaverton CDBG funds must benefit Beaverton residents exclusively. Because the City participates in the HOME Consortium

with the County, the HOME funds can be used throughout the County, including the City of Beaverton.

The City of Hillsboro surpassed a population threshold of 50,000 prior to year 2000, which entitled it to a direct allocation of CDBG funds. However, the City opted to remain in the CDBG Consortium as a joint recipient. Under an Intergovernmental Agreement with the County, the County administers the City's funds and manages its projects. The City of Hillsboro is also a member of the HOME Consortium and participates jointly in policymaking and project selection.

Other incorporated cities that have not yet reached the required population thresholds are not direct recipients of the formula allocations but are still able to participate in and benefit from the programs via the CDBG/HOME Consortia Policy Advisory Board. Through this Board, these cities participate in making policy and programmatic decisions as well as project selection.

While a requirement of HUD, the Consolidated Plan also serves as a tool for the three entitlement communities to plan for the use of the federal funds in the most effective and coordinated manner possible. It provides an overall framework for these communities while allowing for variations in their approaches to implementation.

## Is the plan binding?

No, it is a document that sets targets and goals and identifies strategies to achieve them.

It is an enabling document that provides the County and others with information and support to meet future housing needs and to evaluate the consistency of specific proposals with County-wide goals and strategies. There is no penalty from HUD if the goals are not achieved as stated. The plan can be amended during the five-year period following a public process.

## ORGANIZATION OF THE PLAN

This plan includes the following chapters (summarized in the following section):

- **Citizen Involvement** (Chapter 1). This chapter summarizes the County's Citizen Participation Plan and how it was implemented to involve the community in preparing this plan.
- **Community Profile** (Chapter 2). This chapter includes basic demographic information about residents of the County and City of Beaverton, including data about population levels and growth, income, poverty, and racial/ethnic composition.
- **Non-Housing/Community Development Needs** (Chapter 3). This chapter summarizes community development needs identified in Washington County and the City of



Beaverton.

➤ **Housing Market Analysis and Housing and Homeless Needs Assessment**

(Chapter 4). This chapter describes housing conditions and characteristics in the County, with an emphasis on the needs of low and moderate income households, ethnic/minority groups, and households with special needs, as well as the homeless. It provides information about overall housing needs and housing supply, as well as the needs and locations of specific populations, available housing and related services, and the gaps between needs and available housing.

➤ **Goals, Policies and Strategies** (Chapter 5). This chapter includes a set of long-term goals/implementation measures/priorities and strategies/actions that address stated objectives and priority needs in the plan. It summarizes overarching national, state and County goals and policies, as well as goals and strategies developed as part of this planning process, and identified in a variety of related plans.

➤ **Plan Implementation** (Chapter 6). This chapter describes the responsibilities of implementing agencies and other groups that participate in meeting housing and community development needs in the County.

These elements are summarized in more detail in the following section.

## SUMMARY OF CHAPTERS

### Citizen Participation Process and Relationship to Other Local Plans

During the development of the new Consolidated Plan, a variety of methods were used to gain citizen comment on housing and service priorities for low and moderate income individuals and those with special needs. These efforts included the following:

- Written surveys
- Stakeholder meetings and workshops
- Meetings and consultations with a variety of advisory groups including the County's HOME/CDBG Policy Advisory Board, Housing Programs Advisory Subcommittee (HPAS), the Housing Advocacy Group (HAG), and Housing and Supportive Services Network (HSSN)
- Public meetings and hearings

The 2005-2010 Consolidated Plan embraces the policy directives and strategies contained in several related plan documents that Washington County and the City of Beaverton have prepared recently. These documents include:

- Public Housing Agency (PHA) Plan (2004)
- Continuum of Care Strategy (2004)
- Fair Housing Plan: Analysis of Impediments and Strategies to Address Them (2004)



- City of Beaverton Strategic Plan for Community Development and Housing (2004)
- Housing Opportunities for Persons with AIDS (HOPWA) Plan (City of Portland, 2004)
- Housing and Community Development Plan, 1995-2000 (1995)
- County 2000 Strategic Plan (1994)
- Affordable Housing Study (1993)

## Community Profile

In 2000, Washington County had a population

of 445,342, a 43% increase over the 1990 population. The estimated County population in 2005 is 494,109, based on a projected average annual growth rate of 2.1% between the years 2000 and 2005.<sup>1</sup> Projected population for the year 2010 is 548,216, assuming the County continues to grow at the same rate as it has during the last five years. Approximately 43% of the County's residents lived in unincorporated areas, with the remaining 57% divided among sixteen incorporated communities.

## Development of the Washington County Consolidated Housing and Community Development Plan



<sup>1</sup> The City of Beaverton is not represented on the PAB. Except where otherwise noted, all 2005 figures used in this Consolidated Plan are based on the 2000 US Census with an assumed average annual growth rate of 2.1% between 2000 and 2005. This growth rate is based on estimated Washington County population projections for 2000 to 2040 (Source: Long-Term Population and Employment Projections for Oregon State and County Total Populations. State of Oregon, Office of Economic Analysis. January, 1997.)

Most of the County's residents are white (82%). The largest minority/ethnic groups are Latino/Hispanic (11%) and Asian/Pacific Islander (7%). The Latino/Hispanic population has increased significantly during the last two decades. The median household income in Washington County was \$52,122 in 1999. Incomes are highest in Sherwood, Banks, Tualatin, and in the unincorporated areas of the County. The lowest median household incomes are found in King City, Portland (portion in Washington County), Gaston, and Forest Grove. In 2000, 40% of the County's households were in the "low to moderate" income category, meaning that they earned 80% or less of the median family income (MFI). Seven percent of all Washington County residents had incomes below the poverty rate in 2000. Poverty levels are highest among the Latino population, African Americans, Native Americans/Alaskan Natives, and residents who defined their race as "other." The number of elderly residents has continued to rise during the past decade and 9% of the County's population is now age 65 or older.

### Non-Housing/Community Development Needs

Chapter 3 of this Plan incorporates and summarizes Community Development Block Grant Plans for both Washington County and City of Beaverton.

### *Washington County CDBG Program*

The Washington County CDBG program focuses on priority community development (non-housing) needs of low and moderate income persons in the County. This plan identifies a wide variety of non-housing needs based on a survey of service providers in the County. As a result of the County survey, representatives of over 41 different organizations submitted questionnaires identifying a total of 174 needs related to a wide variety of programs and facilities. Many organizations identified multiple needs. Of the total, 68 needs were identified by cities, 24 by the County, 76 by non-profit organizations, and 6 by special districts or similar organizations. These needs were identified in the following categories:

- **Public Facilities**, including those related to parks and recreation, health, neighborhoods, solid, waste, parking, non-residential historic preservation, asbestos removal and other needs.
- **Infrastructure Improvements**, including those related to water, sewer, sidewalks, streets, flood drainage and other similar needs.
- **Public Service Needs**, including those related to people with disabilities, transportation, substance abuse, employment training, health and other similar needs.

### *City of Beaverton CDBG Program*

The City of Beaverton conducted a similar survey of community development needs and has identified the following non-housing needs. Beaverton funds projects related to public facilities, infrastructure improvements and public services, as well as projects related to economic development and planning as community development.

➤ **Public Facilities**, including those related to health care and structured parking.

➤ **Infrastructure Improvements**, including those related to street, water, sewer, storm, drainage, and sidewalk improvements in targeted low and moderate income neighborhoods.

➤ **Public Service Needs**, including those related to services for the City's neediest residents, particularly those related to mental health services and emergency assistance, as well as services to youth and families with children (e.g., child care for low to moderate income families).

➤ **Economic Development**, including downtown revitalization, public

and private property rehabilitation, capital improvement infrastructure development, other commercial/industrial improvements, micro-enterprise assistance, and technical assistance.

➤ **Planning**, including the collection and evaluation of data from a variety of sources to continue to maintain a sufficiently current understanding of housing and other needs among

Beaverton's low to moderate income residents.

More detailed information about these needs is included in Chapter 3 and Appendices A and B.

### **Housing Market Analysis and Housing Homeless Needs Assessment**

The Consolidated Plan provides detailed information about housing conditions and characteristics in Washington County, including data about the needs of households with

low and moderate incomes, ethnic/minority groups and populations with special needs. Washington County faces a wide variety of housing needs, particularly for households with low incomes and special needs.

**In 2005, over 30,000 households in Washington County had very low or low incomes. Over 75% of them (24,400 households) spend a significant portion of their income on housing and/or live in overcrowded dwellings or lack adequate plumbing or kitchen facilities. Over 16,000 moderate income households face similar circumstances.**

Approximately 34% of households in the County (over 63,000 households) have very low, low or moderate incomes. A significant percentage of these households face some kind of housing problem, including cost burdens i.e., spend more than 30% of monthly income on housing, are overcrowded or lack complete kitchen or plumbing facilities. Those at the lowest income levels face the most significant obstacles in obtaining affordable housing and most, particularly in the very low income category, cannot afford owner-occupied housing without multiple subsidies.

Ethnic and racial minorities also make up a disproportionate number of lower income households and are concentrated in specific areas. For example 41% of Hispanic households have very low or low household incomes, in comparison to 28% of all households in the County. In addition, there are 16 block groups in the County that have some concentration of racial or ethnic minorities, i.e., the percentage of those households is 20% higher than the percentage across the whole County. All but two of these block groups represent a concentration of Hispanic/Latino residents.

A significant number of households in the County also have special needs, including seniors, people with substance abuse problems, victims of domestic violence, people with AIDS, ex-offenders, people with

disabilities, farmworkers and the homeless. Selected findings related to these groups include the following:

**Seniors.** In 2000, there were 27,998 senior households in Washington County, making up approximately 16.5% of all households in the County. Of these, 13% were in the very low income category, 15% were low income households and 24% had moderate incomes. There are a relatively small number of publicly assisted housing units designated for elderly residents (571), though a more substantial number (approximately 3,600) of other residences targeted to seniors (e.g., residential care facilities, nursing facilities, assisted living facilities and adult foster homes) accept Medicare.

**Disabled Populations.** US Census data indicates that there are a substantial number of persons in the County with disabilities though many of these persons do not have low or moderate incomes. In 2003, 3,241 individuals applied for and received social security benefits for the blind and disabled, another indicator of the number of people in the County with disabilities who receive public assistance.

**Substance Abuse.** US Census data indicates that there were 35,387 people in the County in the year 2000 in need of drug or alcohol treatment (7.9% of the population). A number of living facilities and treatment centers provide housing options for this population, with approximately 282 existing or planned

units available and targeted specifically to these individuals.

**Farmworkers.** It is estimated that there are approximately 12,800 farmworkers in Washington County (2.9% of the population). Most work in the Hillsboro area or western portions of the County though a significant number may live in other parts of the County. There are estimated 1,500 - 2,000 beds in on-site farmworker camps, and 232 designated farmworker housing units in the County.

**Ex-offenders.** Approximately 2,600 people left Washington County's prison system in 2003. Many of these individuals need some form of special or transitional housing. Some of the housing units targeted to people with substance abuse problems are available to ex-offenders. However, those units represent a relatively small percentage of the overall need for transitional housing for ex-offenders.

**Victims of Domestic Violence.** More than one of every eight women in Oregon are estimated to have been victims of domestic violence in the last year. In 2002, Washington County fielded 400 calls related to domestic violence. There is only one shelter in the County with 30 beds available for victims of domestic violence.

**Homeless.** Sheltered and turned away homeless counts for March 2004 include 590 individuals. This number under-represents the homeless population as many homeless do not seek shelter in the County. Approximately

58% of these individuals were women and a significant number were children under the age of 12 (35%). Four facilities house the homeless in Washington County, with a total overnight capacity of 98 beds. There is no shelter for single homeless men, women or youths in the County.

While a variety of resources and facilities are available to help address the needs of low income and special needs households in the County, there remains a significant gap between available resources and needs.

In addition to facing a significant gap between the need for and supply of housing for people with low incomes and special needs, County residents face a variety of barriers to obtaining affordable housing. These include regulatory barriers including increasing permitting, development and connection fees, land use and zoning controls, and complexities associated with using public resources. They also include market barriers, relating to rising land and housing prices, overall consumer preferences for larger and more elaborate homes, unequal access to loans, diminishing funds for federal housing voucher programs, and a variety of other factors.

## Goals, Policies and Strategies

Goals and policies set at the national, state, regional level shape local strategies on economic and community development,

housing and homelessness to a significant degree. Chapter 5 includes a summary of those overarching goals and objectives as well as a comprehensive set of goals and strategies developed as part of this and other related planning processes.

### *Overall County and City Goals and Objectives*

**Washington County's** goals to address housing needs include the following:

1. Increase homeownership opportunities in Washington County, with an emphasis on those groups that are under-represented as homeowners; incorporate a bi-lingual capacity in implementing programs.
2. Reduce homelessness and provide needed services to those that are homeless or at risk of becoming homeless in Washington County.
3. Build and preserve housing units for households with special needs and difficult to serve households in Washington County
4. Increase housing options for ethnic and racial minority low income households, including promoting ethnically diverse neighborhoods and communities.
5. Preserve existing affordable housing stock in Washington County
6. Support designated Community Housing Development Organizations (CHDOs) to carry out the Goals of the Consolidated

### Plan

7. Reduce costs and obstacles to develop affordable housing, including regulatory barriers and costs
8. Ensure equal access to affordable housing for all households in Washington County
9. Enhance community awareness of the need for and issues associated with housing for people with low incomes and special needs
10. Maximize production of units for households with 0-30% of the Median Family Income.
11. Promote development of high-quality, sustainable, housing and communities.

These goals are not listed in order of priority. Specific County strategies related to these goals are described in Chapter 5. The City of Beaverton participated in developing these overall goals and strategies. The City also developed additional principals, goals and priorities which are described in Chapter 5 and Appendix B.

**Washington County's** overall goals to address non-housing/community development needs include:

1. Develop or improve a variety of public facilities to benefit income-qualifying neighborhoods and income-qualified special need populations.
2. Improve the infrastructure in income-

qualified areas to ensure the health and safety of communities, and to increase neighborhood pride and viability.

3. Provide limited public services that ensure the health and welfare of income-qualified people living in the community.
4. Ensure existing housing occupied by income-qualified persons is structurally safe, accessible, and energy efficient.
5. Remove architectural barriers to public facilities, when these treatments are an integral part of a capital project.
6. Rehabilitate historic public facilities that are a blighting influence on a neighborhood, addressing documented safety and health concerns.
7. Restore infrastructure and public facilities whose condition poses a threat to the health or welfare of the community as a result of a declared disaster, where other financial resources are not available to meet the need.

The **City of Beaverton** also has identified a set of guiding principles and programmatic objectives for meeting housing and non-housing needs. Guiding principles are described in Chapter 5 and Appendix B. The City's programmatic objectives include the following:

1. **Downtown Redevelopment/Revitalization.** Continue to explore a variety of approaches to encourage a

healthy mix of uses in the downtown core which will benefit the city as a whole and low to moderate income people in particular.

2. **Affordable Housing.** Maintain a reasonable level of funding for both the Housing Rehabilitation and Accessibility Rehabilitation programs throughout the five year period of this plan. Support production of affordable housing through opportunities to partner with local nonprofit developers and owners of special needs housing.
3. **Public Services.** Continue to allocate 15% of its entitlement amount for public service projects, and continue to contribute additional City funds from other sources as available, recognizing that agencies and programs funded by these grants are a critical part of the safety net for Beaverton's most vulnerable citizens.

## Priorities

### *Washington County Priorities for Housing and Community Development Needs*

The County and City of Beaverton have developed a set of relative priorities related to housing and community development needs. Housing priorities are identified for specific housing types, income levels, programs and population groups. These priorities will be used as one factor in allocating federal funds



for housing and homeless programs and projects. Non-housing priorities are related to specific types of projects. Following is a summary of high priorities. Additional priorities are described in Chapter 5.

### **Highest Housing Priorities**

- Very low income renter households [0 - 30% median family income (MFI)]
- Home ownership programs targeted to low income households
- Housing rehabilitation programs for very low and low income households
- Purchase, preservation and rehabilitation of housing for low or very low income households
- Permanent housing and linked supportive services, as well as homeless prevention services
- Assistance for persons with disabilities, and low income households with children

### **Highest Non-Housing Priorities**

- Most types of needs related to public facilities, infrastructure and services are identified as high priorities

### ***City of Beaverton<sup>2</sup>***

### **Highest Housing Priorities**

- Expand access to affordable housing for low income households
- Expand access to affordable housing for

special needs populations

- Maintain and improve existing affordable housing
- Encourage redevelopment that includes production of affordable housing
- Prevent homelessness

### **Non-Housing Priorities**

High priority needs include:

- Health care facilities
- Structured parking
- Public services - disabilities, substance abuse, health care, transportation, employment training, other needs
- Senior services
- Economic development - rehabilitation, infrastructure, other needs

## **IMPLEMENTATION OF THE PLAN**

Upon its adoption, this document will be the basis for local funding decisions pertaining to the programs mentioned above. It will be used by the County's Office of Community Development in reviewing funding applications for specific projects under the CDGB, HOME, and ESG programs. Consistency with the Consolidated Plan will be one of a number of criteria the County will consider in allocating funds for projects funded through these programs. In addition, this plan provides a variety of other groups in the County with information it can use in seeking other opportunities to fund housing

<sup>2</sup> While the City of Beaverton chose to identify a set of priorities separately from the County process, without exception they all fit under and are consistent with the priority framework identified by the County.



and community development projects and in obtaining public or political support for such efforts. The Consolidated Plan also is implemented through the County's Annual Action Plans which include specific housing and community development projects intended to meet the needs identified in this plan.

# Chapter 1

## Planning & Public Involvement Process



The Washington County Consortium's Citizen Participation Plan (CPP) sets forth policies and procedures to provide for and encourage participation by residents of Washington County and the City of Beaverton in the development of the two jurisdictions' consolidated Housing and Community Development Consolidated Plan. The provisions of the CPP fulfill statutory and regulatory requirements for citizen participation specified in the U.S. Department of Housing and Urban Development's rules for the Consolidated Plan, the HOME Investment Partnerships (HOME) Program, the American Dream Downpayment Initiative (ADDI), the Community Development Block Grant (CDBG) Program, and the Emergency Shelter Grants (ESG) Program.

This section of the plan provides a description of the CPP and how it was implemented for this project, including:

- Published outreach materials
- Surveys
- Technical assistance provided to citizens and groups
- Public meetings
- Focus groups
- Stakeholder interviews
- Proposed plan publication

- Public hearings
- Public comment

### PARTICIPANTS

The Consortium encourages its citizens to provide input into all aspects of the Washington County and City of Beaverton consortium's Consolidated Planning activities and is committed to keeping interested groups and individuals informed of each phase of the Consolidated Planning process. Opportunities to comment on or participate in planning community development and affordable housing activities and projects related to preparation of the Consolidated Plan were provided throughout the County and in the City of Beaverton.

The following groups participated in the development of the Consolidated Plan:

#### **Washington County Board of County Commissioners (BCC)**

The County is the recipient of CDBG, HOME, ADDI and ESG funds and, as such, is ultimately responsible for program administration and the use of funds. The BCC has final approval authority for the Consolidated Plan and makes final decisions on funding allocations.

## **Washington County Policy Advisory Board (PAB)**

By intergovernmental cooperation agreement, the BCC established the PAB to represent the County Consortium, and make recommendations to the BCC on all matters pertaining to the CDBG and HOME program. The PAB includes representatives, generally elected officials, from the County and each of the eleven participating cities within the County.<sup>3</sup> In 1999, Hillsboro qualified to receive an independent CDBG entitlement but has elected to operate as a joint entitlement with Washington County.

## **Housing Programs Advisory Subcommittee (HPAS)**

This group acts as an advisory committee to the PAB in developing housing-related policies, programs and documents, including the annual allocation of HOME funds. The HPAS includes representatives of a variety of housing stakeholder groups, as well as the cities of Beaverton and Hillsboro. The HPAS reviewed preliminary drafts of the Consolidated Plan and related documents and provided guidance at several points during the project.

## **Washington County Office of Community Development (OCD)**

The Washington County OCD administers the County's CDBG, HOME, ADDI and ESG programs, providing staff support to the

County and the PAB. OCD's responsibilities are broad, from the development of plans, to monitoring projects for compliance with federal and local policies. OCD staff provides limited technical assistance to potential applicants to assist with project submissions, and to subsequently ensure successful program management and project administration.

## **Washington County Department of Housing Services (DHS)**

The Washington County DHS administers most federal public housing programs at the County level, with the exception of the HOME Program, and develops and provides housing and housing-related services for households with low and moderate incomes. The DHS also prepares and implements a Public Housing Agency Plan and the County's Continuum of Care application, which are components of the Consolidated Plan.

## **City of Beaverton**

City of Beaverton's Mayor's Office administers the City's CDBG program, providing staff to the City Council. City staff monitor projects for compliance with federal and local policies and provide technical assistance to potential applicants. Beaverton prepared a Strategic Plan for Community Development and Housing for incorporation in this Consolidated Plan (see Chapters 3 and 5 and Appendix B). It incorporated the results of

<sup>3</sup> The City of Beaverton is not represented on the PAB.

an extensive survey and focus group process involving a variety of housing and community development stakeholders.

### **Housing Advocacy Group (HAG) of Washington County**

The HAG is a coalition primarily of housing providers and developers but also includes social service agencies, consumers, and industry affiliates such as lenders/funders. Its mission is to promote awareness of the need for affordable housing in Washington County and collectively advocate for additional resources at the local, state, and federal level. The group meets monthly, with approximately 25 regular attendees. The County met with this group to review their comments on the Plan during the update process.

### **Housing and Supportive Services Network**

The Housing and Supportive Services Network (HSSN) is a diverse group of housing and service providers engaged in homeless issues and homelessness prevention. The HSSN develops the Washington County Continuum of Care plan and advises the Department of Housing Services on the annual application for McKinney-Vento funds.

### **Project Sponsors**

Eligible recipients of CDBG and HOME funds include nonprofit and for-profit agencies, the County, and participating cities. These

sponsor organizations develop project applications and, if selected for funding, administer projects.

### **The Public**

To make the federal programs as responsive as possible to local community needs, the public is encouraged to participate in all phases of program development. The program adheres to the policies and procedures described in the Citizen Participation Plan.

Information on these and other participants also is provided in chapter 6.

## **PUBLIC NOTICE & OUTREACH**

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation were a continuous element of the Consolidated Planning process. The following public notification, outreach efforts and opportunities for citizen involvement were conducted by both Washington County and the City of Beaverton.

### **Published Materials**

- Display ad notices were published in newspapers of general circulation at least two weeks prior to public hearings, workshops and other meetings. All public notices were written in plain, simple language and distributed in Asian, Spanish as well as English publications.

Special brochures described the consolidated planning process, opportunities for citizen participation, and available funding through the CDBG, ADDI and HOME programs. Interested persons were able to use the brochure to request mailings, newsletters, and notices on consolidated planning activities. The consortium's Consolidated Plan mailing list includes social service organizations, local jurisdictions, low income housing consumers, neighborhood groups, previous participants and commentators, and others expected to desire input on the plan. This list is updated continuously and available for inspection at the Washington County Office of Community Development.

## Surveys

- **Washington County's** non-housing (community development) component of this Consolidated Plan was developed, in part, through an intensive survey process that involved local governments, non-profits and other organizations. The County mailed written surveys to over 250 service providers and County staff conducted two workshops with potential respondents to explain and answer questions about the survey and needs assessment process. Representatives of over 41 different organizations submitted questionnaires identifying a total of

174 needs related to a wide variety of programs and facilities. Results of the questionnaire are described in more detail in Chapter 5.

- **Washington County's** housing component of the Consolidated Plan was comprised of both a quantitative and qualitative analysis. The qualitative analysis included a Housing Needs Survey, which was distributed to approximately 180 housing and other service providers across the County. A series of meetings were held with representatives of these same providers as described in "Public Meetings and Stakeholder Interviews." Results of the questionnaire are described in more detail in Chapter 5.
- The **City of Beaverton** distributed a needs questionnaire to a variety of Beaverton residents and stakeholders, including current recipients of and recent applicants for CDBG Public Services grants, members of the Housing Advocacy Group, the Housing and Supportive Services Network, and City Staff. It was also posted on the City's web site throughout April and May 2004. The questionnaire was used to identify housing and community development priorities. Representatives from 12 organizations returned questionnaires, identifying 33 local needs. Results of the questionnaire

are described in more detail in Appendix G.

### **Public Meetings, Focus Groups and Stakeholder Interviews**

A series of workshops was held for a group of stakeholders representing housing, homeless, and special needs issues.

Participants included representatives of County Departments, non-profit and for-profit housing developers and service providers. This group met four times to identify and assess needs, priorities, goals and strategies related to housing for low/moderate income households and special needs populations.

The following open, public meetings were held with stakeholder groups in order to update them on the Consolidated Planning process and solicit their ideas:

#### ***Washington County***

- Several meetings were held with both the Washington County PAB and the HPAS to review and update the Washington County Preliminary Housing and Non-Housing Needs Assessment. This document was developed in advance of the Consolidated Plan so the County could conduct application workshops in 2004 for July 1, 2005 funding.
- Presentations and informational materials, including preliminary drafts of the Consolidated Plan, were provided to

the Housing Advocacy Group (HAG) and Housing and Supportive Services Network (HSSN).

- The stakeholder meetings described above were conducted. Participants were subsequently given opportunities to review and comment on several preliminary drafts of the Consolidated Plan.

#### ***City of Beaverton***

The City of Beaverton convened five Focus Groups with stakeholders to discuss community needs in depth; two groups were made up of a variety of housing professionals, while two others were made up of service providers from a range of local nonprofit agencies, and the remaining Focus Group was made up of City staff with a direct engagement with conditions in the community. Participants in focus groups conducted by the City of Beaverton identified a variety of housing and non-housing issues and needs. The themes of the focus groups are summarized and discussed in more detail in Appendix B and reflected in Beaverton's guiding principles, programmatic objectives and strategies described in Chapters 3 and 5.

### **PROPOSED CONSOLIDATED PLAN PUBLICATION, HEARINGS AND PUBLIC COMMENTS**

A complete draft of the proposed Consolidated Plan was published at different stages of the process. A summary of the proposed

Consolidated Plan was published in multiple newspapers of general circulation at the beginning of the required public comment period. The summary described the contents and purpose of the plan (including a summary of specific objectives), and included a list of the locations where copies of the entire proposed Consolidated Plan could be obtained or examined. Citizens and groups were also able to obtain a reasonable number of free copies of the proposed Consolidated Plan.

A 30-day comment period was scheduled following the publication of each draft to allow citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and submit comments. All comments and views of citizens received in writing, or orally at public hearings, were considered in preparation of the final Consolidated Plan. A summary of these comments and views, and any comments or views not accepted and the reasons therefore, are attached to this plan (see Appendix H).

During each comment period, a public hearing was scheduled for citizens to express their views on needs and priorities in the areas of housing and community development presented in the plan. Every effort was made to ensure that public hearings were inclusive. Hearings were held at convenient times and locations in the evening and in places where people most affected by proposed activities

could attend. Upon request, the consortium utilized hearings facilities that were accessible to persons with mobility impairments, provided appropriate materials, equipment, and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and/or hearing impairments.

## **OTHER CPP REQUIREMENTS**

In addition to the public involvement activities above, the full CPP contains policies and procedures regarding:

- Displacement of persons by activities or projects funded through HUD entitlement
- Amendments to the Consolidated Plan
- Annual performance reports
- Access to public records
- Citizen complaints
- Amendments to the Citizen Participation Plan
- Availability of the Citizen Participation Plan

## **OTHER RELATED PLANNING EFFORTS**

In addition to involving representatives of local governments, community and stakeholder groups, and the general public in this process, a variety of other planning processes have been reviewed and incorporated in this Plan. As a result, this document is consistent with and incorporates elements the following plans:

### **Public Housing Agency Plan**

The Housing Authority of Washington County updated its HUD-required five-year and annual plans in FY 2005. The five-year plan describes the agency's mission for serving the needs of low income families in the jurisdiction as well as long-range goals and objectives for achieving this mission. Long-range goals and objectives are consistent with and/or incorporated in Chapter 5 of this plan.

### **Continuum of Care Strategy**

The County's Continuum of Care strategic plan addresses critical unmet needs for housing and services for the homeless in Washington County. Goals and recommended actions from the Continuum of Care plan are consistent with and/or incorporated in Chapter 5 of this document. The full text of these and other sections of the Continuum of Care plan are included in Appendix C.

### **Fair Housing Plan**

Approved by the County in August, 2004, the plan includes an analysis of impediments to fair housing choice within the jurisdiction along with recommended actions to remedy identified impediments. Recommended actions are consistent with and/or incorporated in Chapter 5 of this plan.

### **Housing Opportunities for Persons with AIDS (HOPWA), City of Portland, 2004**

This plan is prepared by the City of Portland

for the entire metropolitan region, including Washington County. A representative of the County sits on the City's HOPWA board and participates in funding allocation decisions. Recommended goals and objectives in the HOPWA plan are consistent with and/or incorporated in Chapter 5 of this plan.

### **County 2000 Strategic Plan**

Adopted in updated form by the Board of County Commissioners in January 1994, this plan sets forth the philosophy, principles, and priorities guiding the delivery of services by Washington County government. Recommended goals and principles in the Strategic Plan are incorporated in Chapter 5 of this document.

### **Strategic Plan for Community Development and Housing, City of Beaverton**

As its own entitlement agency, the City of Beaverton prepares a separate plan which guides allocation of its CDBG funds. Identified CDBG needs, priorities, principles and objectives are consistent with or incorporated in this Consolidated Plan. Selected portions of the City of Beaverton's plan are included in Chapters 3 and 5 of this plan. A complete copy of the plan is included in Appendix B. In addition, the City recently completed an Affordable Housing Study and Action Plan to guide these efforts. Strategies identified in that document have been



incorporated in this Consolidated Plan as well.

#### **Annual Action Plan, Washington County**

Each year, Washington County prepares an annual plan to guide allocation of federal funds for housing and community development needs, consistent with the Consolidated Plan. It will identify allocations for specific categories of CDBG and HOME needs, as well as individual projects and funding recipients. This document is an implementing plan of the Consolidated Plan but is prepared as a separate, stand-alone publication.

#### **Housing Issues Paper, Vision Action Network (VAN)**

This document was prepared as part of a collaborative process guided by the VAN and included a variety of housing stakeholders representing local government agencies, non-profit groups, housing developers and others. It identifies a vision, mission, goals and objectives for addressing affordable needs, including those for low income and special needs populations.

#### **Consolidated Annual Performance and Evaluation Report (CAPER)**

Each year, the Washington County Consortium (the County and the City of Beaverton) prepares this document, describing and assessing their progress in carrying out the Consolidated Plan during the

previous year. The CAPER provides detailed information about resources made available to and invested by the Consortium, the geographic distribution and location of these investments, the families and persons assisted (including information on race and ethnicity), actions taken to affirmatively further fair housing, and other actions identified in the Consolidated Plan and Annual Action Plan.

#### **Washington County Housing and Non-Housing Needs Assessment, June, 2004**

This document was prepared to help bridge the gap between the 2000 - 2005 and 2005 - 2010 Consolidated Plans. It was used in the County's 2004 annual funding allocation processes for the CDBG and HOME processes to ensure that funding for projects recommended for 2005 would be consistent with needs identified in the 2005 - 2010 Plan. Much of the information in that document has been incorporated in this Consolidated Plan.

## Chapter 2 Community Profile



Washington County is a dynamic and diverse locale, with a wide variety of environments and communities lying within its 727 square miles. The eastern portion of the County is generally more urbanized and includes all or portions of several major cities. Urban portions of the County are known for leadership in the high-tech industry, and major employers such as Intel, IBM and Tektronix make it the state's top manufacturing county. The world headquarters for both Nike and Columbia Sportswear are located in Washington County.

The County also includes vast tracts of rural farm and forest land. In 2003, it ranked fifth among all Oregon counties in value of agricultural production, with nearly \$223 million in gross farm and ranch sales. More than half of this total came from greenhouse and nursery products, the County's largest agricultural commodity.<sup>4</sup>

Washington County has a highly educated population that enjoys excellent schools and a variety of cultural and recreational activities, including easy access to the Cascade and Coast Ranges and Pacific Ocean beaches. It

is one of the more ethnically diverse counties in Oregon, with 18% of residents reporting a racial or ethnic background other than white. The County population includes large immigrant populations from Mexico and elsewhere in Latin America, as well as various Asian countries.

### COUNTY POPULATION

According to the US Census, Washington County had a population of 445,342, in 2000, which was a 43% increase from the 1990 population. The estimated County population in 2005 is 494,109, based on a projected average annual growth rate of 2.1% between the years 2000 and 2005.<sup>5</sup> Approximately 43% of the County's residents lived in unincorporated areas, with the remaining 57% divided among sixteen incorporated communities, as shown in Table 2-1 on the following page. The two largest cities, Beaverton and Hillsboro, make up a combined 34% of the County's population. Only a handful of the smaller communities are in the rural western part of the County (see Figure 2-1 on page 23).

<sup>4</sup> Oregon Department of Agriculture. *Oregon Agriculture: Facts and Figures*. <http://www.nass.usda.gov/or/factsfigures04.pdf>. June, 2004.

<sup>5</sup> Except where otherwise noted, all 2005 figures used in this consolidated plan are based on the 2000 US Census with an assumed average annual growth rate of 2.1% between 2000 and 2005. This growth rate is based on estimated Washington County population projections for 2000 to 2040 (Source: Long-Term Population and Employment Projections for Oregon State and County Total Populations. State of Oregon, Office of Economic Analysis. January, 1997.)

**Table 2-1**  
**Population of Washington County Cities**

<i>Jurisdiction</i>	<i>Population</i>	<i>Percent of County Total</i>	<i>Population Change 1990-2000</i>
Banks	1,286	0.3%	128.4%
Beaverton	76,129	17.1%	42.8%
Cornelius	9,652	2.2%	57.0%
Durham	1,382	0.3%	84.8%
Forest Grove	17,708	4.0%	30.6%
Gaston	600	0.1%	6.6%
Hillsboro	70,186	15.8%	87.1%
King City	1,949	0.4%	-5.4%
North Plains	1,605	0.4%	65.1%
Portland <sup>1</sup>	1,388	0.3%	16.0%
Sherwood	11,791	2.6%	281.2%
Tigard	41,223	9.3%	40.5%
Tualatin	20,127	4.5%	51.8%

*Source: Washington County Housing Study. Population Research Center, Portland State University. June, 2003.*

<sup>1</sup> The cities of Portland and Tualatin are only partially contained within Washington County. Much smaller portions of Lake Oswego, Rivergrove, and Wilsonville are also within Washington County, totaling less than 60 residents in the year 2000.

Many of the County's incorporated communities experienced rapid population growth between 1990 and 2000, particularly Sherwood (281% population increase), Banks (124%), Hillsboro (87%), and Durham (85%).

According to the US Census there were 169,162 households in Washington County in the year 2000, of which approximately 67% were considered "family" households. The remainder were "non-family" households, consisting of individuals living alone or unrelated individuals living together. Of the 114,074 family households, 81% consisted of a male or female householder living with a

spouse. The remaining 19% consisted of a male or female householder living with other relatives, but not with a spouse.

The 2000 Census found an average of 2.61 persons per household throughout the County. Average household size was highest in Cornelius (3.31), Gaston (3.06) and Banks (2.92), and lowest in King City (1.40), Beaverton (2.00) and Tigard (2.06). There was also a significant difference in average household size between the County's Latino (4.11 persons per household) and non-Latino (2.61 persons per household) populations.<sup>6</sup>

<sup>6</sup> Census 2000 SF 1 100% data; Cogan Owens Cogan.

**11 x 17 Placeholder for  
Figure 2-1. Incorporated Cities in Washington County**

As in most of Oregon, the vast majority of Washington County's residents are white. Asians and Latinos are the largest minority groups. Table 2-2 shows the percentage of the County's population that lies within each ethnic group.

The Washington County communities with the greatest concentration of Hispanic or Latino residents are Cornelius (37%), Hillsboro (19%), and Forest Grove (17%). The greatest concentrations of other, non-Hispanic/ Latino minority residents are in Beaverton (15%), Hillsboro (11%), Tigard (10%), and unincorporated Washington County (12%). In

all four cases the majority of these residents are Asian.

Asian and Hispanic/ Latino residents are the fastest-growing minority populations. The Asian population grew by more than 500% between 1990 and 2000 in Hillsboro, Banks, and Sherwood. The Hispanic/ Latino population increased by nearly 450% in Tigard over that time period, and by around 700% in Durham and Tualatin.<sup>7</sup>

For the sake of brevity, this report will hereafter refer to persons of Hispanic or Latino origin as simply "Latinos."

**Table 2-2**  
**Racial and Ethnic Composition of Population**

<i>Racial/ Ethnic Group</i>	<i>Population in County</i>	<i>Percent of Population</i>
White	366,007	82%
Black/African American	5,119	1%
American Indian/ Alaskan Native	2,913	1%
Asian	29,752	7%
Native Hawaiian/ Pacific Islander	1,325	0.4
Other Race	26,100	6
Two or More Races	14,126	3
Latino or Hispanic Origin <sup>1</sup>	49,735	11%

*Source: Census 2000 SF 1 100% data; Cogan Owens Cogan.*

<sup>1</sup> The Census addresses Hispanic or Latino origin separately from one's race or ethnicity, because Hispanic or Latino people can be of any race. People who identify themselves as Hispanic or Latino in the Census also identify themselves as members of one or more racial categories.<sup>2</sup> Due to this "double counting," many of the tables in this report that present information by racial or ethnic groups, including this table, will have totals that exceed the total number of individuals or households in the County.

<sup>2</sup> Circumstantial evidence suggests that many Latinos select "Other" when asked to identify their race, as in many cases the communities or census tracts that have a high percentage of Hispanic or Latino persons also have a relatively high percentage of residents who identify their race as "Other."

<sup>7</sup> Washington County Housing Study for Washington County Department of Housing Services. Population Research Center, Portland State University. June, 2003. p. 4.

**Table 2-3**  
**Poverty by Race/Ethnicity**

<i>Racial or Ethnic Group</i>	<i>2000 poverty rates</i>	<i>Share of all persons below poverty level**</i>
All Washington County Residents	7%	NA
White	6%	66%
Black/African American	11%	1%
American Indian/Alaskan Native	11%	1%
Asian/Pacific Islander	9%	9%
Other Race	24%	19%
Two or More Races	10%	4%
Latino	21%	31%

Source: *Washington County Housing Study*. Population Research Center, Portland State University. June, 2003.

## INCOME AND POVERTY

The median household income in Washington County was \$52,122 in 1999, with the highest in Sherwood (\$62,518), Banks (\$57,500), Tualatin (\$53,506 for the portion in Washington County), and the unincorporated areas of the County (\$56,619). The lowest median household incomes were in King City (\$28,617), Portland (\$28,929 for the portion in Washington County), Gaston (\$36,458), and Forest Grove (\$40,135).

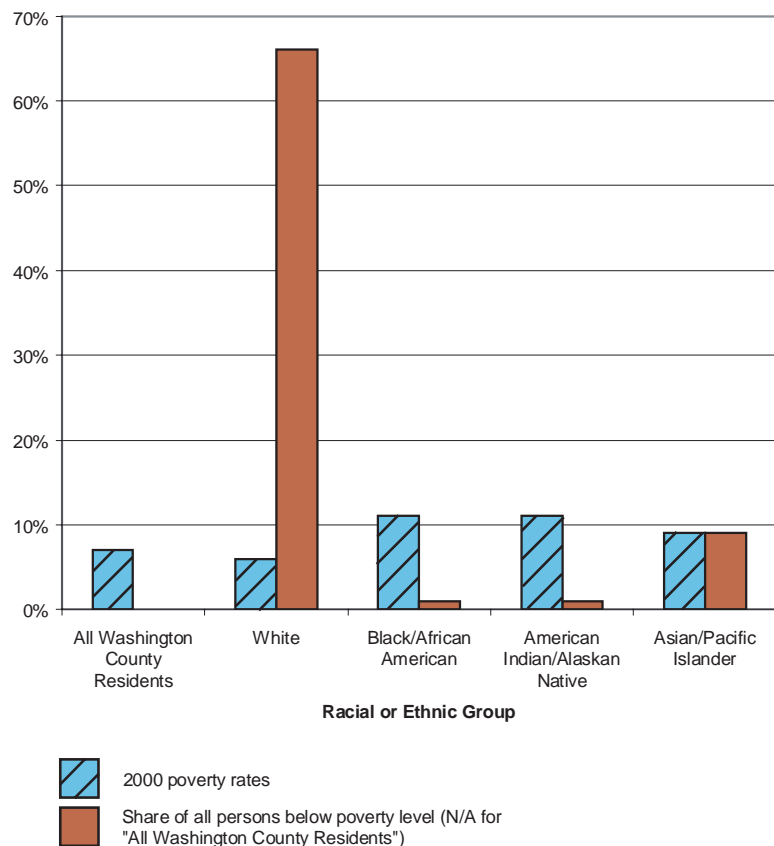
Median household incomes grew the most between 1990 and 2000 in Sherwood (75%) and Banks (82%).<sup>8</sup>

In 2000, 34% of the County's

households were in the "low to moderate" income category, meaning that they earned 80% or less of the median family income (MFI). The "low to moderate income" percentages are the basis for the distribution of HUD housing assistance funds, and are discussed in greater detail in Chapter

4. Median family incomes are typically higher than median household incomes because a higher percentage of

## Poverty by Race/Ethnicity



<sup>8</sup> Washington County Housing Study for Washington County Department of Housing Services. Population Research Center, Portland State University. June, 2003. p. 8.

families include two wage-earners, in comparison to the average household.

Federal poverty figures<sup>9</sup> are another tool for assessing income levels in the County. These figures come directly from the 2000 Census, and allow comparison among the County's incorporated communities and racial and ethnic groups. Seven percent of all Washington County residents had incomes below the poverty rate in 2000, a slight increase from 1990. Poverty rates were lowest in King City<sup>10</sup> (2.4%), Sherwood (2.7%), and Banks (3.2%). They were highest in Cornelius (16.1%) and Forest Grove (14.3%). The jurisdictions with the greatest increase in poverty rate from 1990 to 2000 were Durham (from 1% to 11%), Portland (from 7% to 12%), and Cornelius (from 10% to 16%).<sup>11</sup> Additional information about these populations is included in Chapter 4.

County-wide, nearly two-thirds of the residents below the poverty level were white, although the percentage of all white residents who were below the poverty level was lower than any other ethnic

group. The highest poverty rates were found among Latino residents (21%), residents who defined their race as "other" (24%), African Americans (11%), and Native Americans/Alaskan Natives (11%).

The median age of Washington County residents is 33 years old. The County's Latino residents are significantly younger on average, with a median age of 23.5 years old. More than half (55%) of the County's Latino population is less than 25 years old, while only 4% of Latinos are age 55 or above. In contrast, only 35% of the County's non-Latino population is less than 25 years old, while 16% of non-Latinos are age 55 or above. The complete age breakdown for the County's Latino and non-Latino populations is shown in Table 2-4 and the chart on page 27.

**Table 2-4**  
**Age of County Population**

Age	Non-Latinos		Latinos	
	Total	Percent	Total	Percent
Under 18 years	110,718	26%	8,900	40%
18 to 24	37,938	9%	3,394	15%
25 to 34	71,628	17%	4,747	22%
35 to 44	72,743	17%	2,690	12%
45 to 54	60,034	14%	1,309	6%
55 to 64	31,353	7%	537	2%
65 and over	38,946	9%	405	2%

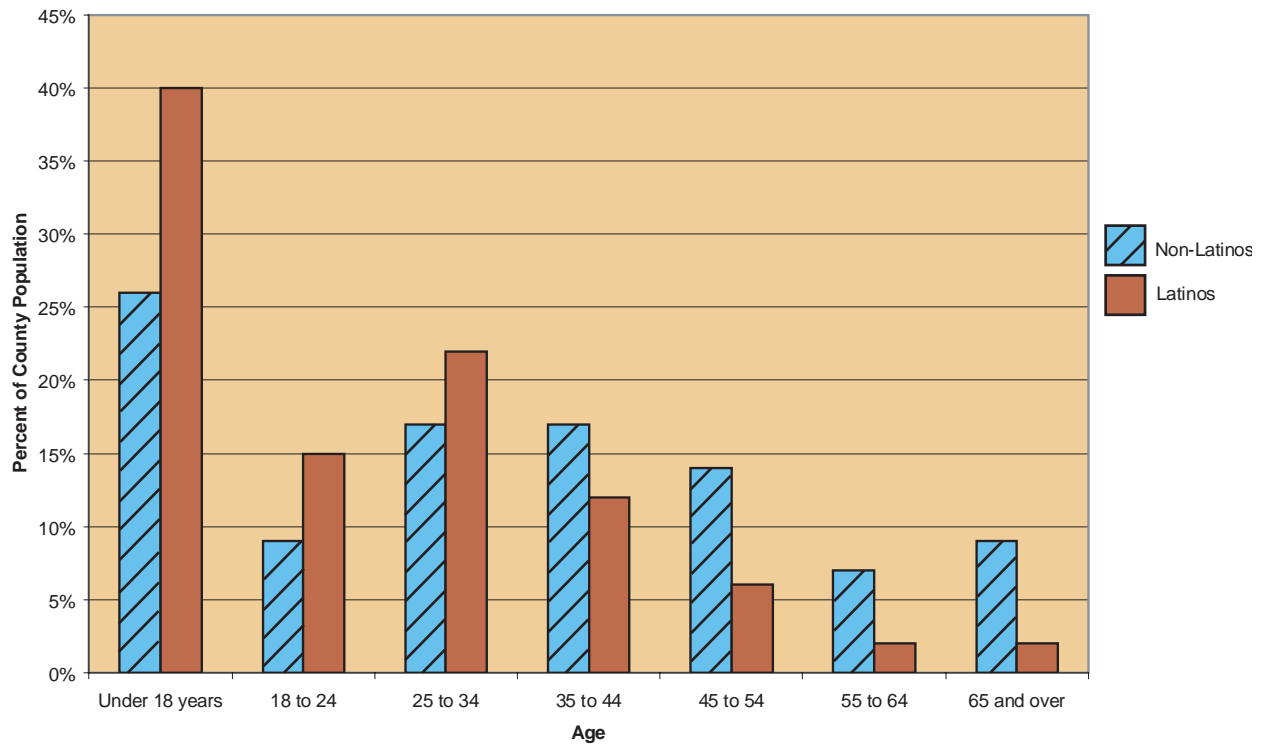
*Source: Census 2000 SF 1 100% data; Cogan Owens Cogan.*

<sup>9</sup> The US Census determines poverty status by comparing an individual or family's income to a "poverty threshold" determined by the size of a family and the age of its members. For example, the year 2003 poverty threshold for a single person under age 65 with no children is \$9,573 per year, whereas the threshold for a four-person family with two children is \$18,660. Additional information on Census poverty calculations is available at [www.census.gov/hhes/poverty/povdef.html](http://www.census.gov/hhes/poverty/povdef.html).

<sup>10</sup> King City has a low poverty rate, despite having the lowest median family income of all the incorporated communities in Washington County. This is possible because the federal poverty rate varies according to household size, and King City has by far the lowest average household size (1.4 persons) of any community in Washington County.

<sup>11</sup> Washington County Housing Study for Washington County Department of Housing Services. Population Research Center, Portland State University. June, 2003. p. 8.

## Age of County Population





## Chapter 3 Non-Housing/Community Development Needs



The Community Development Block Grant (CDBG) Program focuses on priority community development (non-housing) needs of low and moderate income persons in the County. Washington County and the City of Beaverton independently operate CDBG programs for their respective jurisdictions. While the programs are separate and distinct, there is some coordination during the needs assessment component of the Consolidated Plan process. The needs collected for the 2005-2010 cycle are presented separately for the convenience of the user. This chapter contains CDBG plans for both the County and City of Beaverton. Needs and priorities are described separately for each.

Every five years, a needs assessment survey is distributed to a broad range of community representatives regarding anticipated community development needs in the County. The results of the survey have been used to establish a list of non-housing needs to be addressed with CDBG funds. Each year, public, private, and non-profit organizations apply for CDBG funds to help pay for specific community projects. Consistency with overall needs identified in this plan is one of the criteria used to approve funding for these projects.

This chapter provides an overview of federal and County programs, a summary of Washington County's and the City of Beaverton's non-housing needs for 2005 - 2010, and an outline of the allocation process for CDBG grants. Goals and objectives related to non-housing or community development needs are included in Chapter 5, the document's Strategic Plan element.

### FEDERAL PROGRAM

Congress created the Community Development Block Grant (CDBG) Program by authorizing Title I of the Housing and Community Development Act of 1974. The overall purpose of the CDBG Program is to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low and moderate income.

CDBG activities are initiated and developed at the local level based upon a community's perceptions of its local needs, priorities, and benefits to the community. Each entitlement grantee receiving CDBG funds determines what activities it will fund, as long as each project is eligible and meets one of the broad national objectives to: benefit persons of low and moderate income; aid in the prevention or

elimination of slums or blight; or meet other community development needs of particular urgency.

## WASHINGTON COUNTY PROGRAM

Established in 1979, the Washington County CDBG program has expended over \$50 million on projects directed at activities benefiting low and moderate income persons. Over the years, the County's strategies have changed to accommodate community needs. This has been accomplished through changes in the general allocation formula, which guides the proportion of funds to be expended within the program's major funding categories. Program categories include: public facilities; infrastructure improvements; public services; and housing rehabilitation.

### Projects Funded

- **Public Facilities.** This category was originally titled "community facilities." In the early years of the Washington County program, a large portion of the funds expended was used to construct senior centers. In recent years, much of the money spent in this category has been used for shelters, residential treatment facilities, day care centers, and other multi-purpose community centers.
- **Infrastructure Improvements.** Previously known as "neighborhood revitalization," this category includes projects such as streets and sidewalks.

Expenditures for infrastructure improvements have fluctuated over the years, from a low of 20% to a high of 40% in a given planning cycle.

- **Public Services.** In response to reductions in federal and state funding for public services, the County increased the allocation for this category from 10% to 15%, during the 1994-97 funding cycle. This is the maximum allowed by the federal government for public services. This category has become the most competitive, with the largest number of applications submitted.

- **Dedicated Funding for Weatherization and Housing Rehabilitation.**

Expenditures in Washington County have fluctuated from a low of about 15% in the first funding cycle, to a high of about 30% in the 1997-2000 cycle. Within the housing rehabilitation program, new components have been added to address needs expressed in the community. One example of this is a program that makes accessibility improvements to both owned and rental units, when occupied by residents who are income-qualified and elderly or disabled. Special needs housing, such as shelters, group homes and residential treatment facilities for presumed benefit groups, are not considered to be permanent or new housing and, thus, are included in Public

Facilities.

## Projects Not Funded

The Washington County CDBG program has elected not to fund certain types of projects, although they are permitted to do so by the federal government. Reasons for not funding these projects vary.

- In the early 1990's, it was decided that economic development projects would not be funded because of the successful and expanding industrial and commercial base of the County. Job training and employment services are eligible under the public services category.
- Planning studies are not funded unless related to the overall functioning and general administration of the CDBG program.
- "Stand alone" projects to improve accessibility of public facilities are not funded because of concerns regarding the potential cost of ensuring that public facilities comply with federal accessibility requirements.

The CDBG program, as required by federal law, ensures that all projects comply with federal accessibility requirements and standards. In previous cycles, the County's CDBG program dedicated funds for the purchase of land to construct affordable housing; however, in 1997, the decision was made to discontinue this allocation.

## Needs

The Washington County non-housing (community development) component of this needs assessment was developed through an intensive survey process that involved local governments, non-profits and other organizations. In January, 2004, the County mailed written surveys to over 250 service providers. County staff also conducted two workshops with potential applicants to explain and answer questions about the survey and needs assessment process.

Representatives of over 41 different organizations submitted questionnaires identifying a total of 174 needs related to a wide variety of programs and facilities. Many organizations identified multiple needs. Of the total, 68 needs were identified by cities, 24 by the County, 76 by non-profit organizations and 6 by special districts or similar organizations.

Needs identified through these assessments fall into the following major and sub-categories:

- **Public Facilities**, including the following sub-categories:
  - ~ *Neighborhood Facilities*, such as libraries, community centers and drug and alcohol treatment facilities
  - ~ *Parks & Recreation Facilities*, including playgrounds, community gardens,

camps, picnic areas, playing fields, trails, and neighborhood park and recreation facilities

- ~ *Health Facilities*, including assisted living facilities and those for the developmentally disabled
- ~ *Parking Facilities*, including those for service facilities
- ~ *Non-Residential Historic Preservation*, including replacement of an elevator in an historic structure
- ~ *Other Public Facilities Needs*, including senior, youth and childcare centers, multipurpose community centers, libraries, and facilities for victims of domestic violence, ex-offenders, homeless and other special needs populations

➤ **Infrastructure Improvements,**

including the following sub-categories:

- ~ *Water Improvements*, including water lines and storage facilities
- ~ *Sewer Improvements*
- ~ *Sidewalk Improvements*
- ~ *Street Improvements*, including development of new streets and rehabilitation of deteriorating existing roads
- ~ *Flood Drain Improvements*
- ~ *Other Infrastructure Needs*, including transit improvements in low income areas

➤ **Public Service Needs**, including the following sub-categories:

- ~ *Handicapped Services*, including retirement programming, cultural programs and other transitional services for adults with development disabilities
- ~ *Transportation Services*, including shuttle services, bus, rail and gas vouchers, and other programs to improve accessibility
- ~ *Substance Abuse Services*, including integrated substance abuse and mental health treatment services
- ~ *Employment Training*, including both general training and programs for persons with development disabilities
- ~ *Health Services*, including prenatal and parenting support, outpatient mental health services, dental care, and better access to acute medical care
- ~ *Other Public Service Needs*, including senior, youth and childcare services, anti-crime services, emergency assistance, counseling and support services, family literacy programs, employment training, homeless supportive services, and homeownership programming

Need statements were reviewed, compiled, categorized and have been summarized in this plan (see Appendix A for detailed information

about specific needs). Objectives that reflect these needs also have been developed for incorporation in this document (see chapter 5).

Identified needs and associated costs are summarized by major category below (Tables 3-1 and 3-2).

### Priorities

Priorities for community development needs are described in the Table 3-2 (HUD Table 2B) on the following page. This table is repeated in Chapter 5. Goals and objectives to meet non-housing needs also are described in Chapter 5.

Based on the needs assessment process conducted from January through June 2004, the County noted a significant increase in the estimated costs of public facility and public service needs as compared to the previous planning period (even taking into consideration the change in the length of the planning cycle). Based on these estimates, the Policy Advisory Board opted to amend the allocation formula, increasing the percentage

of funds to be allocated to public facilities and thereby decreasing the percentage of funds to be allocated to infrastructure projects. The 15% limit for public services is set by statute and cannot be changed without congressional action. Based on the needs assessment, the County opted to maintain public facility needs as a high priority with the exception of parking and non-residential historic preservation. These were identified as lower priorities.

Essential infrastructure needs such as water/sewer, sidewalks, street improvements and flood drain improvements were identified as high priorities. The county received no need statements for solid waste disposal improvements and one need statement under the "other" category.

Essentially, the County opted to identify all public service projects as high priorities, given the very limited amount of money available and the clear indication during the needs assessment process that this would continue to be the most competitive category. Both the

number of needs statements submitted and the total estimated costs increased significantly since the last cycle. No need statements were submitted under Lead Hazard Screening.

**Table 3-1  
Identified Non-Housing Needs by  
Major Category, Washington County**

<i>Need Category</i>	<i>Number</i>	<i>Combined Cost</i>	<i>Percent of Total</i>
Public Facilities	57	\$84,881,080	77%
Infrastructure	23	\$ 9,546,800	9%
Public Services	94	\$15,987,862	14%
<b>Totals</b>	<b>174</b>	<b>\$110,415,742</b>	<b>100%</b>

**Table 3-2**  
**Community Development Needs and Priorities,**  
**Washington County (HUD Table 2B)**

<i>Priority Community Development Needs</i>	<i>Priority Need Level</i>	<i>Number of Needs Identified</i>	<i>Dollars to Address Unmet Priority Need</i>
<b>PUBLIC FACILITY NEEDS</b>			
Neighborhood Facilities	H	4	\$4,550,000
Parks and/or Recreation Facilities	H	20	\$34,047,500
Health Facilities	H	2	\$0
Parking Facilities	L	2	\$1,405,000
Non-Residential Historic Preservation	L	2	\$565,000
Senior Centers	H	3	\$4,950,000
Handicapped Centers	H	1	\$5,800,000
Child Care Centers	H	1	\$448,580
Youth Centers	H	3	\$4,950,000
Homeless Facilities	H	4	\$2,200,000
Other Public Facility Needs	H	15	\$25,965,000
<b>INFRASTRUCTURE</b>			
Water/Sewer Improvements	H	6	\$4,350,000
Sidewalks	H	4	\$1,095,000
Street Improvements	H	9	\$2,951,800
Solid Waste Disposal Improvements	N	0	\$0
Flood Drain Improvements	H	3	\$900,000
Other Infrastructure Needs	M	1	\$250,000
<b>PUBLIC SERVICE NEEDS</b>			
Handicapped Services	H	6	\$423,662
Transportation Services	H	4	\$2,328,112
Substance Abuse Services	H	1	\$405,000
Employment Training	H	2	\$100,000
Health Services	H	6	\$1,714,788
Senior Services	H	5	\$833,000
Crime Awareness	H	5	\$236,000
Youth Services	H	13	\$2,431,500
Child Care Services	H	7	\$483,000
Lead Hazard Screening	N	0	\$0
Other Public Service Needs	H	45	\$7,032,800
<b>Total Estimated Dollars Needed:</b>		174	\$110,415,742

*Source: Washington County Office of Community Development*

H=High; M=Medium; L=Low; N=No need identified

## Allocation Process

Guidelines for allocating CDBG grants are established by the Washington County Policy Advisory Board. The program uses three steps to determine which projects will receive funding. First, an allocation formula is developed that identifies the proportion of funds that will be allocated to each general program category. Second, objectives are established based on the results of the community needs assessment and only projects addressing those objectives are considered for funding. Finally, projects are evaluated according to specific criteria. These criteria are designed to ensure that projects address long- and short-term County objectives and that only viable and effective projects are selected.

This Consolidated Plan includes the guidelines for program expenditures during the five-year planning cycle from 2005-2010. Actual expenditures may vary from these standards, depending on project submissions,

the results of the project selection process, and the amount of funds needed for individual projects. The allocation formula, shown in the figure below, is based on County needs as identified through the survey of community needs described above. Consideration also is given to addressing needs for which other funding sources are limited.

It should be noted that HUD's CDBG guidelines limit funding for program administration to 20% of the annual entitlement plus program income. These funds, in addition to funds set aside for contingencies, are withdrawn from the pool of available resources prior to distribution of funds in each of the program categories.

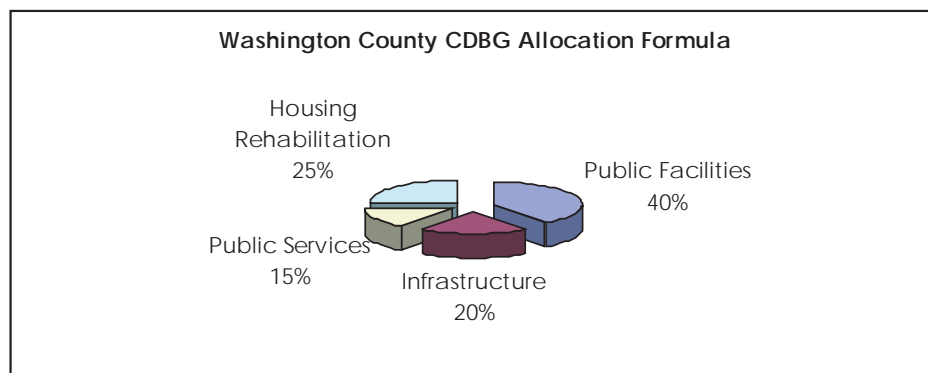
The formula below represents changes from the 2003-2005 cycle in infrastructure and public facilities as explained below:

**Public Facilities.** The allocation percentage for this category has been increased from

35% to 40%. The number of needs submitted as well as the overall estimated costs has risen.

Because the program will be conducting application intake on an annual basis, the Policy Advisory

**Figure 3-1**  
**Washington County CDBG Allocation Formula (2005-2010)**





Board recommended the allocation percentage for the first year of the cycle with an option to re-evaluate after the first annual application intake.

**Infrastructure Improvements.** The allocation percentage for this category has been decreased from 25% to 20%. The number of needs submitted as well as the overall estimated cost has decreased.

**Public Services.** The federal government limits the amount of CDBG funds that can be allocated for public service projects to 15% of the annual entitlement plus program income. This category continues to be the most competitive. As a result, the level of funding for this category will be maintained at the maximum amount allowable.

**Housing Rehabilitation.** The allocation percentage for this category is held steady at 25%. The County's Housing Rehabilitation Program, which includes accessibility improvements and urgent repairs for the elderly, is funded out of this non-competitive category. In addition, the Policy Advisory Board recommended the continuation of an annual set-aside for Rebuilding Together's Housing Rehabilitation Program as well as Community Action's Self Help and Comprehensive Weatherization Programs.

## Application, Selection and Funding Processes

In August 2004, following adoption of this Needs Assessment Summary, OCD sponsored workshops for prospective project applicants to provide information and materials needed to develop project proposals. Proposals were due in October 2004. Competitive categories are as follows: Public Facilities; Infrastructure; and Public Services. It should be noted that the PAB will only accept proposals that address objectives identified in this Plan.

Organizations should be aware that not all program activities are open to competition. For example, funding is dedicated for CDBG-eligible activities, including the County's Housing Rehabilitation Program and Weatherization activities.

Following receipt of project proposals, OCD staff reviews proposals, and clarifies questions with applicants. Staff prepares a preliminary analysis of proposals, which are then sent to applicants and the PAB. The PAB allows applicants to briefly present proposals and address questions at a public meeting. Finally, the PAB rates proposals according to established criteria. Projects are then listed in order of rank, within program categories.

Each year, when the federal government informs the County of the amount of its annual entitlement, funds will be allocated



to each program category, according to the formula in this Plan. Subsequently, grant awards will be made to the highest-ranking projects in each category, to the extent that funds are available. Following PAB recommendation and endorsement by the Board of County Commissioners, selected projects are included in the County's annual Action Plan, which is submitted to HUD. The County then enters into agreements with project sponsors, with funding normally beginning July 1.

## **CITY OF BEAVERTON PROGRAM**

Since the inception of Beaverton's CDBG program in 1994, the City has completed several major investments in public facilities and infrastructure. The City has traditionally expended the full 15% allowed for grants to local public service agencies that directly serve low income people in the community. Over the next five years, the City expects to move toward a greater focus on downtown redevelopment/revitalization efforts and on affordable housing. Program categories include: public facilities; infrastructure; public services; economic development; and planning.

### **Needs**

The City of Beaverton distributed a Needs Questionnaire on housing and community development priorities to the participants in the Housing and Supportive Services Network, the Washington County Housing

Advocacy Group, and agencies that recently received City CDBG Public Service grants. A total of 12 questionnaires were received by the City.

In addition, the City convened five Focus Groups with stakeholders to discuss community needs in depth; two groups were made up of a variety of housing professionals, while two others were made up of service providers from a range of local nonprofit agencies, and the remaining Focus Group was made up of City staff with a direct engagement with conditions in the community.

A complete account of questionnaire responses and of themes and needs that emerged from focus group discussions can be found in Appendix B.

### *Public Facilities*

The unmet need for affordable primary health care is well documented. The City is currently partnering with a variety of local parties to facilitate the construction of a new Federally Qualified Health Center in downtown Beaverton, to be operated by Virginia Garcia Memorial Health Centers.

Structured parking is a crucial aspect of creating suitably dense, urban development in downtown Beaverton. The City's recently commissioned Downtown Regional Center Development Strategy identified the cost of

structured parking as one of the key obstacles to downtown redevelopment:

Within the next 10 years, the City must ensure that structured parking is available in downtown Beaverton. Structured parking will require public and private investments that involve risk capital and long payout periods. This will require public investment as private investors typically look for a return on their investment in five years or less. It will be difficult if not impossible, for private developers to make a profit on a project that includes structured parking in the short-term. Thus if the City of Beaverton Region wants structured parking, they may have to build publicly funded and financed parking structures.

### *Infrastructure*

Based on priorities identified in the City's Capital Improvements Plan (CIP), the CDBG program could fund street, water, sewer, storm, drainage, and sidewalk improvements in targeted low and moderate income neighborhoods.

### *Public Services (including Anti-Crime, Youth, and Senior Programs)*

Public service grants allow the City to assist agencies directly serving Beaverton's neediest residents. 2005-2010 Consolidated Plan Focus Groups strongly reinforced the need for public

services funding, particularly for mental health services and emergency assistance, as well as services to youth and families with children. Focus Group participants also identified access to quality, affordable child care as a major challenge for low-to-moderate income parents.

In addition to the maximum 15% of CDBG funds that are allocated to public service projects annually (which averages just over \$100,000), the City has contributed an average of \$150,000 from state revenue sharing funds annually to fund a total of around \$250,000 worth of public service agencies each year. Recent grants have funded: parenting classes and support groups, substance abuse services, homeless shelters, survival English classes, health services, youth programs, senior programs, and services for domestic violence survivors.

The City also provides office space to several nonprofit social service agencies in the Beaverton Community Center (which was built with CDBG funds).

### *Economic Development*

The City's downtown redevelopment/revitalization vision is intimately connected to the national CDBG objective of promoting economic opportunity for low-to-moderate income residents. The City is currently exploring the use of CDBG funds to promote

a variety of objectives in the downtown core, including the elimination of slum and blight, brownfields remediation, storefront improvements, and job creation and retention.

### *Planning*

The City engages in a diverse multitude of planning efforts, both on its own and with partners throughout the region. The greatest planning need that bears directly on the CDBG and HOME programs is continuing to maintain a sufficiently current understanding of housing and other needs among Beaverton's low-to-moderate income residents. Staff will continually collect and evaluate data from a variety of sources, including the Census, HUD, the State of Oregon, and Metro.

### **Priorities**

Priorities for community development needs are described in the Table 3-4 (HUD Table 2B) on the following page. This table is repeated in Chapter 5. Goal and objectives related to non-housing needs for the City of Beaverton also are described in Chapter 5.

### **Application, Selection and Funding Processes**

CDBG-funded projects are determined by the City each winter for the program year beginning the following July, and are described in the annual Action Plan

**Table 3-3  
Identified Non-Housing Needs by Major Category, City of Beaverton**

<i>Need Category</i>	<i>Number</i>	<i>Combined Cost</i>	<i>Percent of Total</i>
Public Facilities		\$20,000,000	68%
Infrastructure		\$	%
Public Services		\$5,500,000	17%
Economic Development		\$4,000,000	15%
<b>Totals</b>		<b>\$29,500,000</b>	<b>100%</b>

distributed in March.

Beaverton Public Services grants are awarded through a competitive public process each year, which includes state revenue sharing funds as well as CDBG grants. The City's Social Services Funding Committee reviews applications and interviews applicants; the Committee then forwards to the Mayor a recommendation to allocate available funding between eligible programs.

Beaverton HOME funds are awarded through a competitive application process each year. Contact the Mayor's Office at the City for more information, or to request an application.

**Table 3-4**  
**Community Development Needs and Priorities, City of Beaverton**

Priority Community Development Needs	Priority Need Level	Estimated Dollars to Address
<b>PUBLIC FACILITY NEEDS</b>		
Neighborhood Facilities	M	
Parks and/or Recreation Facilities	L	
Health Facilities	H	\$ 5,000,000
Parking Facilities	H	\$15,000,000
Solid Waste Disposal Improvements	L	
Asbestos Removal	L	
Non-Residential Historic Preservation	M	
Other Public Facility Needs	M	
<b>INFRASTRUCTURE</b>		
Water/Sewer Improvements	M	
Street Improvements	M	
Sidewalks	M	
Sewer Improvements	M	
Flood Drain Improvements	M	
Other Infrastructure Needs	M	
<b>PUBLIC SERVICE NEEDS</b>		
Services to Persons with Disabilities	H	\$ 1,000,000
Transportation Services	H	\$ 500,000
Substance Abuse Services	H	\$ 1,000,000
Employment Training	H	\$ 500,000
Health Services	H	\$ 1,000,000
Other Public Service Needs	H	\$ 1,000,000
<b>ANTI-CRIME PROGRAMS</b>		
Crime Awareness	H	
Other Anti-Crime Programs	H	
<b>YOUTH PROGRAMS</b>		
Youth Centers	H	
Child Care Centers	H	
Youth Services	H	
Child Care Services	H	
Other Youth Programs	H	
<b>SENIOR PROGRAMS</b>		
Senior Centers	M	
Senior Services	H	500,000
Other Senior Programs	H	
<b>ECONOMIC DEVELOPMENT</b>		
Rehab; Publicly- or Privately - Owned	H	1,000,000
CI Infrastructure Development	H	\$ 1,000,000
Other Commercial/Industrial Improvements	H	
Micro-Enterprise Assistance	M	
ED Technical Assistance	M	
Other Economic Development	H	\$ 2,000,000
<b>PLANNING</b>		
Planning	M	
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>		<b>\$29,500,000</b>

H=High; M=Medium; L=Low

# Chapter 4

## Housing Market Analysis and Housing and Homeless Needs Assessment

This chapter includes the following information related to housing characteristics, needs and supply in Washington County:

- Overall summary of housing needs and priorities (p. 41-46).
- Federal and County programs that provide housing assistance to County residents (p. 47-48).
- General information about the Washington County housing market, including the number of units and condition of existing housing stock, availability of affordable housing, and geographic concentrations of affordable units (p. 48-54).
- Housing needs for all County residents and certain sub-populations, including the extent of the unmet affordable housing need for each group which include the following: (p. 54-85)
  - ~ Very low, low and moderate income households
  - ~ Racial and ethnic minority groups
  - ~ Farmworkers
  - ~ Elderly residents
  - ~ People with disabilities
  - ~ Victims of domestic violence
  - ~ People with substance abuse problems
  - ~ Ex-offenders

Housing facilities and services for these populations are summarized in Table 4-2 and described in more detail on pages 54-85 and in Appendix C (Continuum of Care summary).

- The nature and extent of homelessness in Washington County and the types of housing and other support programs available to the County's homeless residents (p. 85-91).
- The barriers and obstacles to providing affordable housing (p. 91-93).

### SUMMARY OF NEEDS

Washington County faces a wide variety of housing needs, particularly for households with low incomes and special needs. Approximately 34% of households in the County have very low, low or moderate incomes.

A significant percentage of these households (approximately 65% of low and moderate income households or 32% of all households) face some kind of housing problem. These housing problems can include a cost burden (i.e., spending more than 30% of monthly income on housing), overcrowding (more than 1.01 persons per room), or a lack of complete kitchen or plumbing facilities (see Table

4-1). Those at the lowest income levels face the most significant obstacles in obtaining affordable housing and most, particularly in the very low-income category, cannot afford owner-occupied housing without multiple subsidies. Those at the lowest income levels also can be threatened with homelessness, as can many households with special needs and limited incomes, including people with severe disabilities, chronic alcohol and drug abuse problems, and victims of domestic violence. The conditions and needs of these groups are summarized below and described in more detail later in this chapter.

Many of these households are concentrated in specific areas. For example, in 62 census block groups in the County (see Table 4-7) at least 46.1% are low and moderate income households (the County's proposed threshold for eligibility for CDBG funds).

Ethnic and racial minorities also make up

a disproportionate number of lower income households and are concentrated in specific areas. For example 41% of Latino households have very low or low household incomes, in comparison to 28% of all households in the County. In addition, there are 16 block groups in the County that have some concentration of racial or ethnic minorities, i.e., the percentage of those households is 20% higher than the percentage across the whole County. All but two of these block groups represent a concentration of Latino residents.

A significant number of households in the County also have special needs, including seniors, people with substance abuse problems, victims of domestic violence, people with AIDS, ex-offenders, people with physical and mental disabilities, farmworkers and the homeless. Data on populations with special needs is summarized on p. 56-91. These special needs can be summarized as follows:

➤ **Seniors.** In 2000, there were 27,998

**Table 4-1**  
**Estimated Households with Very Low, Low and Moderate Incomes and Housing Problems, Washington County, 2005**

<i>Income Level</i>	<i>Households with Housing Problems</i>					
	<i>Renters</i>		<i>Owners</i>		<i>Total</i>	
	<i>Number</i>	<i>Percent*</i>	<i>Number</i>	<i>Percent*</i>	<i>Number</i>	<i>Percent*</i>
30% or less (very low)	7,914	4.2%	3,189	1.7%	11,103	5.9%
31 – 50% (low)	9,754	5.2%	3,604	1.9%	13,358	7.1%
51 – 80% (moderate)	9,112	4.9%	7,546	4.0%	16,658	8.9%
<b>Totals</b>	<b>26,780</b>	<b>14.3%</b>	<b>14,339</b>	<b>7.6%</b>	<b>41,119</b>	<b>21.9%</b>

Source: HUD CHAS data, Cogan Owens Cogan.

\* = Percent of all households in Washington County

senior households in Washington County, making up approximately 16.5% of all households in the County. Of these, 13% were in the very low income category, 15% were low income households and 24% had moderate incomes. Among all senior households, there were 9,489 households with one or two members between 75 and 84 years old and 3,190 households aged 85 or older. There are a relatively small number of publicly assisted housing units designated for elderly residents (571), though a more substantial number (approximately 3,600) of other residences targeted to seniors (e.g., residential care facilities, nursing facilities, assisted living facilities and adult foster homes) accept Medicare.

- **Disabled populations.** In 2003, 3,241 individuals applied for and received social security benefits for the blind and disabled, an indicator of the number of people in the County with disabilities who receive public assistance (0.7% of the County population). In addition, 2000 US Census data showed that approximately 12% of all County households had at least one member with a “mobility or self-care limitation.”
- **Substance Abuse.** US Census data indicates that there were 35,387 people in the County in the year 2000 in need of drug or alcohol treatment (7.9% of

the population). A number of living facilities and treatment centers provide housing options for this population, with approximately 282 existing or planned units available and targeted specifically to these individuals.

- **Farmworkers.** It is estimated that there are approximately 12,800 farmworkers in Washington County (2.9% of the population). Most work in the Hillsboro area or western portions of the County though a significant number may live in other parts of the County. There are an estimated 1,500 - 2,000 beds in on-site farmworker camps, and 232 designated farmworker housing units in the County. The farmworker population appears to be in transition. For example, while the number of seasonal workers, who are typically single, is decreasing, the number of workers with families who live in the County year-round is increasing.
- **Ex-offenders.** Approximately 2,600 people left the Washington County prison system in 2003. Many of these individuals need some form of special or transitional housing. Some of the housing units targeted to people with substance abuse problems are available to ex-offenders. However these units represent a relatively small percentage of the overall need for transitional housing for ex-offenders.

- **Victims of Domestic Violence.** More than one of every eight women in Oregon are estimated to have been victims of domestic violence in the last year. In 2002, Washington County fielded 400 calls related to domestic violence. There is only one shelter in the County with 30 beds available for victims of domestic violence.
- **Homeless.** Sheltered and turned away homeless counts for March 2004 include 590 individuals. This number underrepresents the homeless population as many homeless do not seek shelter in the County. Some seek services and shelter outside the County, while others do not seek them at all. Approximately 58% of these individuals were women and a significant number were children under the age of 12 (35%). Four facilities house the homeless in Washington County, with a total overnight capacity of 98 beds. There is no shelter for single homeless minor youths in the County.

Needs are summarized further in Table 4-2 on the following page. More detailed information about these groups is found later in this chapter.

While a variety of resources and facilities are available to help address the needs of low income and special needs households in the County, there remains a significant gap

between available resources and needs. For these reasons, relative priorities for funding have been identified in this Consolidated Plan. Priorities are described in Chapter 5.



11 x 17 PLACEHOLDER

TABLE 4-2. SUMMARY OF HOUSING NEEDS AND SERVICES, WASHINGTON COUNTY, 2005

11 x 17 PLACEHOLDER

TABLE 4-2. SUMMARY OF HOUSING NEEDS AND SERVICES, WASHINGTON COUNTY, 2005 (CONT'D)

## RELEVANT FEDERAL AND COUNTY PROGRAMS

A number of federal and County programs are utilized to help provide adequate housing for the County's low income and special needs residents. The primary programs are described below.

### ➤ **HOME Investment Partnerships**

**Program (HOME).** Over the last 12 years, this has been the primary federal program used by the County and local jurisdictions to address housing needs for low income residents. Federal housing vouchers also are a significant source of money used to address these needs. The HOME program has received between \$1.1 million and \$1.85 million per year, with an allocation of \$1,752,874 in 2005. Program funds have been used for special needs housing (e.g., housing for the chronically mentally ill, disabled, elderly, and farmworkers) as well as affordable housing for persons earning less than 80% MFI. HOME funds also have been used for homeownership programs administered by two Washington County affiliates of Habitat for Humanity. OCD currently is administering this program and is in the process of updating its procedures and policies for administering the program, including application and evaluation forms and criteria.

### ➤ **American Dream Downpayment**

**Initiative (ADDI).** As noted previously, this new program is aimed at improving home ownership opportunities for first-time homebuyers. Washington County will receive approximately \$260,000 for this program for the 2003 and 2004 fiscal years (combined) and \$80,243 in 2005.

The County is currently establishing a local program to administer these funds. The County will work with local lenders, housing counseling agencies and others to establish guidelines and procedures for reviewing, evaluating and funding applications. The application process and dedicated funding will be separate from the HOME program.

➤ **Emergency Shelter Grant (ESG).** Since 2001, ESG funds were allocated to the State of Oregon, which awarded the funds to Community Action as the lead poverty agency in the County. Beginning in July 2004, the ESG dollars were allocated directly to Washington County. The County will receive approximately \$88,325 in 2005. Funds typically are allocated to homeless providers through Community Action.

➤ **Housing Opportunities for Persons with AIDS (HOPWA).** As noted previously, this program is administered by the City of Portland for the entire metropolitan region, including

Washington County. A representative of the County sits on the City's HOPWA board and participates in funding allocation decisions.

- **HUD Section 8 Vouchers.** The Washington County DHS administers this program, providing housing vouchers to very low and low-income households that qualify. Approximately 2,570 vouchers were provided in 2004.
- **HUD Section 811 and 202 Funds.** HUD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities and the elderly. These funds also provide for rent subsidies for the projects to help make them affordable.
- **Continuum of Care.** This program is administered by DHS to fund housing and related services to address the needs of the Homeless. More information about this program is provided later in the chapter and in Appendix C.

Other non-housing programs (e.g., Community Development Block Grant program) are described in Chapter 3.

## GENERAL HOUSING MARKET INFORMATION

This section describes County-wide housing trends and information related to supply,

costs, location and condition of housing. It focuses on housing affordable to low and moderate income households.

### Total Housing Units

There were 178,913 housing units in Washington County in the year 2000. The number of units grew by an average annual rate of 3.6% from 1990 to 2000. Based on this growth rate the total number of housing units in 2005 can be estimated at 213,521.

A majority (60.5%) of occupied housing units in the County are owner-occupied, with the highest concentrations of owner-occupied housing in the communities of Sherwood (80.2%), Banks (76.6%), North Plains (75.6%), King City (71.7%) Cornelius (71.0%), and the unincorporated areas of the County (69.0%). The lowest percentages of owner-occupied housing are found in the cities of Beaverton (47.9%), Hillsboro (52.3%), Tualatin (53.3%) and Forest Grove (54.8%).

As of the 2000 Census there were 113,297 single-family homes in the County, representing 63% of the total housing units. The 58,631 units in multi-family dwellings accounted for 33% of the total housing stock. The remaining 4% (6,985 units) includes mobile homes and other dwellings.

Median monthly housing costs were \$720 for rental housing and \$1,358 for owner-occupied

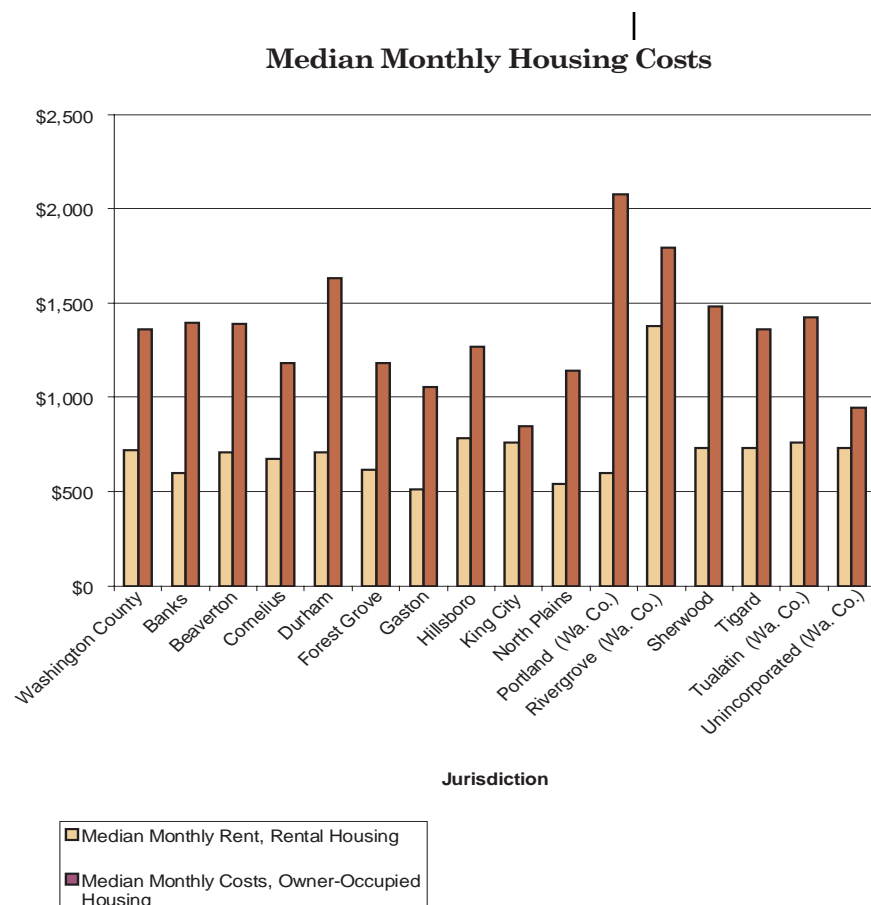
housing in 2000 (see Table 4-3 and the chart below). Excluding Rivergrove (which has a very small number of housing units in the County), rental costs were highest in Tualatin, Hillsboro, Tigard and Sherwood and lowest in Gaston, North Plains, Portland (portion in the County) and Banks. Again, excluding Rivergrove, owner costs were highest in Portland (portion in the County), Sherwood and Durham and lowest in King City, Unincorporated Washington County, Gaston and Cornelius.

**Table 4-3**  
**Median Monthly Housing Costs,**  
**Washington County, Oregon, 2000**

<i>Jurisdiction</i>	<i>Median Monthly Rent, Rental Housing<sup>1</sup></i>	<i>Median Monthly Costs, Owner-Occupied Housing</i>
Washington County	\$720	\$1,358
Banks	\$601	\$1,398
Beaverton	\$706	\$1,387
Cornelius	\$671	\$1,179
Durham	\$708	\$1,630
Forest Grove	\$614	\$1,183
Gaston	\$514	\$1,056
Hillsboro	\$782	\$1,267
King City	\$757	\$845
Lake Oswego (Wash. Co.)	NA	NA
North Plains	\$539	\$1,140
Portland (Wash. Co.)	\$598	\$2,076
Rivergrove (Wash. Co.)	\$1,375	\$1,792
Sherwood	\$733	\$1,482
Tigard	\$733	\$1,361
Tualatin (Wash. Co.)	\$762	\$1,421
Wilsonville (Wash. Co.)	NA	NA
Unincorporated Washington County	\$730	\$943

*Source: Census 2000 SFI 100% data.*

<sup>1</sup> Does not include cost of utilities



From 1990 to 2000 median monthly rents increased throughout the County, from just under 1% in King City to 36% in Sherwood. Housing values increased by at least 30% in all Washington County cities, and by 18% in unincorporated areas of the County. In Sherwood, Banks, and Portland, these increases exceeded 100%. Median monthly housing costs (for owner-occupied housing) increased by at least 4% throughout

the County, up to an increase of 87% in Sherwood.<sup>12</sup>

### Affordable Housing Units

Affordable housing typically is defined as housing that does not cost more than 30% of a given household's total income. This rule-of-thumb has been used historically and continues to be used today by most housing analysts (e.g., in Metro's Regional Affordable Housing Strategy, federal housing documents prepared by the Department of Housing and Urban Development, and others).

According to year 2000 US Census data, median monthly mortgage costs for homeowners in Washington County were \$1,358 in the year 2000. Median rents were \$720 in that same year. Median household

income was \$52,122; median family income was \$61,499 in 2000. Median family income tends to be higher because households classified as families, on average have more employed adults in the household. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data for the year 2000, approximately 28% of all households in Washington County paid more than 30% of total income in housing costs. This equates to 47,520 households in 2000, or 52,724 households in 2005 given the growth rate assumed for the County from 2000 - 2005. In the year 2000 about 24% of all homeowners and 34% of renters paid more than 30% of their income in housing costs.

Table 4-4 assesses affordability for owner and renter-occupied housing at median prices.

**Table 4-4**  
**Affordability of Median Priced Housing in**  
**Washington County, 2000**

Median monthly home owner costs <sup>1</sup>	\$1,358
Median monthly rental costs (including \$55 utilities allowance) <sup>1</sup>	\$775
Annual median household income (MHI) <sup>1</sup>	\$52,122
Monthly median income <sup>1</sup>	\$4,344
30% of monthly median income <sup>2</sup>	\$1,303
Percentage of MHI needed to afford buying a median cost dwelling <sup>2</sup>	104% MHI <sup>3</sup>
Percentage of MHI needed to afford renting a median cost dwelling <sup>2</sup>	59%MHI <sup>4</sup>

*Sources:*

1. 2000 U.S. Census
2. Cogan Owens Cogan

*Assumptions:*

Affordable housing = no more than 30% of household income on housing costs  
Utility figures based on year 2000 Housing Authority of Portland (HAP) Section 8 estimates. Includes electricity and gas heat, hot water and cooking

3. The monthly cost of owner-occupied housing for median priced housing is \$1,358. To determine the percentage of median monthly income needed to "afford" this housing, given that housing is affordable if 30% or less of income is spent on housing, monthly housing costs are divided by 30% of monthly median income  $\$1,358 \div \$1,303 = 1.04 = 104\%$ .

4. The monthly cost of renter-occupied housing for median priced housing is \$775. To determine the percentage of median monthly income needed to "afford" this housing, given that housing is affordable if 30% or less of income is spent on housing, monthly housing costs are divided by 30% of monthly median income  $\$775 \div \$1,303 = 0.59 = 59\%$ .

<sup>12</sup> Washington County Housing Study for Washington County Department of Housing Services. Population Research Center, Portland State University. June, 2003. p. 9.

Census data indicates that, on average, median priced owner-occupied housing would be affordable to households earning 104% of MHI. In other words, slightly less than half of all households have the potential to obtain affordable owner-occupied housing since the median monthly or annual cost of owner-occupied housing is slightly more than 30% of the median household income. Census data also indicates that, on average, median priced rental housing would be affordable to families earning 59% of MHI. Rental housing therefore is more affordable than owner-occupied housing and meets a significant portion of the need for affordable housing for families and households with lower incomes. At the same time, as noted in the preceding paragraph, a higher percentage of renter households spend more than 30% of their incomes on housing, in part because they tend to have lower average incomes.

In looking at housing affordability, housing professionals also typically identify the percentage of housing units affordable to households or families at different income levels. As noted above, income levels generally are classified in terms of the percentage or proportion of median household income. Ranges evaluated generally include those households below 30% MHI, between 30% and 50% MHI and between 50% and 80% MHI.

Census data does not provide information about affordability for households in these different income ranges. However, rough estimates of average affordability have been extrapolated from Census data and are described in detail on p. 64-65 of this Plan. This analysis indicates a gap between the supply and need for affordable housing for households earning below 50% MHI of 22,537 housing units. These findings also indicate a surplus of affordable housing units for households earning greater than 50% MHI.

In addition, data compiled by HUD summarizes the number of households in these income groups that spend more than 30% of their income on housing. This data indicates an even larger gap in affordability for very low, low and moderate income households. For example, this data shows that a total of approximately 30,420 households in these categories spend more than 30% of their incomes on housing. This greater number is due in part to the fact that many households in higher income categories spend less than 30% of their income on housing, using the supply of units that might otherwise be affordable to households with lower incomes.

### **Geographic Concentration of Housing Stock**

The dispersal of housing units in the County is consistent with the County's population

distribution patterns (i.e. housing units are concentrated in the eastern, more urbanized portions of the County, where most of the population is located).

Data from the 2000 US Census suggests that more affordable housing can be found on the outskirts of the Portland metropolitan region and in the County's rural areas. Three of the six Washington County jurisdictions with a median monthly rental cost of less than \$700 are on the western edge of the Portland metro region. These are North Plains (median monthly rental cost of \$539), Forest Grove (\$614), and Cornelius (\$671). Two others, Gaston (\$514) and Banks (\$601), are rural communities in the western portion of the County. The portion of Portland lying in Washington County is the exception to this trend, with a median monthly rental cost of \$598. However, it should be noted that these areas with lower median rental costs are home to a relatively small share of the County's overall population (between 0.1% for Gaston and 4% for Forest Grove).

Median monthly homeowner costs reveal a similar trend, as Gaston, North Plains, Cornelius, and Forest Grove are four of the six communities with median costs below the County median of \$1,358. The others are King City (\$845, the lowest of all Washington County jurisdictions), and Hillsboro (\$1,267).

Interestingly, while Hillsboro's median homeowner costs are below the County-wide median, it has the County's highest median rental cost (\$782). The opposite is true for the portion of Portland in Washington County, which has a relatively low median rental cost but the highest median homeowner costs (\$1,762) of any Washington County jurisdiction.<sup>13</sup>

## Condition of Existing Housing Stock

### *General Information*

U.S. Census data includes two types of information on the condition of housing for the County as a whole:

- Age of housing - age and condition are generally linked
- Status of certain types of facilities (kitchen, plumbing, and heating)

No other comprehensive data on housing condition is available and no recent local or community surveys of housing condition have been conducted in the County during the last several years.

The housing stock in Washington County is generally in good condition, due in large part to the fact that more than three-fourths of the units were constructed within the past 35 years. More than a third of the existing housing in 2000 had been constructed in the

<sup>13</sup> Rivergrove has the highest median rental and homeowner costs, but these medians are based on only 12 households in Washington County and are therefore not significant for inclusion in this analysis.



preceding 10 years, reflecting the County's significant population growth over that period. Table 4-5 summarizes the age of the existing housing units.

**Table 4-5**  
**Age of Existing Housing Stock**

<i>Date Constructed</i>	<i>Number of Units</i>	<i>Percent of Total</i>
Before 1970	42,498	24%
1970 – 1990	75,954	43%
1990 – 2000	60,461	34%

*Source: 2000 US Census*

As noted above, additional housing condition information provided by the US Census concerns the condition of plumbing and kitchen facilities and the type of heating fuel used. The 2000 Census showed that more than 99.7% of the County's housing units had complete plumbing facilities, and 99.3% had complete kitchen facilities. Ninety-four percent of the County's units used electric or gas heat from a utility. Just under 4% used an alternative heating source, such as fuel oil, wood, or solar power. Slightly more than 0.1%, or 225 housing units, had no source of heat.

### *Lead Based Paint Hazards*

Lead-based paint presents potential health hazards, particularly to small children. State policy requires these hazards to be removed in housing units occupied by children under 6. Homeowners and landlords face liability issues associated with these requirements and risks. Some landlords address these issues by refusing to rent to families with small children even though this practice raises housing discrimination issues.

The federal Center for Disease Control and Prevention (CDC) reports that blood lead levels of 10 micrograms or above can cause health problems in children, including lower intelligence, behavior problems and problems with blood vessels, blood pressure, the liver and kidneys. The most common cause of high blood lead levels in children is from lead dust in the home.

Data from the Oregon Department of Human Services (Office of Disease Prevention and Epidemiology) indicates that since 2000, there have been 49,974 blood lead tests conducted in Oregon. Of that amount, almost four percent, or 1,845, have been conducted on Washington County residents. A normal reading of the level of blood would be between 2-3 micrograms. A level as high as 10 micrograms would indicate lead poisoning. According to the Department, a reading of higher than 10 warrants some kind of action or follow-up.

The Department indicates that addresses of people who have reported and/or been tested for lead-based paint hazards can only be verified for patients that are covered by

Medicaid. Other insurance providers are not required to report patient information such as address. Of the 1,845 tests conducted in Washington County, 863 were for Medicaid patients. Of these, none had levels over 10 micrograms. Of the remaining 982 tests that were taken (where insurance was unknown), 890 reflected levels less than 5 micrograms, 47 reflected levels between 5-9 micrograms; and 45 reflected levels at 10 micrograms and over.

In looking at the results by age, 1,709 test were conducted on children aged 0-5 years. Of that amount, 35 tests reflected levels at 10 micrograms and over (see Table 4-6).

Lead-based paint hazards generally are correlated with the age of housing units and their condition. Typically, homes constructed before 1978 have the highest potential for lead-based paint hazards. Data from the US Census and HUD provide information

about the incidence of lead-based paint in housing units by year and housing type (renter and owner). In the County as a whole, an estimated 11% of all owner-occupied housing (estimated 11,795 units) and 9% of all rental housing (estimated 5,829 units) have lead-based paint hazards. Very low, low and moderate income families represent about 47% percent of renters and 18% percent of homeowners. Assuming that these households are relatively evenly distributed among housing units of different ages, it is estimated that approximately 2,957 very low, low and moderate income renter households and 2,241 very low, low and moderate income homeowner households are exposed to lead-based paint hazards.

## GENERAL HOUSING ASSISTANCE NEEDS

The following table describes the number of low and moderate income households

in the County by income level and tenure (renters vs. homeowners). It also shows the number and percentage of households in each category that have any form of housing problem (such as overcrowding, incomplete kitchen or plumbing facilities, or “cost burden,” defined as spending more than 30% of household

**Table 4-6**  
**Blood Lead Level Test Results,**  
**Washington County, 2005**

	<i>Blood Lead Levels (BLL in micrograms)</i>			
	<i>BLL &lt; 5</i>	<i>BLL 5-9</i>	<i>BLL 10+</i>	<i>Total</i>
<b><i>Blood Lead Level by Age</i></b>				
0-5 Years	1,595	79	35	1,709
6+ Years	116	10	10	136
<b><i>Blood Lead Level by Insurance Status</i></b>				
Medicaid	821	42	0	863
Insurance Unknown	890	47	45	982

*Source: Oregon Department of Human Services (Office of Disease Prevention and Epidemiology)*

income housing related costs), according to Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD (Table 4-7).

The vast majority of households with incomes less than 50% of the median have some form of housing problem. The percentage is nearly identical for households in the 0-30% income bracket (81% have some form of housing problem) and households in the 30-50% income bracket (82%). Housing problems are slightly more prevalent among all low and moderate income renters (68%) than for homeowners in the same income categories

(61%). Among renters, housing problems are most common in the 30-50% income category (90%, versus 81% in the 0-30% range). Among homeowners, housing problems are most common (80%) in the 0-30% income bracket.

The CHAS data also indicates that nearly all (96%) of the “large related” families who are renters in the 0-30% income range have some form of housing problem. Housing problems are found among 80% or more of the households in the following categories:

- **Small related households (two to four members):** Renters and owners in the 0-30% or 31-50% income ranges;

**Table 4-7**  
**Low and Moderate Income Households with Housing Problems (2005)**

<i>Income Category</i>	<i>Total Number of Households</i>	<i>Percent of Cost-Burdened Households</i>	<i>Number of Cost-Burdened Households</i>	<i>Percent of Households w/ Other Housing Problems</i>	<i>Number of households w/ other Housing Problems</i>	<i>Total Households w/ Housing Problems</i>
<b><i>Renters</i></b>						
0-30%	9,799	66%	6,467	15%	590	7,914
31-50%	10,782	72%	7,762	18%	1,005	9,754
51-80%	18,932	35%	6,680	13%	1,811	9,112
<b>Total</b>	<b>39,513</b>	<b>53%</b>	<b>20,909</b>	<b>9%</b>	<b>3,406</b>	<b>26,780</b>
<b><i>Homeowners</i></b>						
0-30%	3,963	75%	3,008	5%	215	3,189
31-50%	5,443	61%	3,329	6%	330	3,604
51-80%	14,138	48%	6,849	5%	750	7,546
<b>Total</b>	<b>23,544</b>	<b>56%</b>	<b>13,186</b>	<b>6%</b>	<b>1,295</b>	<b>14,339</b>
<b><i>Total</i></b>						
0-30%	13,762	69%	9,475	6%	805	11,103
31-50%	16,225	68%	11,091	8%	1,335	13,358
51-80%	33,070	41%	13,529	8%	2,561	16,658
<b>Total</b>	<b>63,057</b>	<b>54%</b>	<b>34,095</b>	<b>7%</b>	<b>4,701</b>	<b>41,119</b>

*Sources: Percentages from HUD CHAS data (2000); projections to 2005 by Cogan Owens Cogan*

- **Large related households (five or more members):** Renters and owners in the 0-30% or 31-50% income ranges;
- **Elderly households:** Renters in the 31-50% income bracket, owners in the 0-30% income range;

## COUNTY SUB-POPULATION CHARACTERISTICS AND HOUSING NEEDS

This section describes the housing needs of the following specific types of households:

- Low and moderate income households
- Racial and ethnic minorities
- Farmworkers
- Elderly residents
- People with HIV/ AIDS
- People with disabilities
- People with alcoholism/ drug addiction, including ex-offenders

This section also includes information about the supply of housing available to these groups, the location of populations and available housing and a qualitative assessment of the relative level of housing needs.

### Low Income Population

Approximately 34% of households in Washington County earn below 80% of locally adjusted median family income (MFI).

Seven percent of the total households earn below 30% of MFI, 9% earn between 30 and 50% of MFI, and 18% earn between 50 and 80% of MFI. According to the 2000 US Census, 7.4% of Washington County residents were living below the federal poverty level, an increase from 6.6% in 1990.

Information on concentrations of low and moderate income residents is important to identifying funding priorities for a variety of housing-related programs. For example, Community Development Block Group funds are limited to service areas (defined at the Census Block Group level) in which at least 46.1%<sup>14</sup> of the households are below 80% MFI. Use of HUD's Exception Criteria threshold of 46.1% allows sponsors to go below the typical HUD threshold of 51% low/moderate income. The block groups in Washington County that meet this criteria, according to HUD's Census 2000 Low and Moderate Income Summary Data, are shown in Table 4-8 and Figures 4-1 through 4-4 on the following pages.

<sup>14</sup> This threshold is applicable to projects in Washington County outside the City of Beaverton.

**Table 4-8**  
**Areas with 46.1% or More Low and Moderate**  
**Income Households**

<i>Census Tract</i>	<i>Block Group</i>	<i>Place Name</i>	<i>Low mod Income Concentration (%)</i>
031200	1	Beaverton city	93.0
031507	3	Cedar Mill/ Beaverton	83.0
031005	4	Beaverton city	82.8
032403	4	Hillsboro city	79.5
032604	3	Hillsboro city	75.6
031704	3	Aloha Census Defined Place (CDP)	75.0
031613	2	Beaverton/ Aloha/ Uninc.	73.2
031006	4	Beaverton city	72.1
032500	2	Hillsboro/Uninc.	71.8
032606	2	Hillsboro city	70.9
032403	3	Hillsboro city	70.7
031613	4	Beaverton/ Aloha/ Uninc.	70.0
031706	1	Beaverton/ Uninc.	68.0
031705	1	Aloha CDP	67.6
032403	2	Hillsboro city	66.4
032500	1	Hillsboro city	65.9
030401	1	Raleigh Hills/ Beaverton	63.0
031200	2	Beaverton city	62.6
032604	1	Hillsboro city	62.5
030900	1	Beaverton/ Tigard/ Metzger	61.9
031404	3	Cedar Hills/Beaverton	61.3
032403	1	Hillsboro city	61.0
031300	2	Cedar Hills/ Beaverton/ West Slope	61.0
031100	2	Beaverton city	60.6
031300	1	Cedar Hills/ Beaverton/ West Slope	59.7
032901	1	Cornelius/Uninc.	59.6
030801	4	Tigard city	58.9
032800	2	Hillsboro/ Uninc.	58.6
031613	3	Aloha CDP	57.1
030600	2	Tigard/ Metzger/ Uninc.	56.7
031705	2	Beaverton/ Aloha/ Uninc.	55.6
033100	1	Forest Grove city	55.3
031706	3	Aloha CDP	54.8
031100	1	Beaverton city	54.7
031606	2	Aloha CDP	54.6
032406	1	Hillsboro city	54.0

**Table 4-8 (cont'd)**  
**Areas with 46.1% or More Low and Moderate**  
**Income Households**

<i>Census Tract</i>	<i>Block Group</i>	<i>Place Name</i>	<i>Low mod Income Concentration (%)</i>
031610	2	Beaverton/ Hillsboro/ Uninc.	54.0
032500	3	Hillsboro/ Uninc.	53.6
032902	1	Forest Grove/ Cornelius/ Uninc.	53.1
032002	4	Tualatin/ Rivergrove	52.9
030804	1	Tigard/ Uninc.	52.4
030700	2	Tigard city	52.0
031005	3	Beaverton city	51.3
032103	1	Sherwood/ Uninc.	51.3
032406	3	Hillsboro/ Aloha/ Uninc.	51.3
032002	3	Lake Oswego/ Durham/ Tualatin/ Tigard/ Uninc.	51.1
032403	5	Hillsboro city	50.7
031612	1	Beaverton/ Aloha/ Hillsboro	50.6
032604	2	Hillsboro city	50.1
030502	3	Portland/ Garden Home	49.7
032002	2	Tualatin city	49.3
031905	1	Tigard/Uninc.	49.3
031504	3	Rock Creek/ Hillsboro	49.2
031609	1	Hillsboro/ Uninc.	48.4
031605	3	Aloha/ Hillsboro/ Uninc.	48.0
031903	4	Tigard city	47.9
031003	1	Beaverton city	47.6
031906	2	King City/ Uninc.	47.5
031703	3	Aloha CDP	47.0
030803	1	Tigard city	46.9
031705	3	Aloha CDP	46.3
031507	4	Cedar Mill CDP	46.2

*Source: HUD Census 2000 Low and Moderate Income Summary Data; Cogan Owens Cogan.*  
[http://www.hud.gov/offices/cpd/systems/census/low mod/or/index.cfm](http://www.hud.gov/offices/cpd/systems/census/low%20mod/or/index.cfm).

11 x 17 PLACEHOLDER

FIGURE 4-1 - CENSUS TRACTS WITH LOW INCOME CONCENTRATION

MAP PLACEHOLDER

Figure 4-2. Census Block Groups Where More Than 46.1% of Households Have Low or Moderate Incomes



MAP PLACEHOLDER

Figure 4-3. Census Block Groups Where More Than 46.1% of Households Have Low or Moderate Incomes, Detail Map 1

MAP PLACEHOLDER

Figure 4-4. Census Block Groups Where More Than 46.1% of Households Have Low or Moderate Incomes, Detail Map 2

The greatest concentrations of low and moderate income households in Washington County are found in the Beaverton, Aloha, and Hillsboro areas. Every block group in which at least 62% of residents are low or moderate income is found in one of these three adjacent communities. Appendix D includes a list of the percentages of low and moderate income households in every block group in the County.

Those areas where the percentage of low and moderate income households is higher than that of the County as a whole are another measure of the concentration of low income households. An area of low income concentration is defined as a Census tract where the percentage of low and moderate income households is at least 10% higher than for the County as a whole. Those areas are displayed in Figure 4-5 on the following page.

There is a lack of affordable housing units available to meet the need for low and moderate income households. Table 4-9 assesses the supply of affordable housing for households in

different income ranges, according to the 2000 Census. The table indicates that there is not enough affordable housing to meet the needs of households

earning less than 50% MHI. There are only 3,185 housing units that are affordable to households in the 0-30% MHI income range. This represents less than 2% of the County's total housing stock, and is equivalent to one affordable housing unit for every 4.8 households in the 0-30% MHI range. The 12,245 households that cannot access housing affordable at 0-30% MHI must then seek out more expensive housing options, causing competition with households in the 30-50% MHI income range. This creates a cumulative unmet need of 10,292 units affordable to households earning less than 50% MHI. This represents a very significant unmet need for affordable housing for very low and low income households.

The analysis indicates an abundance of households affordable at 50-80% MFI, enough to create a surplus in the supply of units affordable to households earning less than 80% MHI. Overall, owner-occupied housing makes up between 25% and 33% of the supply of housing affordable to households at these income levels.

**Table 4-9**  
**Affordable Housing Units by Income Range (%MHI)**

<i>Household Income</i>	<i>Affordable Units</i>			<i>Affordable Units (Percent of total)</i>	<i>Households in Income Range</i>	<i>"Gap"</i>
	<i>Owner</i>	<i>Renter</i>	<i>Total</i>			
Below 30% MHI	942	2,243	3,185	1.9%	15,430	12,245
Below 50% MHI	5,730	17,365	23,095	13.7%	33,387	10,292
Below 80% MHI	26,672	53,316	79,988	47.4%	64,170	-15,818 (surplus)

*Sources: 2000 U.S. Census; Cogan Owens Cogan*

MAP PLACEHOLDER

Figure 4-5. Census Block Groups Where More Than 46.1% of Households Have Low or Moderate Incomes, Detail Map 3

The findings in Table 4-9 are consistent with those from Metro's Regional Affordable Housing Strategy (June, 2000). This report, which projected regional housing needs to the year 2017, found a high level of unmet need for housing affordable to families with incomes in the range of 0-30% of MHI. It also projected a significant unmet need for housing in the 30-50% of MHI range, and a surplus of affordable housing for families with incomes above 50% of MHI.<sup>15</sup>

There are a number of caveats that accompany this analysis. It is based on median costs for housing and median incomes. It does not distinguish among households of different sizes which may find housing more or less affordable given varying income levels and housing needs. For some household income levels and sizes, the need may be overstated; for others, it may be understated. In addition, this information is based on year 2000 US Census data. It assumes that the number of housing units in different cost ranges is evenly distributed within those ranges and similarly, that households are evenly distributed within different income ranges. The analysis also does not reflect the fact that many households with higher incomes choose to rent or buy housing in lower price ranges, further reducing the supply of affordable housing for households with lower incomes.

Finally, since 2000, housing market conditions

have changed in at least two ways. First, housing prices for owner-occupied homes have continued to increase. At the same time, interest rates have decreased significantly. To some degree, these two trends have cancelled each other out in terms of their impacts on the monthly cost and affordability of owner-occupied housing. Rental housing prices have been more stable during this period, with relatively little fluctuation in Washington County, according to the Barry Apartment Report.

Low interest rates also have allowed renters in the upper margin into homeownership. This has affected rental vacancy rates, especially in the upper income categories. This influx could accelerate the process of filtering certain types of housing down to lower income groups.

This assessment identifies estimated current affordable housing needs and gaps. It is similar to the results of Metro's Regional Affordable Housing Study. However, that study evaluates short-term (five years) and long-term (20 years) needs for affordable housing within the entire Portland metropolitan area, as well as for specific jurisdictions such as Washington County.

## Public Housing

The Washington County Department of Housing Services (DHS) manages public

<sup>15</sup> Metro. Regional Affordable Housing Strategy. June, 2000. p. 18.

**Table 4-10**  
**Geographic Concentration of Subsidized Housing Units**

<i>Location</i>	<i>Number of Units</i>	<i>Percent of Total</i>	<i>Percent of County Population</i>
Aloha <sup>1</sup>	51	2%	9.4%
Beaverton	582	22%	17.1%
Cornellius/ Forest Grove	167	6%	6.2%
Hillsboro	338	13%	15.8%
Portland	848	32%	0.3%
Tigard	300	11%	9.3%
Tualatin/ Sherwood	345	13%	7.1%

*Sources: Housing Portfolio. Washington County Department of Housing Services. March, 2004. HUD-Subsidized Housing, Oregon, Portland Metropolitan Area. US Department of Housing and Urban Development. May, 2003.*

<sup>1</sup> Although not an incorporated city, the US Census recognizes Aloha as a "Census Defined Place," with a population of 41,741 in 2000. Twenty-one percent of Aloha residents are racial or ethnic minorities, and 13% are Latino. The median family income in Aloha was \$52,299 in 2000, nearly identical to the County-wide median, and 34.8% of Aloha households had low or moderate incomes.

housing units owned by the County and administers the Section 8 vouchers. HUD directly administers the Section 811 and 202 housing assistance programs.

There are a total of 2,631 government subsidized housing units in the County, including both apartments and home ownership programs. These units are subsidized by either HUD or DHS, and are only available to households with less than 50%, 60%, or 80% of the area median income. These do not include households receiving Section 8 vouchers. Table 4-10 summarizes the dispersal of these units throughout the County.

As noted above, DHS also

administers HUD Section 8 vouchers. DHS provided 1,580 vouchers in 2004. The waiting list of Section 8 vouchers is extensive. The housing needs of families on the Section 8 waiting list are summarized in Table 4-11

Proposed cuts in HUD funding for Section 8 vouchers are expected to exacerbate the needs of low and moderate income households. Funding for this program is proposed to be cut by approximately \$860,000 during the coming year. As a result, 100 fewer vouchers will be issued next year, increasing the delay in acquiring vouchers and

**Table 4-11**  
**Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists (Combined Section 8 and Public Housing)**

	<i>Number of Families</i>	<i>Total Families (%)</i>	<i>Annual Turnover</i>
<b>Waiting list total</b>	6,939		225
Extremely low income <=30% AMI	6,329	79.20%	
Very low income (>30% but <=50% AMI)	542	7.81%	
Low income (>50% but <80% AMI)	53	.76%	
Families with children	4288	61.80%	
Elderly families	666	9.59%	
Families with Disabilities	1527	22.00%	
White	6147	88.59%	
Black	479	6.90%	
Hispanic	993	14.31%	
Native American	56	.80%	
Asian/Pacific Is.	257	3.70%	
<b>Characteristics by bedroom size (public housing only)</b>			
1BR	2,047	44.12	1
2 BR	1,965	39.52	18
3 BR	795	15.98	27
4 BR	165	3.31	6
5 BR			
5+ BR			
The waiting list for public housing is open.			

adequate housing for people already on the waiting list. Reductions in funding also will result in increasing caseloads for DHS staff, further reducing the resources available to assist low and moderate income households.

There are no proposed capital improvements, new development, demolition or disposition of public housing developments.

### Racial and Ethnic Minority Population

Approximately 82% of the population of Washington County is white. The remaining 13% are of Asian, African-American, Latino, other or of mixed descent. The largest single group is Latino (11%), followed by Asian (6%). Information on race and ethnicity for the County as a whole is described in Table 4-12.

Information on concentrations of ethnic and racial minority groups can be valuable when making funding decisions for housing programs. HUD rules require that all Consolidated Plans identify the block groups within the jurisdiction that have a concentration of ethnic and racial minorities generally, or a concentration of any one ethnic or racial minority group. A concentration is defined as a percentage of any minority population within

the block group that is 20% greater than the percentage of that minority group across the entire jurisdiction. For example, if 7% of the County's population is Asian, a concentration could occur in any block group where 27% or more of the population is Asian.

There are 17 block groups in the County that have some concentration of racial or ethnic minorities according to the definition of concentration stated previously. Most of these have a concentration of Latino residents, which in many cases coincides with concentrations of "All Racial Minorities" or individuals who listed their race as "Other." Only two of the block groups had concentrations of racial minorities without a concentration of Latino residents. These two block groups, both in Beaverton, had high concentrations of Asian residents.

**Table 4-12**  
**Ethnic and Racial Composition of Washington County**

<i>Racial/ Ethnic Group</i>	<i>Population in County</i>	<i>Percent of Population</i>	<i>Concentration Percent</i>
White	366,007	82%	NA
Black/African American	5,119	1%	21%
American Indian/ Alaskan Native	2,913	1%	21%
Asian	29,752	7%	27%
Native Hawaiian/ Pacific Islander	1,325	0%	20%
Other Race	26,100	6%	26%
Two or More Races	14,126	3%	23%
All Racial or Ethnic Minorities	79,335	18%	38%
Latino Origin <sup>1</sup>	49,735	11%	31%

*Source: Census 2000 SF1 100% data; Cogan Owens Cogan.*

<sup>1</sup> The US Census does not count Hispanic or Latino as a racial group. Instead it is addressed as a separate question, and all residents are considered either "Hispanic or Latino" or "Not Hispanic or Latino."

Concentrations of ethnic and racial groups are shown in Table 4-13 below and in Figures 4-6, 4-7, 4-8, and 4-9 following this page.

**Table 4-13**  
**Areas with a Concentration of Racial or Ethnic Minorities**

<i>Tract</i>	<i>Block Group</i>	<i>Location</i>	<i>Concent Group(s)</i>	<i>Percent</i>
324.03	3	Hillsboro	Latino	78%
			All Racial Minorities	48%
			Other	42%
324.03	4	Hillsboro	Latino	77%
			All Racial Minorities	63%
			Other	56%
316.13	2	Beaverton/ Aloha	Latino	60%
			Other	28%
310.05	4	Portland/ Beaverton	Latino	51%
			All Racial Minorities	39%
			Other	27%
324.03	2	Hillsboro	Latino	45%
			All Racial Minorities	37%
			Other	30%
326.06	2	Hillsboro	Latino	45%
325	1	Hillsboro	Latino	44%
			Other	28%
316.11	2	Beaverton	All Racial Minorities	43%
			Asian	33%
329.02	1	Cornelius	Latino	41%
			Other	29%
313	1	Cedar Hills area (Portland/ Beaverton)	All Racial Minorities	39%
			Latino	32%
316.05	3	Beaverton	Latino	38%
326.04	4	Hillsboro	Latino	38%
324.03	5	Hillsboro	Latino	36%
329.01	1	Cornelius	Latino	36%
320.02	4	Tualatin	Latino	34%
329.02	2	Cornelius	Latino	31%
316.11	1	Beaverton	Asian	28%

*Source: Census 2000 SF1 100% data; Cogan Owens Cogan.*



MAP PLACEHOLDER

Figure 4-6. Census Block Groups with a Concentration Ethnic/Minority Group Population

MAP PLACEHOLDER

Figure 4-7. Census Block Groups with a Concentration Ethnic/Minority Group Population, Detail Map 1

MAP PLACEHOLDER

Figure 4-8. Census Block Groups with a Concentration Ethnic/Minority Group Population, Detail Map 2

MAP PLACEHOLDER

Figure 4-9. Census Block Groups with a Concentration Ethnic/Minority Group Population, Detail Map 3

**Table 4-14**  
**Low and Moderate Income Households by Race/Ethnicity**

Minority Group	Total Households	Percent 0-30% MFI	Percent 30-50% MFI	Percent 50-80% MFI	Total 0-80% MFI
White	157,893	7%	8%	17%	31%
African American	1,882	5%	10%	25%	40%
American Indian / Alaska Native	996	13%	14%	18%	45%
Asian	10,701	10%	6%	12%	28%
Native Hawaiian / Pacific Islander	443	23%	10%	14%	46%
Latino <sup>1</sup>	12,304	14%	19%	28%	62%
All Households	187,630	7%	9%	18%	34%

Sources: HUD CHAS Data (2000). Total household figures project to 2005 by Cogan Owens Cogan.

The need for housing assistance among minority groups is directly tied to their income. The HUD CHAS Data for the year 2000 identifies the number of households in each minority group that fall within each of the low and moderate income categories.

Table 4-14 and accompanying bar chart reveals several notable facts

about the income levels of Washington County's racial and ethnic groups:

- Roughly 15% of White, African American, and Asian households in Washington County have low (30-50% MFI) or very low (0-30% MFI) incomes. This is a significantly lower rate than that of the other racial or ethnic groups, for which between

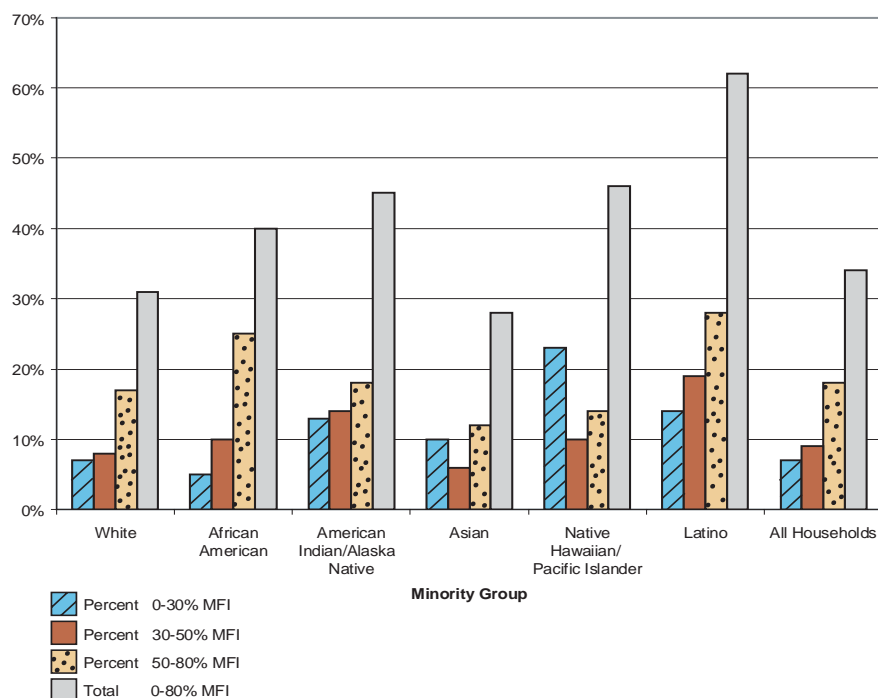
27% and 34% of households fall into those income categories.

➤ While Native Hawaiian / Pacific Islander households make up a relatively small proportion of the overall population, a high percentage of these

households have very low incomes (23%). This is the highest low-income household percentage of the County's racial and ethnic groups.

- Sixty-two percent of Latino households are of very low, low or moderate income,

**Low & Moderate Income Households by Race**



a much higher percentage than any other racial or ethnic group.

- Moderate (50-80%) incomes are more common among African-American and Latino households than among any other groups.
- Asian and White households are less likely to be very low, low, or moderate income than households from other racial or ethnic groups.
- Home ownership rates for minority groups, particularly Latinos are significantly lower than for the population as a whole in Washington County.

Hillsboro in particular has a large percentage of low income Latino households. Nearly one-quarter of all Washington County Latino households with incomes at or below 50% of HUD area median income live in Hillsboro.

Housing needs among the County's minority populations are similar to their relative income levels, as shown in Table 4-15, in that the highest percentages of need are found in the Latino and Native Hawaiian/ Pacific Islander populations. The Asian, African American, American Indian/ Alaskan Native and White populations have less housing need, in terms of the percent of households in each group that have some type of housing problem. However, due

to the fact that the vast majority of County residents is White, the number of White households in need of affordable housing far exceeds the total for all other racial and ethnic groups combined.

While the relative level of housing need differs among the County's various racial and ethnic groups, there are no affordable housing units dedicated specifically to these groups. The County's minority households face the same affordable housing challenges as its White households, namely a deficit of available housing that is affordable to households earning less than 50% MFI.

In addition, there is little discernable difference in the qualitative characteristics of their housing needs. One notable difference is that many Latino households need access to larger housing units, with more bedrooms, due to their significantly larger average household size (4.11 persons per household, compared to

**Table 4-15**  
**Housing Need by Racial and Ethnic Group**

<i>Ethnic Group</i>	<i>Total Households</i>	<i>Percent with Housing Problems</i>	<i>Affordable Housing Units Needed</i>
White	157,893	29%	45,947
African American	1,882	34%	640
American Indian / Alaska Native	996	37%	365
Asian	10,701	36%	3,810
Native Hawaiian / Pacific Islander	443	42%	188
Latino	12,304	62%	7,604

*Sources: HUD CHAS Data (2000). Total household figures project to 2005 by Cogan Owens Cogan.*

2.61 for all Washington County households). Also, as noted above, Latinos have a significantly lower rate of home ownership than the population as a whole.

## Farmworkers

There are an estimated 12,800 migrant and seasonal farmworkers and their family members in Washington County, representing 2.9% of the total County population.<sup>16</sup> A 2001 study estimated the number of farmworker households in the County at 5,513.<sup>17</sup> The vast majority of farmworkers in the County are Latino. Most work in the Hillsboro area or western portions of the County though a significant number may live in other parts of the County. The farmworker population appears to be in transition. While the number of seasonal workers, who are typically single, is decreasing, the number of workers with families who live in the County year-round is increasing.

Farmworker incomes are difficult to estimate, in part because many farmworkers are paid a “piece rate,” or an amount paid per pound or other unit picked at harvest times, rather than a standard hourly wage. No studies have been conducted to estimate the average annual household earnings for farmworker families. Nationally, the median income for

farmworker families has been estimated at between \$10,000 and \$14,000,<sup>18</sup> which would represent roughly 20 to 25% of the median area income for Washington County.

There are an estimated 1,500 - 2,000 beds in on-site farmworker camps, and 232 designated farmworker housing units in the County. This includes 102 two-bedroom units, 104 three-bedroom units, and 26 four-bedroom units.<sup>19</sup> Assuming one person per bedroom, these units can reasonably accommodate 602 farmworkers and/or their family members. Thus, the County’s dedicated farmworker housing, including the farmworker camps, can support a total of between 2,100 and 2,600 individuals. There is a need to provide affordable housing for the remaining 10,100 to 10,800 farmworkers and their family members. Assuming 4.11 persons per household, the average size of Latino households in Washington County, this translates to an unmet need of between 2,450 and 2,700 housing units.

Farmworkers and their families who are not able to access these units must find housing on the open market or through other housing subsidy programs. They must then compete with other low and moderate income families for the limited number of units that

<sup>16</sup> Larson, Alice. Larson Assistance Services. Migrant and Seasonal Farmworker Enumeration Profiles Study, Oregon. September, 2002. p. 31-32.

<sup>17</sup> McHam, Mike. Kline Hamilton Realty Advisors, Inc. Memo to Doug Longhurst, Housing Development Corporation of Northwest Oregon. January 2, 2002

<sup>18</sup> League of Women Voters of Oregon Education Fund. Farmworkers in Oregon. 2000. <http://www.open.org/~lwvov/Farmworkers2.htm#PartIII>

<sup>19</sup> Housing Development Corporation of Northwest Oregon. March, 2004.

are affordable at their income levels. This search is even more challenging for farmworkers with large families requiring four or more bedrooms.

## Elderly Residents

According to Census data analyzed by the U.S. Department of Housing and Urban Development, there are just under 28,000 households in Washington County with at least one elderly resident (65 years of age or older). This accounts for almost 17% of all households in the County. Among all senior households, there were 9,489 households with one or two members between 75 and 84 years old and 3,190 households aged 85 or older.

Just over eight percent of all County residents are 65 years of age or older (this is smaller than the percentage of households with at least one elderly residents because elderly households are generally smaller in size, and because the latter includes households with a mix of elderly and non-elderly residents). A

**Table 4-16**  
**Low and Moderate Income Households with One or More Elderly Residents**

<i>Income (Percent of MHI)</i>	<i>Number of Households</i>	<i>Percent of all Senior Households</i>
0 – 30%	3,894	13.91%
30 – 50%	4,575	16.34%
50 – 80%	7,481	26.72%
<b>Total</b>	<b>15,950</b>	<b>56.97%</b>

*Source: HUD CHAS Data (2000)*

greater share of white residents (10%) than minority residents is elderly. Five percent of Asian residents are elderly, and for no other minority group is this figure higher than 3%. Just under 1.5% of Latino residents are elderly.

Fifty-seven percent of households with at least one elderly resident were of low to moderate income, according to HUD's CHAS data. The number and percent of senior households in each income bracket is shown in Table 4-16.

Just over half (54%) of low or moderate income elderly households have some form of housing problem. This is true for approximately three-quarters of those households in the 0-30%

income bracket, and nearly two-thirds of those in the 30-50% bracket. Table 4-17 shows these figures in detail.

**Table 4-17**  
**Senior Households with Housing Problems**

<i>Income Category</i>	<i>Number of Households with Housing Problems</i>			<i>Percent of Households with Housing Problems</i>		
	<i>Renters</i>	<i>Owners</i>	<i>Total</i>	<i>Renters</i>	<i>Owners</i>	<i>Total</i>
0 – 30%	1,423	1,484	2,907	37%	38%	75%
30 – 50%	1,519	1,454	2,973	33%	32%	65%
50 – 80%	1,296	1,369	2,665	17%	18%	36%
<b>Total</b>	<b>4,238</b>	<b>4,307</b>	<b>8,545</b>	<b>27%</b>	<b>27%</b>	<b>54%</b>

*Source: HUD CHAS Data (2000).*



There are a relatively small number of publicly assisted housing units designated for elderly residents (571). This represents a small fraction of the total number of senior households in the very low income (0-30%) bracket that have housing problems. There are also a substantial number (approximately 3,600) of other residences targeted to seniors (e.g., residential care facilities, nursing facilities, assisted living facilities and adult foster homes) that accept Medicare. This total of roughly 4,170 subsidized units, compared to the County-wide total of 5,880 low and very-low income senior households, suggests an unmet need of around 1,710 affordable units targeted to senior households. In addition, the vast majority of the subsidized units for seniors are in the eastern, more urban portions of the County. There may be an unmet need for such facilities in the portions of the County outside the Portland metropolitan area.

Those low and very-low income senior households that cannot access a subsidized unit targeted for seniors must compete for the same limited pool of affordable housing as other very-low, low, and moderate income households in the County. In addition, the increasing number of elderly residents in the County will result in a steadily increasing need for accessible housing units over the long term.

## People with HIV/AIDS

As of December 31, 2002, there were 205 persons in Washington County known to be living with HIV or AIDS. This is equivalent to less than 1/20 of one percent of the total County population. There is no information available on the age, gender, or racial composition of County residents with HIV or AIDS, or on any concentrations of this population in specific areas of the County. In the Portland metropolitan region (including Washington, Clackamas, Columbia, Multnomah, and Yamhill Counties in Oregon, plus Clark County, Washington), approximately 82% of individuals living with HIV/AIDS are white. Approximately 8% were African American and 7% Latino. Approximately 90% were males, and 90% were between the ages of 20 and 49.<sup>20</sup>

Housing for people with HIV/AIDS is planned for with a comprehensive approach that seeks to address the “continuum” of housing-related needs that can be found in the HIV/AIDS community. The Oregon Balance of State HIV/AIDS Housing Plan identifies four distinct types of housing that are needed as part of this “housing continuum.”

### ➤ **Emergency Housing Assistance**

- Defined as “one-time or very short-term assistance provided to address an immediate housing crisis.”

### ➤ **Transitional Housing** - Housing

<sup>20</sup> AIDS Housing of Washington. 2003-2005 Portland EMA Action Plan for HIV/AIDS Housing Resources. Prepared for the City of Portland Bureau of Housing and Community Development. November, 2003. p. A-11 to A-12.

provided for a limited period of time (between one month and two years) to help people transition from emergency housing to a more stable and permanent living situation.

- **Permanent Housing** - Housing of unlimited duration, which for low income residents may include public housing or tenant or project-based Section 8 assistance.
- **Specialized Care Facilities** - Short or long-term housing combined with on-site assistance services, such as medical or support services for people living with HIV/AIDS.<sup>21</sup>

The vast majority of the region's housing units set aside for people living with HIV/AIDS are in Multnomah County, with a limited number available in other parts of the region. In Washington County the non-profit Tualatin Valley Housing Partners and the Cascade AIDS Project have partnered to provide nine units of permanent housing for people with HIV/AIDS. These units are in two apartment complexes: Fircrest Manor in Beaverton (six one- to four-bedroom apartments); and Villa Capri between Beaverton and Hillsboro (three one- to two-bedroom apartments). The Villa Capri units are for HOPWA-eligible tenants, and are subsidized to ensure their

affordability. The Fircrest Manor units are occasionally underutilized as the rent, set at 50% of median household income (MHI), is unaffordable for much of the targeted population. In addition, the Cascade AIDS project provides approximately 21 housing vouchers through DHS's Shelter Plus Care (S+C) program.<sup>22</sup>

A 2003 study by Mathematica Policy Research, Inc., estimated that 72% of the adults with HIV or AIDS in the Portland metropolitan region live on incomes of \$25,000 or less.<sup>23</sup> Assuming a similar percentage for Washington County's HIV/AIDS population, this would mean that approximately 148 of the known cases would be individuals living on less than \$25,000, or about 48% of the MHI. With only three affordable housing units targeted to this population, plus the 21 S+C vouchers, there is an unmet housing assistance need for approximately 124 residents living with HIV/AIDS in Washington County. As with other groups, low and moderate income people with HIV/AIDS who cannot access targeted housing assistance must compete on the open market for affordable housing units. They also face the additional obstacle of finding units in close proximity to medical facilities or where medical care is provided.

<sup>21</sup> AIDS Housing of Washington. Oregon Balance of State HIV/AIDS Housing Plan: Needs Assessment and Recommendations. Prepared for the Oregon Department of Human Services. January, 2002. p. 37-38.

<sup>22</sup> Housing of Washington. 2003-2005 Portland EMA Action Plan for HIV/AIDS Housing Resources. Prepared for the City of Portland Bureau of Housing and Community Development. November, 2003. p. 41-42.

<sup>23</sup> AIDS Housing of Washington. 2003-2005 Portland EMA Action Plan for HIV/AIDS Housing Resources. Prepared for the City of Portland Bureau of Housing and Community Development. November, 2003. p. 49. Additional calculations by Cogan Owens Cogan.

**Table 4-18**  
**Low and Moderate Income Households with**  
**Mobility or Self-Care Limitations**  
**(Totals Projected to 2005)**

Type of Disability (Persons ages 5 years and over, except as noted)	2000 (US Census)	2005 (Est.)	Percent of persons 5 years and older with disabilities (2005)
Sensory disability	11,271	12,505	2.7%
Physical disability	23,522	26,098	5.7%
Mental disability	17,376	19,279	4.2%
Self-care disability <sup>1</sup>	7,449	8,265	2.2%
Go-outside-home disability <sup>1</sup>	19,516	21,653	5.9%
Employment disability <sup>1</sup>	26,719	29,645	8.1%

<sup>1</sup> Applies to residents 16 years or older.

### People with Disabilities (Mental and Physical)

US Census data identifies six types of disabilities, including those with sensory, physical, mental, self-care, go-outside-home and employment disabilities. Many people suffer from multiple disabilities (see Table 4-18). The 2000 Census classified approximately 8% of Washington County residents age 16 or above as having an “employment disability.” Six percent had a “go-outside-home” disability, while just over two percent had a “self-care disability.”

Census data indicates that approximately 4.2% of Washington County’s population have a mental disability, while nearly six percent (5.7%) have a physical disability and 2.7% have a sensory disability. County Health

Department estimates further indicate that approximately 8,500 County residents have a serious or persistent mental illness. Many or most of these individuals require specialized housing and/or treatment.

The HUD CHAS data is another source of information about the County’s population with disabilities. This data shows

that in the year 2000 21,108 households, or 12% of the County total, included at least one member with a mobility or self-care limitation. This forecasts to a total of 23,419 households in the year 2005, based on the County’s projected growth rate. The CHAS data indicates that 28% of these households have incomes below 50% MFI, and 15% have incomes below 30% MFI, as shown in Table 4-19.

**Table 4-19**  
**Low and Moderate Income Households with**  
**Mobility or Self-Care Limitations**  
**(Totals Projected to 2005)**

Income (Percent of MFI)	Number of Households	Percent of Very Low, Low or Moderate Income Households with Mobility or Self-Care Limitations
0 – 30%	3,405	15%
30 – 50%	3,051	13%
50 – 80%	5,076	22%
<b>Total</b>	<b>11,532</b>	

*Source: HUD CHAS Data. Projections by Cogan Owens Cogan.*

**Table 4-20**  
**Low and Moderate Income Households with Mobility or Self-Care Limitations and Housing Problems**

<i>Income Category</i>	<i>Number of Households with Housing Problems</i>			<i>Percent of Households with Housing Problems</i>		
	<i>Renters</i>	<i>Owners</i>	<i>Total</i>	<i>Renters</i>	<i>Owners</i>	<i>Total</i>
0 – 30%	1,825	932	2,758	79%	86%	81%
30 – 50%	1,597	703	1,492	89%	56%	49%
50 – 80%	1,331	514	1,568	56%	19%	31%
<b>Total 0-80%</b>	<b>4,753</b>	<b>2,149</b>	<b>5,818</b>	<b>73%</b>	<b>43%</b>	<b>50%</b>

*Source: HUD CHAS Data (2000)*

Approximately 50% of low or moderate income households with mobility or self-care disabilities have some form of housing problem. The problem is most acute for those households in the 0-30% income bracket, of which more than 80% have some form of housing problem. Table 4-20 shows these figures in detail.

People with all of the types of disabilities described above face a variety of housing needs and challenges. Many people with severe developmental or mental health related disabilities are not able to live independently and require constant care from family members and/or other caregivers in an institutional setting, assisted care facility, adult foster care home or living with family members. People with milder forms of these disabilities and many types of physical disabilities may live independently or semi-independently but require housing units that are fully accessible to people with physical

disabilities.

In 2003, 3,241 individuals applied for and received social security benefits for the blind and disabled, which

is another indicator of the number of people in the County with physical and sensory disabilities who need and receive public assistance.

There are a very limited number of housing units available which are available or targeted directly to people in Washington County with disabilities, particularly those with mental, developmental, or self-care disabilities who are not seniors. They include just a few facilities (see Table 4-21) that also provide housing for people with substance

**Table 4-21**  
**Facilities with Housing for People with Mental Health Disabilities**

<i>Facility</i>	<i>Beds (permanent and transitional supportive housing)</i>
Clean and Sober Living (CASL), Inc.	58
Homestreet-Banyan Tree	73
LifeWorks NW	29
Luke-Dorf, Inc.	99
Mental Health Consortium of Washington County	43
Open Door Counseling Center	6
<b>Total Beds</b>	<b>308</b>

abuse problems. Consequently, not all beds shown are available for people with mental health disabilities. Additional facilities also provide transitional housing specifically for people with substance abuse issues. Housing designated for people with physical disabilities is described in Table 4-22.

The Washington County Housing Authority and Independent Living Resources facilities also provide housing or housing-related services for people with developmental disabilities as do the Edwards Center and Community Services, Inc. (CSI). There are no permanent housing facilities in the County designated specifically for people with sensory or employment disabilities, though some of these individuals are eligible for housing targeted to people with other types of disabilities.

In addition, some individuals with development, self-care, sensory and mental health disabilities live in adult foster care homes and/or are eligible for other housing assistance programs, including social security benefits for the blind and disabled. In addition, many elderly residents with self-care

limitation live in a variety of assisted and other living centers, many of which accept Medicaid payments (see Elderly residents section).

In March, 2004, DHS conducted a voluntary survey to produce an estimate of the number of accessible housing units in the County.

The survey included industry groups (e.g. Metro Multi-Family Housing Council, Oregon Apartment Association, i.e., owners and managers of rental housing), apartment

owner associations, non-profit agencies assisting individuals with disabilities, public agencies, and the National Accessible Permit Clearinghouse. DHS also distributed public service announcements to increase response rate. The survey identified a total of 484 accessible units distributed among 20 different apartment

complexes. Of these units, 202 are in complexes that accept Section 8 tenant-based rental subsidies. A limited number of these units may also accept other form(s) of rental subsidy. The survey found 48 accessible units in three apartment complexes that do not accept Section 8 vouchers, but may accept

**Table 4-22**  
**Units Designated for People with Disabilities**

<i>City</i>	<i>Units Designated for People with Disabilities</i>
Aloha	14
Beaverton	0
Cornelius	0
Durham	0
Forest Grove	2
Hillsboro	32
Metzger	0
Sherwood	0
Tigard	0
Tualatin	0
<b>Total</b>	<b>48</b>

<sup>24</sup> Washington County Department of Housing Services. Rentals with Accessible Features - Washington County, Oregon. March 18, 2004.

other forms of rental subsidies.<sup>24</sup> These totals do not include DHS's public housing units, as the survey was primarily focused on Section-8 rentals. The Washington County Office of Community Development also is beginning work on creating a database of accessible units in the County. Continued work on this effort will help in further identifying the supply of accessible units.

It is not clear from available data how many of the County's disabled residents are in need of handicapped-accessible units or other forms of specialized housing. It is also not clear how many of the County's low or moderate income residents have special housing needs due to a disability. Therefore, it is not possible with the available information to quantify the unmet need for affordable units for residents with disabilities. The same is true for people with other types of disabilities, given the fact that not all people with disabilities require specialized housing or lack the resources to obtain it. However, it is safe to say, that the need is significant and that the number of people in the County with disabilities and specialized housing needs far outweighs the number of publicly assisted designated units. Advocates for people with disabilities report that waiting lists for such units are as long as seven years and no new units designated for people with disabilities have been constructed during the past seven years. However, the Bridge project will provide some 15 units

of housing for people with developmental disabilities.

Housing needs for people with disabilities, particularly those with mental health-related disabilities, have increased in recent years and are expected to continue to increase as state budget shortages and federal policy decisions force cuts in programs that serve these individuals.

### **Victims of Domestic Violence**

The 1998 Oregon Domestic Violence Needs Assessment was conducted for the Oregon Governor's Council on Domestic Violence. The overall goals of the assessment were to learn more about the scope of the problem of domestic violence in Oregon and to inform policies and programs aimed at reducing and preventing domestic violence. The findings of the assessment offer compelling evidence of the need to improve Oregon's response to domestic violence.

The assessment found that domestic violence is common in Oregon. More than one of every eight (13.3% or 132,800) Oregon women are estimated to have experienced physical abuse by an intimate partner during the past year. More than one of every six (15% or 123,400) Oregon children under 18 years of age is estimated to have witnessed the physical abuse of their mothers or caregivers during the past year. This translates into nearly



31,000 female victims and over 18,000 child witnesses in Washington County in 2005. Unfortunately, most instances of domestic violence go unreported and there are very few facilities available to house victims of such violence. In 2002, the Washington County District Attorney's office fielded 400 calls related to domestic violence and there is only one shelter in the County available for victims of domestic violence, with approximately 30 beds.

These conditions and estimates are consistent with national prevalence estimates for women who are victims and children who witness domestic violence. Physically abused women tend to be young and have more health, social, and economic problems than women who have never been abused. These problems are paralleled by greater use of health services, social services, and criminal/legal services. Moreover, survivors of physical abuse continue to face increased health and economic challenges.

Individuals and agencies that can help victims need more information about domestic violence and knowledge of community resources than they currently have. Many agencies report lacking established protocols for screening clients for involvement in domestic violence, training on multiple topics related to domestic violence, and knowledge

of the full range of resources in their counties for victims, perpetrators, and children who witness domestic violence.

Many domestic violence-related services (emergency, criminal/legal, transitional, support, and health care) are unavailable but needed, or available but inadequate in counties throughout Oregon for victims, perpetrators, and children who witness domestic violence. Victims with special challenges, such as those who are disabled, diagnosed with mental illness, non-English speaking, cultural/ethnic minorities, and females less than 18 years of age often lack needed or adequate services. Agencies also highlight public awareness campaigns and domestic violence education in K-12 schools as top priorities for community efforts to prevent or reduce domestic violence.

### **People with Alcoholism/ Drug Addiction (Including Ex-Offenders)**

Washington County's Mental Health estimate of adults in need of alcohol and drug treatment is 13.7% in 2004 or 47,232 adults in 2003.<sup>25</sup> 5,307 clients receive services -- only one in nine adults. Most of these are served through out-patient services.

There are three adult residential facilities in the County for persons with drug and alcohol problems that are so severe that they require residential treatment for a period for

<sup>25</sup> Chance Wooley, Washington County Mental Health. Personal communication. March 17, 2004. The figure for the percentage of adults in need of drug or alcohol treatment is based on an estimated 2003 population of 472,600, of which 344,761 are age 18 or older.

**Table 4-23**  
**Adult Residential Facilities for People with Drug and Alcohol Problems**

Facility	Number of Beds
CODA Tigard Recovery Center	12
DePaul Treatment Centers	9
LifeWorks NW	9

detoxification and to be in a controlled, drug and alcohol free environment. They have a total of 30 beds and provide treatment for 258 persons each year. These facilities are listed in Table 4-23.

Approximately 2,600 people left the prison system in 2003. Since 70% of persons who are incarcerated have drug and alcohol problems, many of these felons need some form of special or transitional housing. Specialized housing that includes abstinence programs, enrollment in drug and alcohol programs, and/or attendance at AA meetings as a condition for residence provides needed structure so that residents can maintain a clean and sober life. Some of the housing units targeted to people with substance abuse problems are also available to ex-offenders, though this represents a relatively small percentage of the overall need.

A number of living

facilities and treatment centers provide housing options for people with alcoholism or drug addiction, with approximately 256 existing or planned beds/ units available (Table 4-24). This represents approximately one bed or other housing unit for every 68 individuals in need of drug or alcohol treatment. While not all of these individuals require specialized housing as part of their treatment, there is clearly a need for more drug or alcohol treatment centers providing hundreds of additional beds or other units.

The County's 2005-2007 Behavioral Health Implementation Plan identified a number of housing needs including:

- Supported housing
- Transitional housing for mental health clients leaving the hospital
- Housing to address homelessness in general
- Improved group homes

**Table 4-24**  
**Housing for People in Need of Drug or Alcohol Treatment**

Housing Provider	Location	Number of Units or Beds
Clean and Sober Living	Hillsboro	37
Homestreet-Banyan Tree <sup>1</sup>	Aloha, Hillsboro	73
Luke-Dorf, Inc. <sup>1</sup>	Tigard	99
Homeward Bound Recovery Home	Sherwood	12
House of Hope Recover Ministry	Aloha	28
Oxford Houses (25 sites) <sup>2</sup>	Mostly Hillsboro	179
<b>Total</b>		<b>428</b>

Sources: Dennis Erickson, Washington County Community Corrections. Personal Communications. March, 2004; Continuum of Care Plan, 2005

<sup>1</sup> Not all beds indicated in this table are dedicated or available for persons with drug and alcohol problems.

<sup>2</sup> Includes some facilities that are planned but have not yet been built.



- Transitional housing for drug and alcohol clients
- Stable, long-term housing for persons with chronic mental illness
- Increasing the availability of housing subsidies, transitional housing, and other affordable housing options through collaboration with appropriate partners
- Insuring integrated treatment for all Severe and Persistent Mentally Ill clients in the primary sites where they received services.

## HOMELESSNESS

Each year Washington County, along with others in the state, conducts a one-night count of homeless persons. Based on these counts, in March 2004, there were a total of 590 persons who were homeless of which 243 were accommodated in shelters, and 347 were turned away. This number under-represents the homeless population, as many homeless do not seek shelter in the County. (Table 4-25) However, these counts do include individuals living in some informal homeless

“camps” within the County, which were surveyed by Oregon Housing and Community Services in the spring of 2004.

Transitional housing is the primary source of temporary housing for the homeless who are sheltered. Emergency shelters are another source of temporary housing for the homeless, although space is limited in Washington County with only four facilities with a total overnight capacity of 98 beds. There is no shelter for single homeless men, women or youths in the County. Providing another shelter has been a high priority for the County and agencies that help the homeless. More detailed information about homeless facilities is provided in Table 4-29 and Appendix C.

**Table 4-25**  
**Sheltered and Unsheltered Homeless in**  
**Washington County, March 2004**

Type of Housing/Support	Single	Families		Total Individuals
		Families	Individuals	
<i>Sheltered</i>				
Transitional housing	38	63	143	181
Provided emergency shelter in shelter facility	6	15	46	52
Provided voucher for motel/campsite	0	0	0	0
Rent assistance	0	2	10	10
<b>Total Sheltered</b>	<b>44</b>	<b>80</b>	<b>199</b>	<b>243</b>
<i>Unsheltered</i>				
Staying w/ family, friends	27	187	58	214
Motel/Hotel	16	9	4	25
Car	1	20	8	21
Camping	7	14	6	21
Street	12	8	3	20
Squatting	5	1	1	6
Other	4	36	10	40
<b>Total Unsheltered</b>	<b>72</b>	<b>275</b>	<b>90</b>	<b>347</b>

Source: Oregon Housing and Community Services, March 28, 2004

Some homeless persons who desire shelter in Washington County seek it outside the County, particularly in Portland where there are a number of shelters. However, this was a problem during the ice storm in 2004 when public transit services were not operating at capacity and homeless persons dependent on transit were unable to get to Portland.

Many homeless people cope with their situation through temporary stays with families and friends. Others sleep in their cars, camp out in the woods, make do on the streets, or stay at a motel if they can scrape together enough money.

### Sources of Homelessness

People are homeless primarily because of poverty. The leading causes of homelessness are inability to afford rent, unemployment, and associated problems such as evictions, inability to establish credit and poor rental history (See Table 4-26). Issues of violence, mental illness, drugs and alcohol also contribute to or exacerbate homelessness.

Domestic violence and related problems within the home are a leading cause of homelessness. Violence in the home is the third leading cause mentioned by homeless persons for their situation.

Mental illness and drugs and alcohol are major factors among the homeless.

Social service agencies estimate that 70% of homeless persons have problems with drugs and alcohol. Emotional disorders often are intertwined with drug and alcohol abuse among the homeless. Social service agencies have found that their work requires knowledge and skills to help homeless people with these issues in addition to providing a place of shelter.

**Table 4-26**  
**Causes of Homelessness**

<i>Causes</i>	<i>Responses</i>
<b><i>Money problems</i></b>	
Couldn't afford rent	324
Unemployed	214
Evicted	127
Credit	84
Poor rental history	65
Gambling	5
<b><i>Family problems, violence</i></b>	
Domestic Violence	186
Kicked out	74
Pregnant	15
Child abuse	13
Runaway	3
<b><i>Drugs/Alcohol/Mental illness</i></b>	
Mental illness	132
Drug/Alcohol self	132
Drug/Alcohol in home	64
<b><i>Other reasons</i></b>	
Other	114
Criminal history	80
Medical	37
By choice	20
Property sold	2

*Source: Oregon Housing and Community Services, March 2004*

## Who are the homeless?

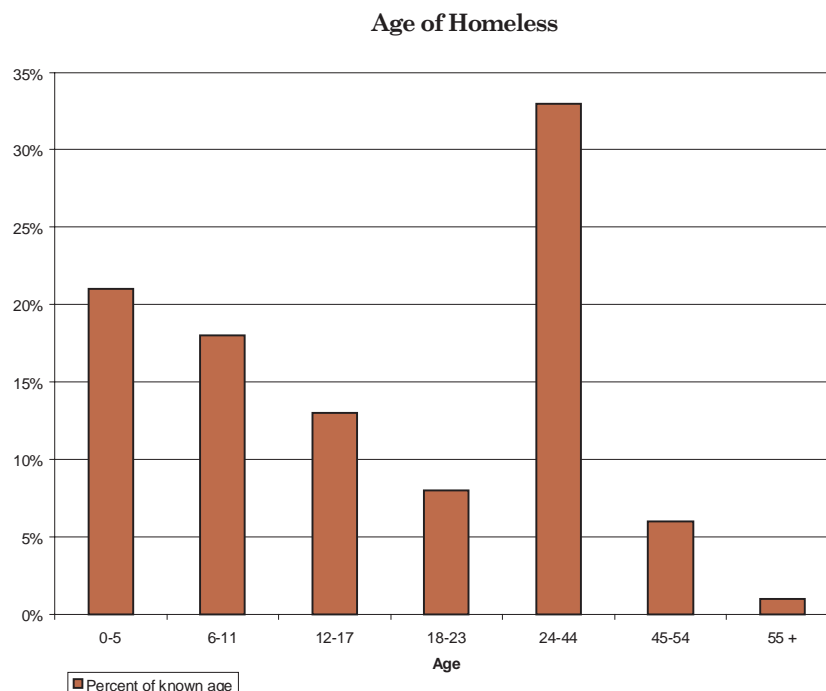
Just over half of the homeless are children below the age of 18. One out of five of the homeless are pre-school children ages 0-5. (See Table 4-27 and accompanying bar chart) In Washington County, the age profile of the homeless does not fit the typical stereotype of an old, single man. Rather, the homeless are

made up in large part of young people, many of them single mothers with children. Of those who were homeless in March 2004, 56% were women. Significantly, the largest age group is the young adults between 25 and 44 years old. This group accounts for a third of the homeless population.

**Table 4-27**  
**Age of Homeless in Washington County, 2004**

Age Range	Number	Percent of Known Age
0-5	110	21%
6-11	95	18%
12-17	66	13%
18-23	47	9%
<b>Total School Age</b>	<b>318</b>	<b>60%</b>
24-44	172	33%
45-54	29	6%
55 +	7	1%
<b>Total Adults</b>	<b>208</b>	<b>40%</b>
Unknown	64	n.a.
<b>Total</b>	<b>590</b>	<b>100%</b>

Source: Oregon Housing and Community Services, March 2004



Fully 46% of the homeless in Washington County are white with Hispanics making up the second largest group with 36%. (See Table 4-28 and the chart below)

### Housing Needs of the Homeless

Persons who are homeless need more than just housing. Experience shows that they require both housing and an array of supportive services to enable them to “move to self sufficiency and permanent housing.” Individuals and families need services to help deal with the many life issues they face: poverty, drug and alcohol abuse, mental illness. For some, these are long-term and chronic conditions. For others, temporary hardships such as losing a job, or having an accident or prolonged illness, can lead to homelessness.

**Table 4-28**  
**Ethnicity of Homeless**

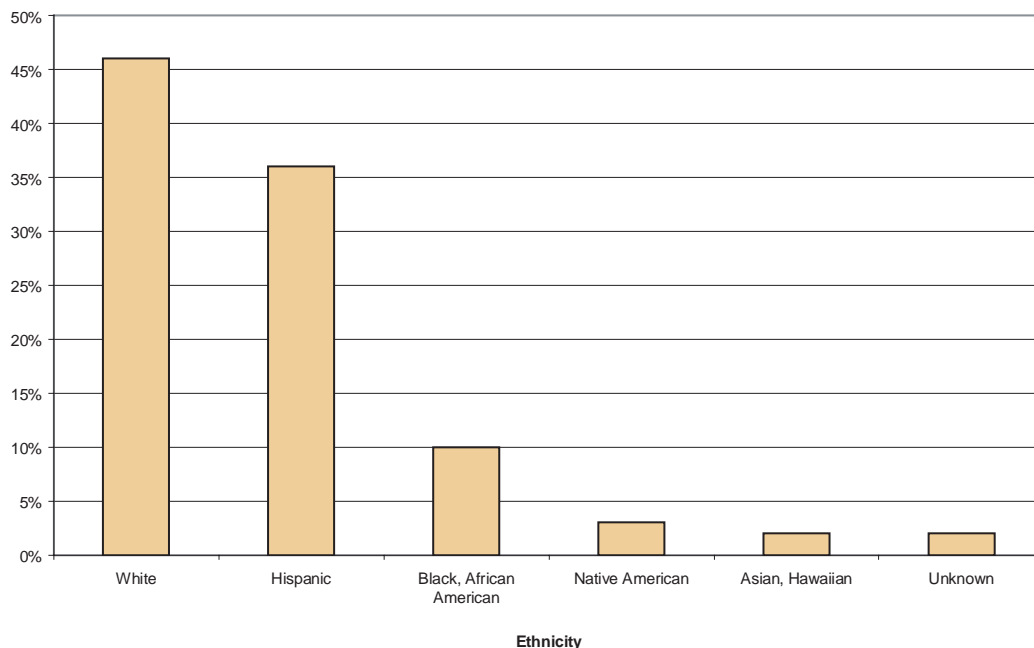
<i>Ethnicity</i>	<i>Number</i>	<i>Percent</i>
White	213	46%
Hispanic	166	36%
Black, African American	47	10%
Native American	15	3%
Asian, Hawaiian	8	2%
Unknown	11	2%
<b>Total</b>	<b>460</b>	<b>100%</b>

*Source: Oregon Housing and Community Services, March 2004*

The one-night count of 243 sheltered persons and 347 unsheltered persons is one indicator of housing needs for the homeless. The Washington County Housing Authority’s waiting list is another. As of July 16, 2004, there were 1,871 total households on the waiting list who are homeless.

Currently the supply of housing facilities for homeless includes those facilities listed in Table 4-29 on the following page.

**Ethnicity of Homeless**



**Table 4-29**  
**Washington County Housing Resources for**  
**Homeless Persons, 2004**

<i>Facility</i>	<i>Type</i>	<i>Area</i>	<i>Beds</i>
<b><i>Emergency Shelter</i></b>			
OR Dept. Human Services	Vouchers	Various	Local motels/hotels
Homestreet-Banyan Tree	Respite Bed	Hillsboro	1
Beaverton Police	Vouchers	Beaverton	Local motels/hotels
Boys and Girls Aid Society	Youth		5 youth, 2 foster care
Cascade AIDS project	Vouchers	Hillsboro	Local motels/hotels
Community Action	Shelter	Hillsboro	20 beds, plus vouchers
Good Neighbor Center	Shelter	Tigard	36 beds
Luke-Dorf	Respite Bed	Tigard	2 respite bed
Open Door Counseling	Parking	Hillsboro	Car camping
Domestic Violence Resource Center	Shelter		28 Beds
Family Bridge	Temporary beds	Hillsboro	14 beds provided by member of 10 churches
<b><i>Transitional Housing</i></b>			
Homestreet-Banyan Tree	6 houses	Aloha, Hillsboro	41 beds for mentally ill
Cascade Aids Project	Transitional	Hillsboro	11 beds
Recovery Ministries	Transitional	Aloha	28 beds
Coda Treatment Services	Transitional	Metzger	13 beds in 3 houses
Community Action	Transitional	Hillsboro	20 beds
Luke-Dorf, Inc.	Transitional	Tigard	53 beds in 6 programs
Lutheran Community Services	Transitional, Domestic Violence	Tigard, Aloha	24 Units
LifeWorks NW	Treatment	Cornelius	24 Beds (Cornelius) 5 Beds (Hillsboro)
Wa. Cty. Dep. Of Housing	Transitional	Aloha	14 Beds for parolees
<b><i>Permanent Supportive Housing</i></b>			
Cascade Aids Project	Shelter + Care	Hillsboro	10 units, 26 beds
Clean and Sober Living	Drug/Alfree housing	Beaverton Hillsboro	23 Beds, Beaverton 35 beds, Hillsboro
Homestreet-Banyan Tree	Supportive housing	Hillsboro, Aloha	55 beds in 2 facilities
Luke-Dorf, Inc	Res. Care	Hillsboro	16 beds
Open Door Counseling	Shelter +Care	Hillsboro	6 units
Oxford Houses	Drug/Al free	Various	70 units

*Source: Washington County Continuum of Care Application, 2004*

The Washington County Department of Housing Services has created a Housing and Supportive Services Network (HSSN). It provides coordinated access to affordable housing and homeless services. The HSSN also provides planning to provide services and to apply for Federal grants.

### Unmet Housing Needs for Homeless Individuals and Families

Recently a grant was submitted to the U.S. Department of Housing and Urban Development for a “Continuum of Care” Grant for \$2,021,849 to increase the housing available for homeless individuals and families with children. The following estimates of unmet housing needs are a part of the application. Based on information from the County’s waiting list for homeless facilities (i.e., over 1,800 homeless families on

**Table 4-30**  
**Unmet Housing Needs for Homeless, 2004 (HUD Table 1A)**

<i>Type of Housing</i>	<i>Individuals</i>		<i>Persons in Families with Children</i>	
	<i>Inventory</i>	<i>Unmet Need</i>	<i>Inventory</i>	<i>Unmet Need</i>
Emergency shelter	13	53	93	34
Transitional housing	172	29	139	95
Permanent supportive housing	254	165	20	287
<b>Total</b>	<b>439</b>	<b>247</b>	<b>252</b>	<b>416</b>

*Source: Washington County Continuum of Care Application, 2004*

the waiting list), the shelter-based data likely under-represents the total need for housing and services for the homeless.

### Homeless Needs and Distribution of Services

The homeless in Washington County are located throughout the County. There are an unknown number of isolated camps and temporary sleeping areas in undeveloped wood areas and farmland. Though much of this is in Western Washington County, there are also woods in the eastern part of the County such as Nike’s Beaverton campus where there are homeless camps.

Emergency shelters are located in Hillsboro and Tigard but they are only targeted to

families. The homeless in the eastern part of the County tend to use facilities in Portland and Multnomah County. No shelters exist for single

**Table 4-31**  
**Unmet Housing Needs for Homeless Subpopulations, 2004**

<i>Homeless Subpopulations</i>	<i>Sheltered</i>	<i>Unsheltered</i>	<i>Total</i>
Chronically Homeless	90 (A)	73 (A)	163
Severely Mentally Ill	19 (A)	<i>Data not available</i>	
Chronic Substance Abuse	74 (A)		
Veterans	17 (A)		
Persons with HIV/AIDS	9 (A)		
Victims of Domestic Violence	106 (A)		
Youth (Under 18 years of age)	432 (A)		

adults or youth. The Beaverton Police have a voucher program for homeless persons.

More detailed information about homeless needs, facilities and services can be found in excerpts from the Continuum of Care Application found in Appendix C.

## **BARRIERS TO PROVIDING AFFORDABLE HOUSING**

The County, local jurisdictions, non-profit groups and others face a variety of obstacles in providing housing and related services to low and moderate income residents and those with special needs. Obstacles and impediments are summarized below generally and for specific groups.

Barriers to affordable housing include those policies, administrative rules, regulations, market events, public or private practices, and economic conditions that hinder the development and provision of housing affordable to lower-income or special needs households. Following is a list of impediments that have been identified as obstacles to the provision of affordable housing in Washington County and its constituent jurisdictions. Many of these also are described in the County's Fair Housing Plan.

### **Increasing Land and Housing Costs**

Home values have risen significantly during the last decade in part as a result of rising land costs within the Portland metropolitan

area. Rising costs are related to a variety of factors including a decrease in land supply, low investment rates, in-migration of residents from areas with even more expensive housing markets, to name a few.

### **Cutbacks in Federal Funding**

Significant cuts are proposed for the Section 8 voucher program in Washington County for the upcoming year. Washington County is expected to receive \$860,000 for the Section 8 program, eliminating 100 vouchers and increasing the waiting list for families seeking vouchers. These cuts will make affordable housing more scarce and increase caseloads of staff administering this and other federal housing programs.

### **Loss of Housing Due to Loss of Health Benefits and Medication**

The collapse of the Oregon Health Plan, long-term economic recession and the closing of many psychiatric care facilities have resulted in many low income people and families losing basic health insurance. As a result, these individuals and families now often have to choose between spending scarce resources on health care, housing or other basic needs.

### **Failure to Provide Fair Share Housing to Households at 50% MFI and Lower**

Housing at 50% of MFI and less is expensive to provide in general and more expensive to provide as the MFI level shifts down toward the 30% range.

### **Higher Income Residents Disproportionately Occupy Affordable Housing**

Landlords with rents in the affordable range have a tendency and incentive to choose tenants with the best financial and background profiles. The factors involved include income level, time on the job, housing history, criminal record, source of funds, number of children and ages, and similar factors. As a result, privately-owned affordable housing units often are occupied by tenants who could easily afford higher priced housing, with a resulting loss of affordable housing to lower income tenants who have few if any options.

### **The Conversion Threat to the Mobile Home Parks of Washington County**

Most of the housing in these parks is owned by the residents with the spaces rented from the owner of the park. Residents of these parks are often poor, elderly, and disabled. Conversion of these parks to other uses can result in a long-term loss of affordable housing.

### **Relative Deficiency of Housing for Large Families**

There appears to be a gap in the supply of affordable units with three or more bedrooms. This leads to increased overcrowding, the likelihood of intra-household frustration and violence, and the risk of family failure.

### **Insufficiency of Programs to Assure Accessible Housing Choice**

Accessible housing is needed to provide equal housing opportunities to people with disabilities. The obligation to “affirmatively further fair housing” requires local jurisdictions to ensure that local housing meets state and federal accessibility requirements and that the mix of housing owned or subsidized by local jurisdictions meets the accessibility needs of the population with disabilities.

### **Discrimination by Landlords Against Section 8 Voucher Holders**

A U.S. Census Bureau survey shows that many landlords (42 percent of those surveyed) refuse to accept Section 8 tenants. This discrimination is especially pronounced in predominantly white middle class areas resistant to inclusive housing.

### **Local Taxes, Systems Development Charges and Other Fees**

One of the problems in satisfying the need for low income housing is that existing funding is limited, and the cost of providing the housing is high. Local system development charges, application fees, public infrastructure requirements, and property taxes contribute to these costs.

### **Lack of Programs to Ensure that Linguistically Isolated Populations Have Equal Access to Housing**

In Washington County there are a number



of populations who do not speak English as their first language. Their poor facility with English may lead to substantial difficulties in applying for and obtaining housing.

### **Lack of Data**

Data related to some types of housing conditions is unavailable, difficult to acquire or expensive to maintain. For example, there is no database or listing of accessible housing units within the County. This makes it difficult to determine the relative need for accessible units to meet the needs of people with disabilities. Other areas where data is lacking include size of populations with disabilities, extent of homelessness, overall condition of housing (by jurisdiction and County-wide), and cross-tabulated data related to ethnicity, income, location and housing costs.

### **Availability of Commercial Credit**

Lending practices of leading financial institutions do not reflect the community's racial diversity. The ratio at which home loans are received and accepted are not consistent with the rate at which new Black and Hispanic households are entering the area.

### **Neighborhood Resistance to Location and Development of Low Income and Special Needs Housing**

Residents are often wary of and resistant to development of housing for low income

residents or people with special needs, particularly the homeless people with mental disabilities or substance abuse problems and ex-offenders. Many will actively oppose or discourage development of such housing in their communities or neighborhoods.

### **Capacity-Building**

The previous (2000-2005) Consolidated Plan identified this as an issue in Washington County. While continued support for community housing development organizations is important, significant progress towards this end has been accomplished in the last several years, including formation of advocacy and support groups such as the Washington County Housing Advocacy Group (HAG), Housing Supportive Services Network (HSSN), and the Community Housing Fund, an independent organization that was established through a donation of \$300,000 in seed money from the County.

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## Chapter 5

# Goals, Policies, Objectives & Strategies



This chapter lays out the policies, goals, strategies and priorities related to affordable housing for low to moderate income households and special needs households, including the homeless. While the focus of the Consolidated Plan is on the use of federal funds through the three main entitlement programs, other partner jurisdictions and agencies frequently use this document as a resource in advocating for both program funding and policies that help develop or preserve affordable housing. To help support these efforts, we have included in this chapter local goals and strategies (related to both housing and non-housing) that were developed as a means of accessing the federal funds, as well as the overriding national, state, and regional goals that support and highlight our collective goal of assisting low and moderate income persons. Local goals and policies as well as housing and non-housing goals, strategies and priorities include those developed by Washington County and the City of Beaverton. This Chapter satisfies HUD requirements for inclusion of an “Affordability Strategy” in the Consolidated Plan.

This summarizes the following categories of goals, policies, objectives, strategies and priorities related to housing, homeless and

community development needs:

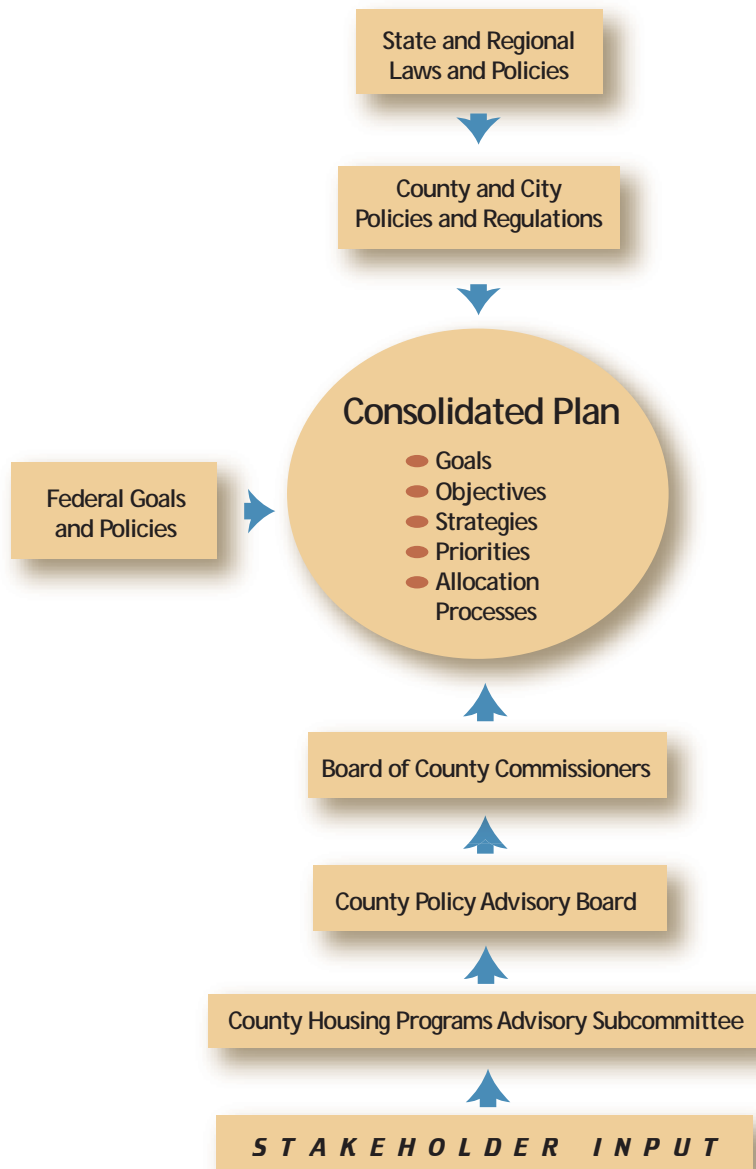
- **National, State and Regional goals and policies.** These goals and policies provide guidance and direction to local jurisdictions as they develop and implement their own goals, objectives and strategies. HUD directives prescribed here also directly guide allocation and funding of federal funds provided through the CDBG, HOME, ESG and HOPWA programs. State and regional goals and policies guide implementation of land use plans and policies that affect housing development. They also provide targets for production of affordable housing and implementation of other strategies to encourage development of housing for low income households and those with special needs. The national, state and regional policies described here have been culled from appropriate planning and policy documents.
- **Washington County.** This chapter describes County policies related to land use and housing contained in the County Comprehensive and Strategic Plans. These goals and policies affect and help guide County decisions about allocation of federal and County funds for housing and community development. In addition,

as part of the process of updating this Consolidated Plan, specific goals, objectives, strategies and priorities have been developed to address housing and non-housing needs and guide future decisions about allocation and funding of CDBG, HOME and ESG dollars. Goals and strategies included in other relevant plans (PHA, Continuum of Care, Fair Housing and HOPWA plans) serve the same purpose and also have been incorporated in this chapter.

➤ **City of Beaverton.**

The City of Beaverton has developed an integrated set of guiding principles, programmatic objectives, and strategies to meet housing and community development needs within the City. As a complement to Washington County’s housing and non-housing goals, policies and objectives, they

## Strategic Planning Process



also will help guide decisions about where and how to target CDBG and HOME funds to meet community needs identified in this plan.

## NATIONAL, STATE AND REGIONAL GOALS AND POLICIES

Goals and policies set at the national, state, regional, and local levels shape local strategies on housing, economic and community development, and homelessness to a significant degree.

### National Policies

National policies described here directly impact allocation of federal funds for housing and non-housing needs and projects. According to HUD, the statutes for the four grant programs covered by the Consolidated Planning rule (CDBG, HOME, ESG, and HOPWA) include a number of basic goals found in the Housing and Community Development Act and National Affordable Housing Act, as amended. These goals can be compressed into three clusters that include the following:

#### *Provide Decent Housing*

- Assist homeless persons to obtain appropriate housing
- Assist those threatened with homelessness
- Retain the affordable housing stock
- Make available permanent housing that is affordable to low income Americans without discrimination
- Increase the supply of supportive housing for persons with special needs

#### *Provide a Suitable Living Environment*

- Improve safety and livability of neighborhoods
- Increase access to quality facilities and services
- Reduce isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods
- Restore and preserve properties of special value for historic, architectural, or aesthetic reasons
- Conserve energy resources

#### *Expand Economic Opportunities*

- Create jobs accessible to low income persons
- Empower low income persons to achieve self-sufficiency to reduce generations of poverty in federally assisted public housing

The CDBG program is established by federal law and administered by HUD. Every year, the federal government allocates funds for the program and distributes them to “entitlement” communities throughout the United States. Recipients, such as Washington County, may use the funds for a wide range of projects, provided projects are directed towards one of the three national objectives of the program, and meet federal eligibility criteria.

HUD has established guidelines to ensure compliance with federal law. Within the law and guidelines, communities are allowed considerable flexibility to design programs and provide grants that are responsive to local circumstances and needs.

In addition to the goal of the CDBG program, “the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income,” the federal government requires that all projects funded through the CDBG program address one of the three national objectives:

1. Provide benefit to low and moderate income persons;
2. Aid in the prevention or elimination of slums or blight;
3. Meet other community development needs having a particular urgency, because existing conditions pose a serious or immediate threat to the health or welfare of the community, where other financial resources are not available to meet such needs.

The federal government requires entitlement communities to demonstrate that at least 70 percent of each year’s funding is used to address the first national objective by benefiting low and moderate income persons.

Federal programs related to housing and special needs populations include the HOME, ADDI, ESG, HOPWA and Continuum of Care programs, as well as several other HUD voucher and grant programs. These are briefly summarized below and described in more detail in Chapter 4.

➤ **HOME Investment Partnerships Program (HOME).** Over the last

12 years, this has been the primary federal program, in concert with housing vouchers, used by the County and local jurisdictions to address housing needs for low income residents.

➤ **American Dream Downpayment Initiative (ADDI).** This new program

is aimed at improving home ownership opportunities for first-time homebuyers.

➤ **Emergency Shelter Grant (ESG).**

Beginning in July 2004, the ESG dollars were allocated directly to Washington County and will continue to be targeted to facilities and services for homeless populations.

➤ **Housing Opportunities for Persons with AIDS (HOPWA).** This program is

administered by the City of Portland for the entire metropolitan region, including Washington County.

➤ **Continuum of Care.** This program funds housing and related services to address the needs of the Homeless.

## ➤ **HUD Section 811 and 202 Funds.**

Through the Section 811 program, HUD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for the projects to help make them affordable. Section 202 funds are targeted to elderly residents.

- **HUD Section 8 Vouchers.** This program provides housing vouchers to very low and low-income households that qualify.

## **State Goals and Policies**

Through its statewide land use program, Oregon has developed a variety of policies to guide land use and housing development. These policies guide development and implementation of local land use and housing plans and programs. While they do not have a direct connection to decisions about allocation of federal housing and community development funds, they indirectly affect the types of projects and needs identified by Washington County, the City of Beaverton and other service providers in the County.

### *Statewide Planning Goals—Goal 10: Housing*

One of 19 statewide land use planning goals, Goal 10 expresses the State of Oregon’s policy “to provide for the housing needs of citizens”:

*Buildable lands for residential use shall be inventoried and plans shall encourage*

*the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density.*

Goal 10 specifies that each community must plan for and accommodate needed housing types (typically multifamily and manufactured housing). It requires each community to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. Buildable lands include lands in urban and urbanizable areas that are suitable, available, and necessary for residential use.

### *Oregon Revised Statutes, Chapter 197*

The ORS Chapter 197 provides more-detailed requirements for assuring sufficient housing, including the requirement that a 20-year residential land capacity is shown and that capacity for needed housing be demonstrated. It also includes consideration of the density of residential development, so that to be counted, densities must be at rates that the market is likely to demand and developers build. It also requires cities and counties to set reasonable standards for siting manufactured housing. Cities and counties must permit such housing both on individual lots as well as

in manufactured housing parks. In addition, it requires that provision for government-assisted housing be made.

## *Oregon Administrative Rules (OAR) Chapter 660, Division 7*

This division of the OAR sets forth how the Metro region and the communities within it are to demonstrate compliance with Goal 10. The purpose of this rule is to assure opportunity for the provision of adequate numbers of needed housing units and the efficient use of land within the Metropolitan Portland (Metro) urban growth boundary, and to provide greater certainty in the development process so as to reduce housing costs. Needed housing means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. Needed housing also includes but is not limited to attached and detached single-family housing and multiple-family housing for both owner and renter occupancy and manufactured homes.

In the Metropolitan Housing Rule (OAR 660-07-000), a State administrative rule that only applies to the metropolitan area, two fundamental requirements are included. The first requirement (50/50 rule) states that:

*Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity*

*for at least 50 percent of new residential units to be attached single-family housing or multiple-family housing or justify an alternative percentage based on changing circumstances.*

The second state requirement is that the communities in the region must provide an overall density of six, eight, or ten dwelling units per net buildable acre of residential land (6/8/10 rule).

## Regional Goals and Policies

### *Regional Framework Plan*

Adopted by Metro in 1997, the Regional Framework Plan (RFP) incorporates goals, objectives, and policies that guide Portland-area local governments in directing future growth and creating and preserving livable communities. Section 1.3 of the RFP contains Metro policies on housing and affordable housing. Its purpose is to address the need for a regional affordable housing strategy, by developing and achieving a “fair share strategy” for meeting the housing needs of the urban population in cities and counties based on a sub regional analysis. These policy initiatives are intended to provide that:

- A diverse range of housing types will be available within cities and counties inside the UGB;
- Specific goals for low and moderate income



and market rate housing are adopted to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working in each jurisdiction;

- Housing densities and housing costs support the development of the regional transportation system and designated centers and corridors;
- An appropriate balance of jobs and housing of all types exists within the region and sub regions;
- At least 20% of new units in region wide opportunity areas inside the UGB and in first tier urban reserves are built to be affordable to households at or below the median income without public subsidy; and
- Accessory dwelling units begin to be a significant part of new development.

## *Regional Affordable Housing Strategy*

The Metro Council created a 25-member Affordable Housing Technical Advisory Committee (H-TAC) and charged it with reviewing and advising Metro on affordable housing policies and strategies for the region. The committee developed a Regional Affordable Housing Strategy (RAHS) that contains affordable housing goals and objectives, implementation strategies, and an

assessment process. The plan was accepted by the Metro Council on June 22, 2000.

The Metro Council will amend the Regional Framework Plan and other functional plans to reflect recommendations in the RAHS.

Metro's policies are primarily supportive.

Jurisdictions are encouraged to meet targets for production of affordable housing units.

They are required to periodically report their progress in meeting these targets and in implementing or "considering" specific affordable housing strategies.

Among the key points of the Regional Affordable Housing Strategy:

- The magnitude of need for more affordable housing in the region is great-and will continue to grow.
- There are many tools that can be used to increase the supply of affordable housing, some of which are currently utilized by local governments in the region. Best practices and examples of many strategies are included in the RAHS to provide local governments with ideas.
- Additional funds are needed to make a large dent in the need. Local governments need to work together to create a funding source that can be managed locally to meet local and regional affordable housing priorities.

- The Affordable Housing Technical Advisory Committee recognizes that solutions to the problem need to be the result of a collaborative process-not a “top-down” mandate. The recommendations of the RAHS are consistent with this approach.

## LOCAL GOALS AND POLICIES

This section includes the goals, objectives, policies, strategies and priorities of Washington County and City of Beaverton related to housing and community development needs.

### Washington County Goals, Policies, Objectives and Strategies

Elements of the following plans related to community development and housing are consolidated and described in this document.

- 2000 Strategic Plan
- Comprehensive Plan Land Use Plan and Implementing Policies
- Housing and Homeless Goals, Strategies and Priorities
- CDBG Long-Range Goals, Objectives and Priorities

In addition, relevant goals, objectives and strategies from the following plans have been incorporated in the housing and homeless goals, strategies and priorities section:

- Public Housing Agency (PHA) Plan
- Continuum of Care Plan
- Fair Housing Plan
- Housing Opportunities for Persons with AIDS (HOPWA) Plan

### 2000 Strategic Plan

The County's Strategic Plan includes the following mission and strategies related to meeting housing and community development

needs.

### Vision and Guiding Principles

Shelter will be safe, comfortable, and diverse, spanning the spectrum of affordability, effectively exploiting the benefits of proximity to work, school, commercial/service and transportation systems.

### Mission

The overall mission identified in the plan is to work with a variety of public and private organizations to provide adequate shelter for those who would not otherwise be able to attain it and to provide for the transition into independence for those who can achieve that goal in regard to their own housing.

Long-range strategies in the plan that pertain to housing include the following:

- Respond to Countywide housing needs by providing services appropriate to the needs and resources available.
- Support modestly priced rental and first-time ownership housing opportunities provided in partnership with cities and the private and nonprofit sectors, with coordinating and facilitating support from the County.
- Consider making County-owned surplus property available for the development of affordable housing opportunities in partnership or as part of the public

housing program of the County.

- Help address the full range of housing for those with special needs by supporting formation of successful partnerships with nonprofit housing providers, helping secure state and federal funding sources, and preserving the public housing stock.
- Continue to work toward the development of innovative solutions to provide housing which is safe, affordable, available and accessible for the full range of housing needs.

### **Comprehensive Plan Land Use Policies and Implementing Strategies**

Washington County has adopted four Urban Comprehensive Framework Plan policies related to urban area housing:

#### **Housing Affordability (Policy 21)**

It is the policy of Washington County to encourage the housing industry to provide an adequate supply of affordable housing for all households in the unincorporated urban county area.

The County will:

- a. Provide for an average overall density for new housing constructed in the urban unincorporated area of at least eight units per net buildable acre;
- b. Streamline the development review process to reduce the regulatory costs

associated with land development, while improving the quality of review;

- c. Through a regulatory process in the Community Development Code, permit the creation of a second dwelling unit within detached dwellings where the structural characteristics are deemed by the Planning Director to allow such an adaptation and where such a change will not adversely affect the neighborhood;
- d. Review design and development standards for residential projects as part of an effort to reduce unnecessary housing costs while maintaining housing and neighborhood quality;
- e. Review the utilization of residential planned densities on a periodic basis to determine if any Plan changes are required. Large housing projects for the elderly may include accessory convenience commercial uses. Appropriate standards shall be included in the Community Development Code;
- f. Encourage compatible development in partially developed residential areas to make optimal use of existing urban service facility capacities and maximize use of the supply of residential land; and
- g. Assist state and local public housing agencies in the development of affordable housing opportunities throughout Washington County by continuing to fund the Department of Housing

Services (DHS) and Office of Community Development (OCD).

### **Housing Choice and Availability**

#### **(Policy 22)**

It is the policy of Washington County to encourage the housing industry to make a variety of housing types available, in sufficient quantities, to the housing consumer.

The County will:

- a. Designate a sufficient amount of land in the Community Plans to allow at least 50% of the housing units constructed over the next 20 years to be attached units;
- b. Allow for the construction of a variety of housing types on all land planned for residential use, except where specifically limited by ordinance, as long as density limits are not exceeded and development standards are complied with;
- c. Designate through the community planning process, an adequate amount of land in each unincorporated urban community to allow for the widest possible range of housing types and density levels, consistent with the Comprehensive Framework Plan;
- d. Support the provision of needed mobile home sites in mobile home parks and mobile home subdivisions throughout the County; and

- e. Allow by right in all residential districts housing projects designed to meet the needs of special groups (the elderly, handicapped, and migrant workers), as long as all development standards are complied with.

### **Housing Condition (Policy 23)**

It is the policy of Washington County to encourage the maintenance and rehabilitation of the existing housing stock in unincorporated areas.

The County will:

- a. Continue to support and, where appropriate, participate in existing housing rehabilitation programs;
- b. Enforce building code provisions and other County regulations relating to maintenance of existing structures;
- c. Consider the adoption of a housing code to assure safe and healthy housing conditions, if such a code is deemed to be useful;
- d. Encourage local lending institutions to offer rehabilitation loan programs at reasonable interest rates;
- e. Consider deferring increased property tax assessments due to housing rehabilitation; and
- f. Consider taxing the value of improvements at a lower rate than land

value.

- g. Encourage the housing industry, public and private housing agencies, and individual homeowners to preserve and maintain existing, viable affordable housing units within Washington County.

The County will continue to promote the retention of affordable housing in Washington County by:

1. Administering the Community Development Block Grant and HOME Investment Partnerships Program for Washington County through the Office of Community Development in order to aid in housing rehabilitation and the construction of affordable housing throughout Washington County.
2. Support Washington County's low and moderate-income homeowners with home repairs through continued administration of the County's Housing Rehabilitation Program managed by the Office of Community Development and funding of low-interest housing rehabilitation loans and grants.
3. Administering the American Dream Downpayment Initiative through the Office of Community Development in order to assist low-income households achieve homeownership by providing payment and closing cost assistance.

### **Housing Discrimination (Policy 24)**

It is the policy of Washington County to encourage and support equal access to quality housing throughout the County of all people.

The County will:

- a. Continue to support Housing Authority efforts to reduce housing discrimination in the County.

## CONSOLIDATED PLAN HOUSING GOALS, STRATEGIES AND PRIORITIES <sup>26</sup>

During development of this plan, Washington County worked with housing stakeholder groups to develop goals and strategies addressing the housing needs of low income and special needs households in Washington County. Additional goals and strategies were compiled from the City of Beaverton Consolidated Housing and Community Development Plan, the Washington County Department of Housing Services Public Housing Agency (PHA) Plan, the Fair Housing Plan, the Continuum of Care plan and the Housing Opportunities for Persons with AIDS plan. These goals and strategies can be met or implemented by housing and service providers throughout the County. They are intended to support and enable the County, cities, non-profits and others to help meet the significant and varying housing needs of low and moderate income households and those with special needs throughout the County. Goals, strategies and priorities are described on the following pages.

### Goal I

**Increase homeownership opportunities in Washington County, with an emphasis on those groups that are under-represented**

**as homeowners; incorporate a bi-lingual capacity in implementing programs.**

#### *Strategies*

- Establish a program to increase homeownership among underrepresented populations (e.g., Latinos in Beaverton or Hillsboro).
- Support a first-time homebuyer program that assists low and moderate income households in Washington County to secure affordable mortgages.
- Use public funds to acquire land to enable self-help groups to expand homeownership options.
- Support pre/post purchase housing counseling and foreclosure prevention program(s) that serve low and moderate income households in Washington County.
- Support a first-time homebuyer program that assists low and moderate income households in Washington County by providing down payment assistance.
- Identify and seek non-County resources to expand first time homeownership opportunities.
- Support and coordinate homeownership education efforts; coordinate these programs with similar efforts by local lenders and non-profit groups.
- Identify, facilitate and obtain financial

<sup>26</sup> Goals and strategies are not listed in order of priority. No relative priorities have been assigned to them. Additional footnotes identify the source document for strategies identified in other plans (e.g., Fair Housing Plan, PHA Plan, etc.) that were not identified during the County's housing needs stakeholder meeting process.

and technical resources to implement appropriate demonstration programs in the design, planning and construction of affordable homeownership units and subdivisions.

- Encourage private employees to establish first-time homebuyer programs. Provide technical assistance where desired.

## Goal II

### **Reduce homelessness and provide needed services to those that are homeless or at risk of becoming homeless in Washington County**

#### *Strategies*

- Integrate Federal housing program resources managed within the County that lead to permanent housing for the homeless.
- Support housing projects that help homeless households transition into permanent housing.
- Support housing and social service provider activities that lead to the creation of housing options for the homeless.
- Support programs that provide homeless prevention services.
- Support programs that provide emergency shelter and services for the homeless, including increasing the number of shelter beds for single people.

- Create a winter shelter network through links with the faith community.
- Support the regional program, Bridges to Housing, seeking to expand permanent housing opportunities for homeless families or families at risk of becoming homeless through the development, acquisition, or subsidization of permanent housing units for homeless families living at or below 30% area median income in conjunction with the supportive services homeless families need to achieve self-sufficiency.
- Maintain a Housing and Supportive Services Network as a year-round coordinating and strategic planning organization to serve the homeless.
- Examine the relationship and balance between emergency, transitional, and permanent housing for people with AIDS and how the system can better leverage and support linked services.<sup>27</sup>
- Develop and implement Severe Weather Action Plan.<sup>28</sup>
- Plan and implement year-round, mobile, homeless camp outreach program.<sup>28</sup>
- Construct low demand entry points within the Safe-Haven model in order to engage homeless clients immediately.<sup>28</sup>
- Conduct ongoing discharge planning to ensure client placement from mental

<sup>27</sup> HOPWA

<sup>28</sup> Continuum of Care



health hospitals, jails and treatment programs into appropriate housing environments.<sup>29</sup>

Note: Additional goals and strategies that address homelessness are included in Appendix C (Continuum of Care Strategy).

## Goal III

### **Build and preserve housing units for households with special needs and difficult to serve households in Washington County**

#### *Strategies*

#### **a. Elderly and Frail Elderly**

- Develop incentives or subsidies to projects targeting elderly and physically disabled households in rental housing projects.
- Develop additional housing for the elderly that offers an integrated array of services and are conveniently located near public transportation.
- Support coordinated programs that integrate housing facility inspections and housing rehabilitation services for the elderly and persons with disabilities.
- Assist development partners in efforts to secure 202 grants.
- Continue to support real-property tax-deferral opportunities for elderly

homeowners.

- Develop and implement public education programs to inform people about the specific housing needs of the elderly, such as asset conversion, reverse annuity mortgages, housing rehabilitation and weatherization, and shared housing
- Apply for special-purpose vouchers targeted to the elderly, should they become available.<sup>30</sup>
- Provide ranking preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.<sup>31</sup>

#### **b. Persons with Disabilities**

- Develop additional housing units or opportunities for persons with disabilities that offer an integrated array of services and are conveniently located near public transportation.
- Provide incentives to projects that provide more than the minimum number of fully accessible housing units.
- Provide incentives to projects targeting chronically mentally ill and developmentally disabled persons in rental housing projects.
- Evaluate the need for design, and implement innovative, joint housing and services projects appropriate to individual population groups (e.g., people with

<sup>29</sup> Continuum of Care

<sup>30</sup> PHA Plan

moderate and severe disabilities). Seek demonstration grants and other financial resources to develop and implement these efforts.

- Develop housing with built-in supportive services for persons with disabilities, including group homes and small- to medium-sized complexes (less than 25 units), in locations with access to public transportation.
- Assist development partners in efforts to secure 811 grants.
- Continue to work closely with state treatment facilities when transitioning persons with mental or developmental disabilities from institutional to community living environments.
- Address the housing needs of people who are “dually diagnosed” (i.e., have mental illness and drug/alcohol problems).
- Construct needed modifications for public housing based on the section 504 Needs Assessment for Public Housing.<sup>31</sup>
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.<sup>31</sup>
- Provide Ranking preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.<sup>31</sup>

## c. Households with Other Special Needs

- Develop incentives or subsidies for projects

targeting single-parent households and very large households.

- Ensure that residents in HOPWA- and Ryan White-assisted housing receive the range of community-based and mainstream support services they need to maintain housing stability and achieve the highest degree of independence possible.<sup>32</sup>
- Convene an ad hoc task force to examine the potential impacts on the existing AIDS housing system of moving homeless individuals and families rapidly into permanent housing and providing them with support services.<sup>32</sup>
- Identify a long-term, sustainable service plan and funding mechanism to remedy the deficits in residential care options and in-home services.<sup>32</sup>
- Develop incentives or subsidies to projects that provide housing for households with a family member with HIV/AIDS complex.
- Identify funding options for increasing the capacity to provide sub acute care for the growing number of persons living with HIV/AIDS who need it and to develop an in-home support services program that could help assure housing stability and quality of life for those who can live independently but need intermittent medical care, medication management, and/or other supports for activities of daily living.<sup>32</sup>

<sup>31</sup> PHA Plan

<sup>32</sup> HOPWA

## d. Other Strategies

- Ensure that Housing is Available for Large Families.<sup>33</sup>
- Integrate planning between County Departments serving special needs populations and the housing development community so that services and rent assistance flow with the populations to be housed.
- Provide technical assistance to housing providers regarding the requirements of the federal Fair Housing Act.
- Link objectives in the Consolidated Plan with available state funding initiatives, such as set-asides for specific special needs populations.
- Integrate housing proposals into public safety levies (e.g., domestic violence shelters).
- Build stronger relationships with social service/case management providers who refer high-risk applicants for housing.
- Address the housing needs of ex-offenders.

## Goal IV

**Increase housing options for ethnic and racial minority low-income households, including promoting ethnically diverse neighborhoods and communities.**

### *Strategies*

- Use incentives to encourage developers

to affirmatively market housing to ethnic and racial minorities (consistent with the Fair Housing Act), particularly those with low or very low incomes.

- Develop incentives or subsidies to projects targeting year-round, seasonal, and migrant farm worker households.
- Support efforts to improve housing conditions in farm labor camps, including acquisition by non-profits or the Housing Authority.
- Expand the availability of language-appropriate landlord-tenant, fair housing, and homeownership counseling.
- Improve linkages between ethnically-based service organizations (e.g., Centro Cultural) that provide education, medical, employment, language skills, transportation, and legal services. Expand and improve connections between these service providers and housing providers/organizations.
- Ensure that board memberships fairly reflect the protected class composition of the overall community.<sup>33</sup>
- Design and implement a demonstration project to develop housing for ethnic and racial minority low income groups.
- Continue to support existing planning and communications networks, such as the Housing and Supportive Service Network (HSSN), or similar communication

<sup>33</sup> Fair Housing Plan

networks involving housing and social services providers, agricultural workers, advocacy organizations, employers, and government agencies to address both long-range planning and emergency needs to meet the needs of low income and special needs populations.

- Affirmatively market public housing assistance programs and units to races/ethnicities shown to have disproportionate housing needs.<sup>34</sup>

## Goal V

### **Preserve and make more efficient use of the existing affordable housing stock in Washington County**

#### *Strategies*

- Adopt long-term affordability requirements as a condition for use of federal, state and local funds used for affordable housing projects.
- Continue to provide resources for rehabilitation and weatherization programs that serve low and moderate income homeowners; target areas with concentrations of substandard homes.
- Develop incentives or subsidies to projects providing accessibility repairs of owner-occupied housing.
- Develop incentives or subsidies to support the acquisition and rehabilitation of

existing affordable rental housing units, especially those projects financed under USDA Rural Development and HUD Multi-Family programs that preserve rental assistance and the acquisition of Tax Credit and Bond financed housing units.

- Inventory affordable and/or expiring-use properties and collaborate with housing partners to acquire and preserve that stock.
- Support rehabilitation of existing multifamily projects (non-profits and for-profits) with long-term affordability requirements, giving preference to those projects that will increase accessibility.
- Renovate or modernize public housing units.<sup>34</sup>
- Maintain the supply of manufactured homes as an affordable housing option by exploring purchase or financing options for non-profits, including land trusts.
- Use zoning strategies to protect Washington County mobile home parks from the threat of conversion.<sup>35</sup>
- Provide incentives for life-skills training for potential and existing tenants in special needs housing.
- Encourage the development of mixed-income rental housing with units at market and below market rents to

<sup>34</sup> PHA Plan

<sup>35</sup> Fair Housing Plan

encourage diversity and provide cross-subsidies for very low income units.

- Maintain and/or rehabilitate housing of last resort without losing affordable housing units by creating a program that combines a trust fund with building inspections.<sup>36</sup>
- Reduce public housing vacancies and apply for additional vouchers.<sup>37</sup>
- Employ effective maintenance and management policies to minimize the number of public housing units off-line.<sup>37</sup>
- Reduce turnover time for vacated public housing units.<sup>37</sup>
- Reduce time to renovate public housing units.<sup>37</sup>

## Goal VI

### **Support designated Community Housing Development Organizations (CHDO) carry out the Goals of the Consolidated Plan**

#### *Strategies*

- Provide operating grants that support CHDO organizations.
- Link intermediaries with local non-profits to promote capacity-building initiatives.
- Where CHDO's are not meeting identified community needs, consider creating new CHDO's that would be eligible for operating grants.
- Identify and provide technical assistance

and resources to nonprofits to help with organizational development, capacity building, housing planning, finance, development, and other issues.

- Identify and obtain financial resources for predevelopment costs, such as preliminary design, feasibility studies, consulting fees, environmental analysis, and site control, for affordable housing development.
- Dedicate the maximum allowable portion of HOME program funds for CHDO operating costs and make required CHDO set-aside amounts available for project-specific technical assistance as well as housing production.
- Link the corporate real estate industry with nonprofits to explore available (and inexpensive) office space in empty buildings.
- Partner with faith organizations in the County to identify land for possible donation and/or joint financial ventures to develop housing.
- Explore opportunities to use matching funds from national intermediaries to strengthen the capacity of local organizations.

<sup>36</sup> Fair Housing Plan  
<sup>37</sup> PHA Plan

## Goal VII

### **Reduce costs and obstacles, identify regulatory barriers to the development of affordable housing, including regulatory barriers and costs**

#### *Strategies*

- Advocate for fee subsidies to pay for system development charges (SDC's), building permits, and other planning and development fees.
- Promote use of design modifications and changes to land use regulations and standards to promote affordable housing.
- Encourage the appropriate, permitted use of duplex, attached, and/or specialized housing designs and types—particularly as infill in existing neighborhoods—through examination of regulatory requirements, leadership in design innovations, and community information and education.
- Assist non-profits and other developers of affordable housing in meeting state and local permitting requirements (e.g., by using designated staff to assist affordable housing developers with permitting and application processes).
- Advocate for the ability to use inclusionary zoning programs in the development of affordable housing.
- Increase state tax credit awards to Washington County by securing local

match dollars.

- Support efforts to fully capitalize the Community Housing Fund.

## Goal VIII

### **Ensure equal access to affordable housing for all households in Washington County**

#### *Strategies*

- Maintain strong Fair Housing education and outreach programs targeting renters and property managers, including the following components.
  - ~ Educate managers and owners about rules relating to children that may violate the Fair Housing Act or state law.
  - ~ Encourage proper design in apartments to accommodate normal childhood activity.
  - ~ Educate property owners about issues related to charging premium rent.
- Reduce impediments to Fair Housing through the following initiatives:
  - ~ Require all locally funded housing to have policies that prohibit discrimination based on Section 8 vouchers
  - ~ Educate landlords and implement policies to prevent discrimination against women victims of domestic violence.<sup>38</sup>
  - ~ Address the needs of people with

<sup>38</sup> Fair Housing Plan

- limited English proficiency
- ~ Encourage or require the use of alternative formats, reasonable accommodation, and affirmative fair housing marketing practices.
- ~ Work to ensure that public transportation does not act as an impediment to Fair Housing choice in the County with special emphasis on the disabled and families with children.
- Strengthen Fair Housing enforcement efforts.
- Develop a model tenant application form as a pilot project, providing for waivers of terms under identified circumstances, the use of limited cosigners, and the possibility of a central guarantee fund to address upfront risks.
- Ensure, to the extent possible, that all federally funded housing has 5% of units set aside for those with physical accessibility (mobility) impairments, plus 2% for those with hearing or sight impairments.
- Tie Fair Housing requirements to funding of affordable housing.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.<sup>39</sup>
- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to

locate those units.<sup>39</sup>

- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.<sup>39</sup>

## Goal IX

### **Enhance community awareness of the need for and issues associated with housing for people with low incomes and special needs**

#### *Strategies*

- Support community education and outreach on the social and economic value of providing affordable housing, including the need for, benefits of and regulations allowing development of such projects.
- Develop messages linking affordable housing and educational success/continuity.
- Educate/advocate with local government to adopt tools/strategies to reduce the cost of housing development.
- Encourage development of services to facilitate solutions to neighborhood issues involving residents of affordable housing.
- Emphasize education for property owners, managers, realtors, lenders and tenants.
- Provide education on Fair Housing issues to social service providers, developers, builders, and architects.
- Create and foster a constituency within the Washington County business

<sup>39</sup> PHA Plan



community that supports affordable housing development.

## Goal X

**Maximize production of units for households with under 30% and 50% of the Median Family Income.**

### *Strategies*

- Redirect revenues from the County's existing Real Estate Transfer Tax to supporting housing projects serving households with 0-30% of the Median Family Income.
- Provide flexible financing terms for HOME and CDBG projects to increase the feasibility of projects serving those at less than 50% of median income.
- Select locations and properties as sites for affordable housing that are cost-effective and provide the greatest community benefit.
- Provide assistance for preparation of preliminary site plans and acquire suitable vacant land for affordable housing as sites and financial resources become available.
- Survey both assisted and low income market-based housing to determine the income levels of the residents. Adjust

calculations of need for low income housing if low cost units are occupied disproportionately by households with higher incomes.<sup>40</sup>

- Reduce System Development Charges (SDC's) for housing projects serving households with 0-30% of the Median Family Income.
- Provide in-kind planning support and/or assistance for housing projects serving households with 0-30% of the Median Family Income.
- Reduce parking requirements for housing projects serving households with 0-30% of the Median Family Income, particularly for those targeted to people with special needs.
- Employ admissions preferences for publicly assisted housing aimed at families with economic hardships.<sup>41</sup>
- Adopt rent policies to support and encourage work.<sup>41</sup>

## Goal XI

**Promote development of high-quality, sustainable housing and communities.**

### *Strategies*

#### **a. Buildings**

- Endorse/promote use of the Leadership

<sup>40</sup> Fair Housing Plan

<sup>41</sup> PHA Plan



in Energy and Environmental Design (LEED™) certification program in development of new housing.

- Encourage use of local design standards that achieve sustainability.
- Acknowledge “preferred practices” in local plan review processes.
- Reinforce implementation of the state’s Unified Building Code (UBC).
- Encourage applicants to explore new technology.

## **b. Financing**

- Incorporate long-term affordability requirements in affordable housing developments.
- Support use of deed restrictions or non-profit/ government ownership to ensure long-term affordability.

## **c. Plans/Community**

- Use and promote scattered site development that is well-integrated with surrounding or adjacent existing neighborhoods to preserve open space and to enhance a sense of community and neighborhood cohesiveness.
- Site publicly supported low income housing in areas with succeeding schools.<sup>42</sup>
- De-concentrate affordable housing away from high crime areas.<sup>42</sup>
- Implement measures to de-concentrate

poverty by bringing higher income public housing households into lower income developments.<sup>43</sup>

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.<sup>43</sup>
- Implement public housing security improvements.<sup>43</sup>
- Ensure the accessibility of public housing units in accordance with 504 requirements.<sup>43</sup>

## *General/Other Strategies*

- Seek partnerships with national and local housing intermediaries to identify, develop and/or implement financing or program initiatives.
- Consider the use of HUD’s 108 loan guarantee program as a source of additional funds.
- Develop affordable housing that is compatible with existing development in the immediate area in terms of size, density, and type of structure and materials.
- Consider a mechanism for reducing the cumulative costs of duplicate screening fees to housing or service program applicants while protecting the interests of

<sup>42</sup> Fair Housing Plan

<sup>43</sup> PHA Plan

property owners.

- Encourage and expand coordination between housing and service providers through planning, project selection, and capacity building.
- Maintain a database of the existing housing inventory in the County, including the number of units developed with state and federal funds and information on these facilities such as the number of rooms, accessibility, affordability, etc; use it to monitor and plan for affordable housing development.
- Support state and federal efforts to increase affordable housing resources to Washington County.
- Provide resources in proportion to geographic areas and populations with the greatest documented needs.
- Identify opportunities to donate surplus property for affordable rental or owner-occupied housing and promote ethnically diverse neighborhoods and communities.
- Protect children from lead based poisoning by instituting a rolling one-time lead based paint inspection program for older housing.<sup>44</sup>
- Encourage the business community to invest in housing development.
- Leverage affordable housing resources in the community through the creation of

mixed-finance housing.<sup>45</sup>

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.<sup>45</sup>
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.<sup>45</sup>
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.<sup>45</sup>

## Housing Priorities

All Consolidated Plans are prepared in large part to identify their jurisdiction's priorities for housing and housing-related assistance according to an established format required by HUD. This format considers five subsets of the population in need of assistance, including homeowners and four types of renter households: small related families; large related families; the elderly; and "all other." Each subset is further divided into three income categories based on household incomes as a percentage of HUD's area median family income (MFI): between zero and 30% of MFI; greater than 30% to 50% of MFI, and greater than 50% to 80% of MFI. This results in 15 sub-categories, each of which is assigned a "Need Level" of High, Medium, or Low in

<sup>44</sup> Fair Housing Plan

<sup>45</sup> PHA Plan

Table 5-1 (HUD Table 2A). This table is a required element of a Consolidated Plan.

Table 5-1 also indicates the number of housing units that will be needed for each sub-category at the beginning and end of the Consolidated Plan period. These numbers come from HUD's Comprehensive Housing Affordability Strategy (CHAS) data (year 2000), which calculates the number of households in each housing category that are cost burdened (pay more than 30% of their income for housing) or have any other "housing problems." These CHAS data are based on the 2000 US Census and are used by HOME and CDBG jurisdictions to prepare their Consolidated Plans. The data was updated consistent

with population growth rates in the County between 2000 and 2005. Appendix A shows the full CHAS data for Washington County based on the 2000 US Census, as well as estimates of the number of units to be needed in 2005 and 2010.

The estimated cost of providing the units needed in 2010 is based on HUD's 2003 Total Development Cost (TDC) limits for the Portland Metropolitan area. "Two-bedroom walkup unit" costs (\$130,463 per unit) are used for the "small related," "elderly," and "all other" categories. "Three-bedroom walkup unit" costs (\$173,297 per unit) are used for the "large related" category. Homeowner assistance is calculated at \$15,000 per unit.

**Table 5-1  
Priority Housing Needs (HUD Table 2A)**

		<i>Percent of MFI</i>	<i>Need Level</i>	<i>Units</i>		<i>Estimated \$ (2010)</i>
				2005	2010	
Renter	Small Related	0-30%	H	2,696	2,955	\$385,502,778
		31-50%	M	3,727	4,085	\$532,882,235
		51-80%	L	2,980	3,266	\$426,115,416
	Large Related	0-30%	H	910	997	\$172,798,025
		31-50%	M	1,237	1,356	\$234,963,168
		51-80%	L	1,492	1,636	\$283,430,907
	Elderly	0-30%	H	1,423	1,560	\$203,539,121
		31-50%	M	1,519	1,665	\$217,182,429
		51-80%	L	1,296	1,420	\$185,295,162
	All Other	0-30%	H	2,884	3,160	\$412,313,465
		31-50%	M	3,272	3,586	\$467,838,556
		51-80%	L	3,344	3,665	\$478,150,359
Owner		0-30%	M/H	3,190	3,496	\$52,440,036
		31-50%	H	3,604	3,950	\$59,243,561
		51-80%	M	7,550	8,275	\$124,123,286

Source: 2000 data from HUD CHAS data; 2005, 2010 projections by Cogan Owens Cogan.

Priorities (expressed as "need levels") in Table 5-1 were identified as part of the stakeholder involvement process described previously, as well as quantitative information about housing needs and conditions. The process involved representatives of a variety of public agencies, non-profit and development

organization that provide services to households with low incomes and special needs. Priorities were further reviewed and refined by the County's Housing Programs Advisory Subcommittee (HPAS) and Policy Advisory Board (PAB).

In developing these priorities, stakeholders, County staff and advisory groups considered the results of the Housing Needs Survey, quantitative analyses of existing needs and services, and discussions with a group of housing service providers and other stakeholders.

In general, the priorities identified in the table above and in Tables 5-2 through 5-4 are related directly to the perceived and identified level of need of specific population groups in terms of the size of each population and the relative level or severity of need. In general, those households or groups with the highest level of need, i.e., those with the lowest incomes and most significant gap between available resources and cost of housing, have the highest priority. Very low income households in almost all groups above are rated as a high priority. Low income renter households also are rated as a medium priority for each household type. Moderate income renter households are rated as a relatively lower priority in part because a

smaller percentage of these households face a housing problem. Additional factors were considered in identifying priorities for owner-occupied housing.

For homeowners with incomes falling between zero and 30% of MFI the stakeholders group members agreed that construction of new housing units for purchase should be a medium priority, in part to leverage use of federal Section 8 vouchers by low income homeowners. They agreed that the rehabilitation of homes already owned by people in this income bracket should be a high priority.

The County will consider these priorities, among other criteria, as they allocate funding from the federal programs described in the Introduction. A Low priority will not necessarily prevent a project from being funded. However, overall, the County is expected to provide relatively more funds to programs that address Medium and High priority needs than those that address Low priority needs.

In addition to identifying priorities for these groups as required by HUD, County staff has worked with housing stakeholders to identify priorities for specific types of housing programs and special needs populations, as

well as for homeless programs and needs (Tables 5-2, 5-3, and 5-4). These priorities are described in the following tables. Priorities are relative to each other. A low priority does not necessarily indicate that there is little need to serve a specific population or provide a particular service. Instead the priorities indicated that in making choices about where to spend limited resources, some programs or population will have a higher priority than others, given relative needs and perceived effectiveness of specific programs. These priorities are expected to be considered along with a variety of other factors in evaluating and funding applications for HOME and other federal housing funds. Like the priorities described above, these categories are related

to the level of need among different programs and populations based on a combination of quantitative and qualitative data.

Priorities in Table 5-2 are similar to and consistent with the priorities identified in Table 5-1. Programs aimed at addressing needs for populations with the highest priorities and highest level of need rank highest (i.e., creating, purchasing, and rehabilitating rental units for very low income households and rehabilitating owner-occupied units for low and very low income home owners). Other programs, aimed in large part at groups with relatively lesser needs or with lower priorities identified in Table 5-1 received medium or low priority rankings.

**Table 5-2**  
**Housing Priorities by Housing & Program Type**

<i>Category</i>	<i>Priority</i>
Purchase and/or preserve existing housing for low income households	
◆ Provide rehabilitation assistance to low income homeowners	High
◆ Make accessibility and/or weatherization improvements	
◆ Provide emergency repair financial assistance for homeowners	
Create new low income rental units	High
Rehabilitate low income rental housing units.	High
Acquire land for future low income housing development	Medium
Support programs to allow transition from subsidized to non-subsidized housing	Medium
Increase affordable home ownership	
◆ Provide down payment assistance for first time home buyers	Medium
Reduce affordable housing development costs	Low

Source: Cogan Owens Cogan.

**Table 5-3**  
**Housing Needs & Priorities for Specific Populations**

<i>Category</i>	<i>Priority</i>
Persons with disabilities or other special needs (excluding homeless)	High
Low-income households with children	High
Low-income seniors	Medium
Farm workers	Medium
Persons with substance abuse or dependency issues	Medium
Low income single adults	Medium
Victims of domestic violence	Low
Low-income or homeless youth	Low
Ex-offenders	Low
Other	Low

*Source: Cogan Owens Cogan.*

Priorities in Table 5-3 correlate with the degree or sensitivity of need for specific populations with special needs. As described in Chapter 4, people with disabilities face a significant unmet need for housing, with a limited number of designated housing units and facilities available. Low-income families with children are ranked in high priority because of both the relative level of need and degree of housing problems described in Chapter 4, as well as the impacts on children and society of not adequately housing children. Those groups identified as medium priority have a greater need for housing in terms of their total population, in comparison to those identified as relatively

lower priorities.

Priorities in Table 5-4 are based in large part on consultation with homeless service providers and are related to the perceived or demonstrated effectiveness of different types of programs and services in addressing and reducing homeless needs in the long term. For example, while emergency shelters are vitally important to housing the homeless on a temporary basis, permanent housing combined with supportive services, coupled with homeless prevention services are judged to be more effective in reducing the number of homeless individuals and families in the long run.

**Table 5-4**  
**Homeless Needs Priorities**

<i>Category</i>	<i>Priority</i>
Permanent housing and supportive services	High
Homeless prevention services	High
Emergency shelter space	Medium
Homeless assistance (security deposit assistance, rental assistance, etc.)	Medium
Homeless support services (transportation vouchers, service centers, etc.)	Low
Transitional housing services or treatment	Low
Other	Low

*Source: Cogan Owens Cogan.*

## CDBG (NON-HOUSING) LONG-RANGE GOALS, OBJECTIVES AND PRIORITIES<sup>46</sup>

### Washington County Principles, Policies, Objectives and Strategies

Goals and objectives for non-housing programs were developed primarily by evaluating the results of an intensive survey process that involved local governments, non-profits and other organizations. Additional goals and strategies were compiled from the City of Beaverton Consolidated Housing and Community Development Plan, the Portland Public Housing Agency Plan, the Fair Housing Plan, the Continuum of Care plan and the Housing Opportunities for Persons with AIDS plan. These goals and strategies can be met or implemented by housing and service providers throughout the County. They are intended to support and enable the County, cities, non-profits and others to help meet the significant and varying non-housing needs of low and moderate income households and those with special needs throughout the County. They also will be used to evaluate the consistency of CDBG project applications with County goals and strategies. Goals, strategies and priorities are described on the following pages.

Based on the unique needs and circumstances in Washington County, the CDBG program has developed the following long-range objectives to support the national objectives.

All CDBG program projects must address one of these objectives.

### Public Facilities

Eligible public facilities are capital investments that support the provision of programs or services for an income-qualified group or a specific area with a population that is primarily low and moderate income. Projects may include real property acquisition, construction, rehabilitation or improvements.

## Goal I

**Develop or improve a variety of public facilities to benefit income-qualifying neighborhoods or income-qualified special needs populations**

### *Objectives*

#### Neighborhood Facilities

- Develop public library facilities and community facilities to serve low income neighborhoods.
- Provide adequate drug and alcohol rehabilitation facilities for the County's growing Hispanic population.

<sup>46</sup> Goals and objectives are not listed in order of priority. No relative priorities have been assigned to them. Footnotes identify the source document for strategies identified in other plans (e.g., HOPWA, Continuum of Care, etc.) that were not identified during the County's non-housing needs survey process.



## **Parks & Recreation Facilities**

- Provide low income neighborhoods with green spaces through park land acquisition, the development of new park facilities, and improvements to existing parks.
- Develop facilities for recreation and community activities in low income neighborhoods.
- Offer outdoor recreational opportunities for youth and adults in low income neighborhoods, including fields, gardens and skate parks.
- Provide outdoor recreational facilities for developmentally, physically, and emotionally disabled and at-risk youth.
- Promote healthy lifestyles of seniors by improving their access to recreational facilities.

## **Health Facilities**

- Develop assisted-living programs and support services for low income seniors and developmentally-disabled adults.

## **Parking Facilities**

- Develop parking facilities to serve local service organizations and income-qualified populations.

## **Non-residential Historic Preservation**

- Rehabilitate and preserve historic buildings.

## **Senior Centers**

- Provide adequate community spaces for seniors to meet, recreate, and access various services.

## **Handicapped Centers**

- Improve, construct, or purchase facilities to serve persons with disabilities.

## **Child Care Centers**

- Acquire, construct and/or renovate child care facilities to serve a greater number of children more efficiently.

## **Youth Centers**

- Provide youths with community centers where they can take advantage of recreational and educational opportunities at no cost.

## **Homeless Facilities**

- Provide shelters and temporary housing for Washington County's homeless population.
- Improve existing homeless shelters in Washington County.

## **Other Public Facilities Needs**

- Improve, Construct or purchase facilities



to serve seniors and adults with developmental disabilities.

- Create housing and social service facilities to support low income children and families in transition.
- Develop facilities to house and provide services for the mentally ill.
- Construct, renovate or repair multi-purpose community facilities in low income neighborhoods to provide meeting space, libraries and activity centers.
- Provide group homes for special needs populations
- Provide for a variety of residential treatment facilities serving the needs of income-qualified individuals.

### Infrastructure Improvements

Infrastructure improvements involve public works projects such as street, sidewalk, sewer, water, flood drain improvements and solid waste disposal in eligible service areas. At least 46.1% of the residents living in the service areas for these types of projects must be income-qualified.

## Goal II

**Improve the infrastructure of income-qualified areas to ensure the health and safety of communities, and increase neighborhood pride and viability.**

### Objectives

#### Water Improvements

- Repair aging water lines to increase system health, safety and efficiency.
- Construct new facilities to increase system capacity.

#### Sidewalk Improvements

- Construct, repair and replace sidewalks to provide a safe pedestrian environment.

#### Street Improvements

- Increase neighborhood safety by replacing, repairing and developing streets and related infrastructure.

#### Flood Drain Improvements

- Improve pedestrian and traffic safety through stormwater improvements to prevent flooding of city streets.

#### Other Infrastructure Improvements

- Improve access to transit in low income neighborhoods through streetscape improvements.

### Public Service Needs

This category includes a wide range of needs. The federal requirement that no more than 15% of the CDBG funds be used for public service projects each year makes it particularly difficult to devote adequate

resources to meet these needs.

### Goal III

#### **Provide public services that ensure the health and welfare of income-qualified people living in the community.**

##### *Objectives*

##### *Handicapped Services*

- Support adults with developmental disabilities and their families.
- Offer cultural opportunities and retirement activities to developmentally disabled adults.
- Improve access to resource centers for the developmentally disabled.
- Provide intensive care to children with mental health illnesses.

##### *Transportation Services*

- Increase the affordability and accessibility of transportation services for seniors and disabled adults.

##### *Substance Abuse*

- Offer integrated substance abuse and mental health treatment to low income individuals.

##### *Employment Training*

- Offer employment education programs to help residents obtain and retain jobs.

- Better coordinate employment support efforts to help individuals with HIV/AIDs secure employment.<sup>47</sup>

##### *Health Services*

- Improve access to health and dental care services for low income, uninsured and underinsured families.
- Provide health education and related services to low income families.

##### *Senior Services*

- Offer support services to seniors to prevent their isolation and ensure that their basic needs are met.

##### *Other Senior Programs*

- Offer money management, guardian and conservatorship services to aid seniors who need assistance managing their affairs.

##### *Crime Awareness / Other Anti-Crime Programs*

- Educate the public about domestic violence and domestic violence resources.
- Reduce crime by strengthening communication among property managers, tenants and law enforcement agencies.
- Support activities, which involve citizens in promoting safe and secure living environments.
- Create programs to train teens in life

<sup>47</sup> HOPWA

skills and educate them in the dangers of substance abuse and gang violence.

## **Youth Services**

- Offer an array of support services for low income and at-risk students beyond what school districts are able to provide.
- Increase educational and recreational enrichment opportunities for youth by offering summer and after school programs.
- Develop stable living conditions for youth by providing educational and vocational training, housing, family counseling and mediation services, and support services to youth that are homeless, at-risk of homelessness, pregnant or parenting and/or experiencing emotional disturbance, and mental health related or psycho-social crisis.
- Purchase materials and fund pre-literacy activities for the growing Spanish-speaking population.
- Promote teen self-sufficiency and responsibility by providing alternatives to the juvenile criminal justice system for first-time offenders.
- Offer constructive alternatives to youths at risk of alcohol and/or drug abuse, gang involvement and/or violence.
- Address minority isolation by providing youths with mentors to help them and

their families acclimate to life in the United States.

## **Child Care Services**

- Support parents attending school by offering child care assistance for low income students.
- Provide child care and supervised parenting for mothers and children leaving abusive situations.
- Improve child care service by offering scholarships for low income child care workers to access training and professional development opportunities.
- Preserve affordable child care services by supplementing child care program operating costs.
- Provide short-term and drop-in child care slots in existing facilities.

## **Other Youth Programs**

- Support bicycle safety for low income youths.
- Provide quality support for children involved in custody litigation.
- Provide alternatives to the criminal justice system for youths who commit minor offenses.

## **Other Public Services Needs**

- Provide counseling services for victims of

crime.

- Offer emergency, basic needs assistance to families in crisis.
- Improve access to affordable housing for low income families.
- Offer homeownership classes and services to low income homeowners.
- Provide family literacy resources and access to technology to low income families.
- Offer job education and life skills training to low income adults.
- Offer support services to post-adjudicated victims of crime.
- Enhance information and referral services and implement systems among social service agencies to track homeless clients.
- Provide support services such as child care, housing education, addiction counseling, and employment training to homeless, mentally ill, and transitioning individuals.
- Obtain resources to coordinate volunteers and donations for the homeless population.
- Secure legal, advocacy, interpretation and translation services for social service agencies.

## Non-Housing Priorities

Priorities for community development needs are summarized in Table 5-5 (HUD Table 2B) on the following page. The needs identified in

Table 5-5 total over \$110 million. However, only about \$15 million is expected to be available in federal funding based on previous allocations. As a result, needs are expected to significantly exceed available funds.

**Table 5-5**  
**Community Development Needs & Priorities,**  
**Washington County**

<i>Development Needs</i>	<i>Priority Need Level</i>	<i>Number of Needs Identified</i>	<i>Dollars to Address Unmet Priority Need</i>
<b>PUBLIC FACILITY NEEDS</b>			
Neighborhood Facilities	H	4	\$4,550,000
Parks and/or Recreation Facilities	H	20	\$34,047,500
Health Facilities	H	2	\$0
Parking Facilities	L	2	\$1,405,000
Non-Residential Historic Preservation	L	2	\$565,000
Senior Centers	H	3	\$4,950,000
Handicapped Centers	H	1	\$5,800,000
Child Care Centers	H	1	\$448,580
Youth Centers	H	3	\$4,950,000
Homeless Facilities	H	4	\$2,200,000
Other Public Facility Needs	H	15	\$25,965,000
<b>INFRASTRUCTURE</b>			
Water/Sewer Improvements	H	6	\$4,350,000
Sidewalks	H	4	\$1,095,000
Street Improvements	H	9	\$2,951,800
Solid Waste Disposal Improvements	N	0	\$0
Flood Drain Improvements	H	3	\$900,000
Other Infrastructure Needs	M	1	\$250,000
<b>PUBLIC SERVICE NEEDS</b>			
Handicapped Services	H	6	\$423,662
Transportation Services	H	4	\$2,328,112
Substance Abuse Services	H	1	\$405,000
Employment Training	H	2	\$100,000
Health Services	H	6	\$1,714,788
Senior Services	H	5	\$833,000
Crime Awareness	H	5	\$236,000
Youth Services	H	13	\$2,431,500
Child Care Services	H	7	\$483,000
Lead Hazard Screening	N	0	\$0
Other Public Service Needs	H	45	\$7,032,800
<b>Total Estimated Dollars Needed:</b>		<b>174</b>	<b>\$110,415,742</b>

Source: Washington County Office of Community Development

H=High; M=Medium; L=Low; N=No such need identified

## City of Beaverton Principles, Policies, Objectives and Strategies

The City of Beaverton has developed an integrated set of principals, programmatic objectives, specific objectives and priorities to meet housing and non-housing needs in the City. They are described below and on the following pages. They also are included in Appendix B.

### Guiding Principles

- I. Improving the lives of Those Most in Need.** Activities funded with HOME and CDBG funds will be predominantly directed toward assisting those who need the most help, including people with disabilities and low income seniors and children.
- II. Collaboration and Active Pursuit of Effective Partnerships.** Because federal grant money available to the City is limited and the need is great, it is especially important to look for opportunities to collaborate with private, non-profit and other partners to address the range of needs of our citizens.
- III. Long-term Affordability.** In return for the investment of scarce public resources in affordable housing, the City will impose reasonable long-term affordability restrictions commensurate with the level

of subsidy.

### IV. A Holistic Approach - Addressing a

**Full Range of Needs.** People rarely need help with just one isolated issue in their lives; more often, those lacking access to affordable housing experience other challenges. The City will actively facilitate connections between affordable housing opportunities and service providers.

### V. Beaverton as a Champion of Affordable Housing and Community

**Development.** Policy decisions at the state and federal levels can have a dramatic impact upon housing and community development needs in Beaverton. The City will continue to vigorously advocate for public policies congruent with the missions of the CDBG and HOME programs, and seek to raise the visibility of the issues affecting our most vulnerable residents.

**VI. Inclusiveness.** The City of Beaverton welcomes every resident as an equal member of the community, and will actively seek to address barriers to equal opportunity in housing and access to services.

## Programmatic Objectives

The City of Beaverton anticipates focusing CDBG and HOME resources available to the City on three Programmatic Objectives in Program Years 2005-2010:

### **A. Downtown Redevelopment/**

#### **Revitalization**

### **B. Affordable Housing**

### **C. Public Services**

### **A. Downtown Redevelopment/**

#### **Revitalization**

The City intends to continue to explore a variety of approaches to encouraging a healthy mix of uses in the downtown core which will benefit the city as a whole, and low-to-moderate income people in particular.

During the period covered by this Consolidated Plan, the City plans to explore creative ways to leverage private investment in the downtown core which will promote a number of goals:

- Commercial revitalization and redevelopment, a significant portion of which will employ low-to-moderate income residents
- Housing downtown that is affordable to a variety of income levels
- Efficient and thoughtful use of land near the light rail line
- Public spaces and pedestrian-oriented

amenities to nurture community

interaction and thriving local businesses

The City will look to leverage a variety of other potential sources, including private investment, and other additional public grants, credits, and loans. Projects funded may include the elimination of slum and blight, brownfields remediation, acquisition and rehabilitation of existing buildings, storefront improvements, and job creation & retention.

### **B. Affordable Housing**

In addition to encouraging the inclusion of affordable housing in downtown redevelopment efforts, the City anticipates continuing our significant CDBG investment in a variety of affordable housing projects, including:

- 1) Housing Rehabilitation Program - funds necessary repairs and improvements to housing for low-to-moderate income residents, generally to address threats to occupants' health and safety.
- 2) Accessibility Rehabilitation Program - funds accessibility improvements to homes and apartments occupied by low-to-moderate income residents with mobility impairments, and increases the supply of accessible housing units in Beaverton generally.

- 3) Other support for affordable housing
  - possible forms of assistance include: land acquisition, clearance, or rehabilitation of existing affordable housing; HOME can be used for direct assistance to new construction as well. The City is particularly interested in assisting housing for those at very low income levels and those with special needs (see Beaverton Housing Priorities, below).

The City generally intends to maintain a reasonable level of funding for both the Housing Rehabilitation and Accessibility Rehabilitation programs throughout the five year period of this plan. Additional support for affordable housing will vary as particular opportunities to partner with local nonprofit developers and owners of special needs housing arise.

## C. Public Services

The City expects to continue to allocate 15% of its entitlement amount for public service projects, and will continue to contribute additional City funds from other sources as available. The agencies and programs funded by these grants are recognized by the City to be a critical part of the safety net for our most vulnerable citizens.

## Housing Priorities

Tier I Priorities will be the focus of housing investment by the City over the period covered by this Consolidated Plan. Projects that further a Tier II Priority will be considered as funding permits. It should be noted that without exception, the following set of priorities fit under the priority framework as identified by Washington County's Stakeholder process.

### *Tier I Priorities*

Note: the City has not ranked Priorities within each Tier, but considers each equally important.

### **Priority A. Expanding access to affordable housing for low income residents (those whose household income falls below 50% of the Area Median Income)**

Expanding access could include construction of new housing, as well as acquisition, rehabilitation or reconstruction of existing housing.

### **Priority B. Expanding access to affordable housing for those with special needs**

This category encompasses a wide variety of people who cannot reasonably be expected to earn enough income to afford market-



rate housing in Beaverton, including (but not limited to): people with disabilities, the elderly, homeless persons, and people with chronic mental illness.

**Priority C. Maintaining and improving existing housing for low income residents (those whose household income falls below 50% of the Area Median Income)**

The City's Housing and Accessibility Rehabilitation Programs serve low-to-moderate income homeowners who need assistance with basic home repairs.

**Priority D. Encouraging downtown redevelopment that includes affordable housing for low-to-moderate income households**

The City is determined to include housing opportunities for all income levels in the downtown core, and to explore housing development as a spur to revitalization and reinvestment.

**Priority E. Preventing homelessness**

In many cases, it is far more cost-effective and humane to help households on the brink of homelessness remain housed than to help them secure housing once they've become homeless. The City encourages creative approaches to assisting those at risk of becoming homeless.

*Tier II Priorities*

Note: the City has not ranked Priorities within each Tier, but considers each equally important.

**Priority A. Expanding access to affordable housing for moderate-income residents (those whose household income falls between 50% and 80% of the Area Median Income)**

**Priority B. Maintaining and improving existing housing for moderate income residents (those whose household income falls between 50% and 80% of the Area Median Income)**

**Priority C. Promoting homeownership for low-to-moderate income residents**

Several very successful programs to promote homeownership exist at the federal and state levels. The City will primarily look for opportunities to help residents take advantage of existing programs, and energetically promote initiatives to increase minority homeownership.

**CDBG Objectives and Projects**

**Public Facilities and Infrastructure**

The City will explore the need for other public facilities, particularly as these bear on the three Programmatic Objectives identified above, and will be alert to situations where CDBG can play a role in providing an

urgently needed facility. At this time, the City does not foresee a major investment in infrastructure improvements, but may fund particular improvements, again particularly in conjunction with a Programmatic Objective as above.

## *Anti-Crime Programs/Youth Programs*

These will largely be addressed through Public Services grants. In addition, the City of Beaverton, will continue to offer (outside of the CDBG program) services such as: Landlord/Tenant Program; Deadbolt Program; Lighting Program; ID Engraving Programs; Police Cadet Program; Youth Peer Court Program; Police Activity League (PAL) Program; Safety Car-seat Program; Bike Helmet program; After School Activity Program (ASAP); Adult Awareness programs for persons with Alzheimer's; Night Court; Stranger/Danger Program; and other crime prevention and youth service programs needed in the community.

## *Senior/Special Need Populations Programs*

These will largely be addressed through Public Services grants.

## *Economic Development*

As described in Programmatic Objective A - Downtown Redevelopment/Revitalization.

## *Planning*

The City's planning efforts will generally support the three Programmatic Objectives identified above. Research and analysis will focus particularly on:

- Continuing analysis of basic demographic and economic data, including the Census
- Evaluating opportunities for residential housing development along the Westside MAX light rail line and within the downtown area
- Updating an inventory of undeveloped and under-utilized land
- Evaluation of public infrastructure needs in low income areas

## *Non-Housing Priorities*

Priorities for community development needs are described in Table 5-6 (HUD Table 2B) on the following page.

**Table 5-6**  
**Community Development Needs and Priorities,**  
**City of Beaverton**

Priority Community Development Needs	Priority Need Level	Estimated Dollars to Address
<b>PUBLIC FACILITY NEEDS</b>		
Neighborhood Facilities	M	
Parks and/or Recreation Facilities	L	
Health Facilities	H	\$ 5,000,000
Parking Facilities	H	\$15,000,000
Solid Waste Disposal Improvements	L	
Asbestos Removal	L	
Non-Residential Historic Preservation	M	
Other Public Facility Needs	M	
<b>INFRASTRUCTURE</b>		
Water/Sewer Improvements	M	
Street Improvements	M	
Sidewalks	M	
Sewer Improvements	M	
Flood Drain Improvements	M	
Other Infrastructure Needs	M	
<b>PUBLIC SERVICE NEEDS</b>		
Services to Persons with Disabilities	H	\$ 1,000,000
Transportation Services	H	\$ 500,000
Substance Abuse Services	H	\$ 1,000,000
Employment Training	H	\$ 500,000
Health Services	H	\$ 1,000,000
Other Public Service Needs	H	\$ 1,000,000
<b>ANTI-CRIME PROGRAMS</b>		
Crime Awareness	H	
Other Anti-Crime Programs	H	
<b>YOUTH PROGRAMS</b>		
Youth Centers	H	
Child Care Centers	H	
Youth Services	H	
Child Care Services	H	
Other Youth Programs	H	
<b>SENIOR PROGRAMS</b>		
Senior Centers	M	
Senior Services	H	500,000
Other Senior Programs	H	
<b>ECONOMIC DEVELOPMENT</b>		
Rehab; Publicly- or Privately - Owned	H	1,000,000
CI Infrastructure Development	H	\$ 1,000,000
Other Commercial/Industrial Improvements	H	
Micro-Enterprise Assistance	M	
ED Technical Assistance	M	
Other Economic Development	H	\$ 2,000,000
<b>PLANNING</b>		
Planning	M	
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>		<b>\$29,500,000</b>

H=High; M=Medium; L=Low

## ANTI-POVERTY STRATEGY

US Census 2000 data shows that Washington County has a poverty rate of 7.4% (up from 6.6% in 1990). This equates to 32,575 persons who daily must make choices between housing, food, and health. Of the six counties in Oregon with the lowest poverty rates, Washington County is the only County that saw an increase in its poverty rate since 1990. While the County is currently ranked number 2 in the state compared to all other counties (i.e., has second lowest rate), the increasing rate during the last ten years indicates a worsening trend.

Additional indicators related to poverty in Washington County include:

- One out of five people depend upon public assistance, living well below poverty.
- 69.3% of renters below median income are spending more than 30% of their income for housing (including utilities) as compared with 62% in 1990.
- Following significant job growth throughout the mid-1990s, the County began a steady - and dramatic - job loss beginning in 1998 (with a brief spike in 2000) falling from 31.7% in 1997 to -15% in 2002.
- Washington County experienced a 95% increase in Temporary Assistance to

Needy Families (TANF) cases between September 2001 and December 2004, compared to an increase of 21% for the State's as a whole during the same time period.

As a means of combating poverty, self-sufficiency remains the overarching goal for housing and service providers in Washington County. *"Self-sufficiency can best be promoted through the establishment and support of a continuum of service options that complements affordable housing programs in order to meet the diverse needs of low-income residents. If the goal of self-sufficiency is to be taken seriously, Washington County must ensure that more resources are dedicated to essential social services."*<sup>48</sup> Both the City of Beaverton and Washington County dedicate the maximum amount available to public services as defined by federal law. Washington County uses program income to increase the amount of dollars available under the 15% cap and requires that 100% of the beneficiaries benefit from the public service projects (as opposed to the allowable 51%).

The County's lead antipoverty agency, Community Action, is a private, nonprofit, community-based agency whose mission is to serve the economically disadvantaged in Washington County by providing for

<sup>48</sup> Affordable Housing Study, 1993

basic needs and promoting self-sufficiency. Community Action leads a proactive effort to combat poverty in the County. In 2004, the Agency released an Issue Paper on poverty highlighting overall premises that are backed up by supporting data. They are listed below and can be tied to strategies developed during the Consolidated Planning process.

- 1. The low-income population is increasing and diversifying.** While the County's population increased by 51% between 1990 and 2000 (from 311,554 to 469,162), the low income population (those with incomes up to 200% of the poverty rate) increased by 95% during that same time period.
- 2. Low wage jobs by themselves do not lift families out of poverty conditions but are an important first step.** The poverty level for a family of three is \$15,670 annually, yet a family with one full-time worker earning minimum wage has an annual income of \$14,664.
- 3. People living in conditions of poverty are unable to meet their basic needs** such as food, shelter, heat, utilities, clothing, transportation, health, and child care. In 2002-2003, 9,218 people received food from a food pantry each month and 6,256 households received assistance with

energy bills.

- 4. Short-term public assistance for families is not a long-term economic solution** because it does not improve their long-term economic opportunities. The poverty level for a family of three is \$15,670 and yet, Temporary Assistance to Needy Families (TANF) for a family of three is only \$6,036 (\$503/month).
- 5. The job market requires greater skills than ever before to earn a family wage.** Lack of education, and lack of family-wage jobs, limit earning potential. Workers with no high school can expect a median income of \$20,167 and those with high school only may have a median income of \$27,872 while those who have some college earn \$32,084. Income increases with additional education.
- 6. Lack of access to affordable and adequate housing and health care has reached crisis proportions.** 36% of renters pay more than 30% of their income and nearly 16% of renters pay more than 50% of their income for housing costs.

Data from the 2000 Census accompanied by the findings outlined above provide us with evidence that Washington County continues to require concerted efforts towards improving the self-sufficiency of our lower

income residents. Through the work of the County (through its Office of Community Development, Department of Housing Services, Health and Human Services, and Community Corrections) as well as through the County's Community Action Agency and other non-profit partners, numerous programs are working together to further this effort. Improved or increased regional efforts over the last five years (highlighted below) are also underway geared towards self-sufficiency. A detailed, but not exhaustive, list of the programs targeted to improving self-sufficiency is provided below.

**Community Development Block Grant public services:** Washington County and the City of Beaverton allocate the maximum amount feasible to provide funding for the most essential human needs. The public service programs complement the capital improvements made under the public facility funding categories.

**Community Development Block Grant public facilities:** The public facilities category is targeted to facilities that provide the needed infrastructure for the delivery of essential services to low and moderate income residents.

## **HOME Investment Partnerships**

**Program:** Provides housing at a lower cost

than market rate housing and incorporates, in many cases, resident services. In addition, siting affordable housing in certain areas can be a first step towards neighborhood revitalization. Helping individuals and families to obtain or maintain affordable housing will allow them to focus on furthering their self-sufficiency.

## **American Dream Downpayment**

**Initiative:** Provides downpayment and closing costs to assist persons under 80% of median family income to purchase a home.

**Emergency Shelter Grant (ESG):** Provide funding targeted to the homeless for essential services, homeless prevention, shelter services and operational support, and capital improvements to shelters.

## **Housing Rehabilitation Program:**

Improve or maintain the affordability of housing in Washington County by allowing low-income persons to remain in their own homes by improving safety, sanitation, and weatherization.

## **Energy Assistance Program/**

**Weatherization Programs:** Provide limited assistance to help prevent shutoffs, restore utilities and provide heating fuel. Assist renters and homeowners to access energy education and service to lower energy

costs including refrigerator replacement and insulation.

**Information and Referral/211-info:** Gives service providers and individuals access to an extensive database of resources to help connect those in need with social services.

211-info is a regional effort to improve access to social service information and streamline the maze of inter-related service agencies for the convenience of those in need.

## **Head Start Childcare, Head Start and**

**Early Head Start:** Provide enrolled children a solid platform for future educational attainment while also allowing the parents to focus on other basic needs of the family.

## **Housing Stability Assistance Program:**

Offers services to formerly homeless families and individuals facing housing barriers; assist participants of the Ready to Rent program to learn about responsibilities as tenants, including tenant/landlord law; helps participants to locate housing.

**Section 8 Homeownership:** Permits eligible families in the Section 8 program the option of purchasing a home with their Section 8 assistance rather than renting.

## **Family Self-Sufficiency Program:**

Works in partnership with the Section 8

Homeownership Program to help individuals and families establish savings to help them meet their future goals. The program provides linkages to ancillary services such as child-care, support for continued education, and even services such as chemical dependency treatment.

## **Drug Awareness/Prevention Programs:**

Housing Authorities (regional effort) in the metro region work in partnership with Camp Rosenbaum to focuses on instilling the values of good citizenship, building self-esteem and emphasizes a strong anti-drug theme and gang resistance program. Camp Rosenbaum's goal is to empower children to take responsibility for their lives, make the right choices, and turn away from the allure of trouble.

**Resident Services:** Housing providers increasingly are expanding the types of services provided at affordable housing sites that are owned by housing providers whose mission it is to build and support affordable housing. Residents are encouraged to participate in decisions made regarding the types of services needed.

**Essential Health Clinic:** Free or reduced cost health care helps to maintain families in their homes by allowing them to use their already scarce resources for rent as opposed to high medical costs.



**Job Training:** PCC's Capital Career Center (the only One-Stop Center in Washington County), the future Forest Grove Employment Center, and the Steps to Success program (run in partnership with the Department of Human Services) assist low and moderate income persons to find jobs or better paying jobs through education, basic/life skills, ESL, job preparation and job search activities.

**ESL Programs:** Portland Community College, Oregon Child Development Coalition, PODER, Adelante Mujeres, and housing providers are increasingly cognizant of the need for ESL programs throughout the County with the significant spike in the Hispanic community since 1990.

**Workforce Investment Board:** A regional effort for Washington and Multnomah Counties, Worksystems, Inc., works to improve the region's fragmented employment and training programs and initiatives into a cohesive workforce development system that meets the needs of both employers and job seekers. The primary source of funding is through the Workforce Reinvestment Act.

**Temporary Assistance to Needy Families (TANF):** State Department of Human Services offices in Hillsboro, Tigard and Beaverton provide public assistance and

access to job training (in partnership with PCC's Steps to Success program) to Washington County's lowest income residents.

As part of its anti-poverty strategy and in order to support the self-sufficiency efforts of the above programs, the County and its partners will actively seek to:

- 1) Maximize the production of units for households with 0-50% of the median family income.
- 2) Provide flexible financing terms for HOME and CDBG projects to increase the feasibility of projects serving those at less than 50% of median income.
- 3) Continue to provide resources to rehabilitation and weatherization programs for low and moderate-income homeowners.
- 4) Continue to provide the maximum amount available under the federally funded public service and public housing assistance programs.
- 5) Evaluate projects on the basis of their ability to foster self-sufficiency (through resident initiatives, tenant based participation, and property/asset management) when allocating resources for community-based housing and related public services
- 6) Support ESL and literacy programs to



support educational attainment programs and increase job readiness.

draft of this plan.


- 7) Offer employment education programs to help residents obtain and retain jobs; Offer job education and life skills training to low income adults.
- 8) Continue to support existing planning and communication networks, such as the Housing and Supportive Services Network or similar communication networks.

A number of the strategies above also are listed in Chapter 5.

### Performance Measures Placeholder

Washington County and the City of Beaverton are working with a regional working group in cooperation with HUD and a variety of other local agencies and non-profit groups to develop performance measures for demonstrating progress in achieving housing and non-housing goals. This process is not expected to be completed until after adoption of this Consolidated Plan. Consequently, subsequent Action Plans may be used to reflect results of this process. In the interim, the County's Office of Community Development expects to work to develop goals for production of housing and related services and programs to meet the needs of low income and other households with special needs. These "output measures" will be incorporated in a future

## Chapter 6 Implementation Process



This chapter describes the County's for allocating money to proposed housing and non-housing programs and projects as it allocates money through federal grant programs (CDBG, HOME, ADDI and ESG). This chapter also describes participating agencies and groups in this process.

### **CDBG Annual Funding and Allocation Process**

Guidelines for allocating CDBG grants are established by the Policy Advisory Board. The program uses three steps to determine which projects will receive funding. First, an allocation formula is developed that identifies the proportion of funds that will be allocated to each general program category. Second, objectives are established based on the results of the community needs assessment and only projects addressing those objectives are considered for funding. Finally, projects are evaluated according to specific criteria. These criteria are designed to ensure that projects address long- and short-term County objectives and that only viable and effective projects are selected.

The Consolidated Plan will establish the guidelines for program expenditures during the five-year planning cycle from 2005-2010.

Actual expenditures may vary from these standards, depending on project submissions, the results of the project selection process, and the amount of funds needed for individual projects. The allocation formula is based on County needs as identified in the assessment submittals described in the previous section and further summarized in Appendix A. Consideration is also given to addressing needs for which other funding sources are limited.

### **HOME Annual Funding and Allocation Process**

Following adoption of the Needs Assessment Summary, the Office of Community Development sponsored HOME application workshops in August 2004. This was an opportunity for prospective project applicants to obtain needed program and policy information and materials to develop project applications. Applications were due in October 2004. Following receipt of the applications (October through December), OCD staff will review proposals and clarify questions with applicants. Staff will conduct in-depth financial reviews to determine projects' long term feasibility. Staff will prepare a preliminary analysis/staff report, which will be sent to both the Housing

Programs Advisory Subcommittee (HPAS) as well as the applicant. Applicants will be given an opportunity to present their projects to the HPAS prior to the rating and ranking process. Upon completion of the rating process, the HPAS will forward its recommendations for funding to the Policy Advisory Board (PAB) which will then endorse the projects for approval by the Board of County Commissioners. HOME awards will be made to the highest-ranking projects to the extent that funds are available.

## RESPONSIBLE AGENCIES AND AUTHORITIES

### Key Program Participants

The following groups play a role in approving and implementing federal housing and non-housing programs at the County level.

- **Washington County Board of Commissioners (BCC).** The County is the recipient of CDBG and HOME funds and, as such, is ultimately responsible for program administration and the use of funds. The BCC has final approval authority for the Consolidated Plan and makes final decisions on funding allocations.
- **Policy Advisory Board (PAB).** By intergovernmental cooperation agreement, the BCC established the PAB to represent the County Consortium, and make recommendations to the BCC on all matters pertaining to the CDBG and

HOME program. The PAB includes a representative, generally an elected official, from the County and each of the eleven participating cities within the County. In 1999, Hillsboro qualified to receive an independent CDBG entitlement but has elected to operate as a joint entitlement with Washington County.

- **Housing Programs Advisory Subcommittee (HPAS).** This group acts as an advisory committee to the PAB in developing housing related policies, programs and documents, including the annual allocation of HOME funds. The HPAS includes representatives of a variety of housing stakeholder groups, as well as the cities of Beaverton and Hillsboro.
- **Washington County Office of Community Development (OCD).** The Washington County OCD administers the County's CDBG, HOME, ADDI, and ESG programs, providing staff support to the County and the PAB. OCD's responsibilities are broad, from the development of plans, to monitoring projects for compliance with federal and local policies. OCD staff provides limited technical assistance to potential applicants to assist with project submissions, and to subsequently ensure successful program management and project administration.

- **Washington County Department of Housing Services (DHS).** The Washington County DHS administers most federal public housing programs at the County level, with the exception of the HOME Program, and develops and provides housing and housing-related services for households with low and moderate incomes. Specific activities include providing loans and grants, purchasing and developing housing, allocating resources to programs related to housing and homeless needs, and assisting homeless populations in transitioning to permanent housing. The DHS also prepares and implements a Public Housing Agency Plan, which is a component of this Plan. The DHS also is the lead agency for preparation of the Continuum of Care Strategic Plan.
- **City of Beaverton.** The City has administered an independent CDBG entitlement program since 1994. Both the Office of Community Development and the City of Beaverton assist a variety of affordable housing activities, most notably single-family rehab loan programs for low and moderate income homeowners.

#### **Other Affected and Coordinating Groups**

- **Housing Advocacy Group (HAG) of Washington County.** The HAG is a coalition primarily of housing providers

and developers but also includes social service agencies, consumers, and industry affiliates such as lenders/funders. Its mission is to promote awareness of the need for affordable housing in Washington County and collectively advocate for additional resources at the local, state, and federal level. The group meets monthly, with approximately 25 regular attendees. Recent activities include: a legislative candidates' forum to inform current and aspiring policymakers of the needs and potential solutions to address the affordable housing shortfalls in the County; briefings and advocacy with the Congressional delegation focused on the impending cuts to the federal Section 8 program; and facilitated training of HAG members on how to be more effective advocates for housing funding in their local communities. Meetings are open to the public.

- **Housing and Supportive Services Network (HSSN) of Washington County.** The HSSN is a broad collaborative of social service, housing provider/developers and others who participate in meeting the continuum of needs faced by low income people in Washington County, ranging from shelter to food to employment. The group, staffed by the County's Department of Housing Services, was initially drawn together to create an application to HUD for funding

under the Continuum of Care Program. The group will continue to meet in an effort to establish a standing advocacy and planning group to engage in strategic planning on funding opportunities; to more effectively integrate social services into housing project planning; and to identify emerging community needs, e.g. the arrival of Somali refugees. Government staff are involved as partners with contracting agencies and community groups. The group meets monthly and routinely counts about 25 members. Meetings are open to the public.

- **Vision Action Network (VAN).** The VAN was formed in 2002 as part of the process of updating the County's strategic plan. The VAN is a non-profit organization funded by the County which addresses a variety of issues with an objective of promoting and increasing collaboration among public agencies, non-profit, community and other groups. The VAN has identified affordable housing as a significant issue to address and has hosted several community meetings and forums with faith-based and other groups to identify strategies for meeting affordable housing needs.

- **Funding Recipients.** Eligible recipients of CDBG and HOME funds include nonprofit and for-profit agencies, the County, and participating cities. These sponsor organizations develop project

applications and, if selected for funding, administer projects at the project level with the oversight and assistance of OCD. These include the County's nonprofit community housing development organizations (CHDO's) which are especially active partners in affordable housing development. They also include local governments, County departments, and a variety of non-profit organizations, as well as private developers.

- **The Public.** To make the federal programs as responsive as possible to local community needs, the public is encouraged to participate in all phases of program development. The program adheres to an adopted Citizen Participation Plan, which is part of the County's overall Consolidated Planning process.

The groups described above work together to help meet housing and other community needs through a variety of formal and informal programs and processes, some of which are described above. Within these activities, there are many local examples of ongoing efforts to enhance coordination, both between housing and service providers, and among units of local government. Examples include:

- Washington County and the cities of Beaverton and Hillsboro work in partnership on housing issues and programs through the Washington County HOME Consortium. County and city


staffs also work together to coordinate consolidated planning submissions and program activities.

- Washington County, the cities of Beaverton and Hillsboro, and the nonprofit Community Partners for Affordable Housing actively participate on the metro regional government's Affordable Housing Technical Advisory Committee (H-TAC). The committee, which includes representatives from a variety of regional housing stakeholders, the State of Oregon, and HUD, has been delegated the responsibility for making recommendations toward the establishment of regional "fair share" requirements to promote the balanced development of affordable housing regionwide.
- The County's Continuum of Care planning process, guided by the County's Housing and Supportive Services Network (HSSN) goes beyond developing financial resources for critical programs and projects, striving to help coordinate the local delivery of housing and supportive services for the homeless. The network has become a vital source of technical support and has provided numerous opportunities for information and resource sharing, problem solving, and strategic planning. The network has promoted a focus on needs across populations, allowing participants

to consider and address common issues.

- Local housing and community development projects frequently benefit from joint funding or coordinated investments from multiple sources.

# Glossary of Terms and Acronyms



Some of the following terms and acronyms are used in this Consolidated Plan. Others are used in related documents. This glossary of terms and acronyms is intended to be a useful resource for people reviewing this Consolidated Plan and/or other housing and community development planning documents. Many of the following terms are defined in federal or state law and their legal definitions have been included here.

**ADA.** Americans with Disabilities Act

**ADDI.** American Dream Downpayment Initiative

**Adjusted Income.** Annual (gross) income reduced by deductions for dependents, elderly households, medical expenses, handicap assistance expenses, and childcare. Adjusted income is used to determine the level of payment to tenants for rental assistance.

**A/E.** Architect and/or Engineer

**Affordable Housing.** Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

**Agricultural Workers.** Persons, including their families, who are employed in the cultivation or harvesting of crops, including the nursery industry. Agricultural workers may be permanent residents of the area who are employed year round or seasonally, or may reside in the area temporarily, as work is available.

**AHP.** Affordable Housing Program

**AI.** Analysis of Impediments

**AIDS and Related Diseases.** The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

**Alcohol/Other Drug Addiction.** A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

**ANS.** American National Standards Institute

**Annual (Gross) Income.** Includes income, income from assets, and income from other sources as defined by 24 CFR Part 813. Annual income is used to establish homeowner and tenant eligibility and for targeting

purposes. The annual income definition used in Section 8 and HOME is more extensive than the income definitions used in the CDBG Program.

**AOCDO.** Association of Oregon Community Development Organizations

**AP.** Action Plan

**Area of Low-income Concentration.** A Census tract in which the percentage of low-income families is at least 10 points higher than the percentage of low-income families in the county as a whole.

**Area of Minority Concentration.** A census tract in which one of the following statistical conditions exists: (1) The percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the county as a whole; or (2) The census tract's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the county as a whole.

**BCC.** Board of County Commissioners

**BHCD.** Bureau of Housing and Community Development (Portland)

**CAPER.** Consolidated Annual Performance & Evaluation Report

**CDBG.** The Community Development Block Grant Program that is authorized by Title I of the Housing and Community Development Act of 1974. CDBG funding allows communities to create flexible, locally designed, comprehensive community development strategies to enable them to develop viable urban communities.

**CC&R.** Covenants Codes & Restrictions

**CDC.** Community Development Corporation

**Certification.** A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**CFR.** Code of Federal Regulations

**COC.** Continuum of Care

**Committed.** Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

**Community Facilities.** Structure utilized to provide programs or services to an identified limited clientele group or to a prequalified low-income area.



## **Community Housing Development**

**Organization (CHDO).** A private, nonprofit organization that meets a series of qualifications prescribed in the HOME regulations. CHDOs must receive at least 15 percent of a participating jurisdiction's annual allocation of HOME funds. CHDOs may own, develop, or sponsor HOME-financed housing.

**Consolidated Plan (ConPlan).** A document that is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in 24 CFR part 91.

**Consortium.** An organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92). For the purposes of this Plan, Washington County and the cities of Beaverton and Hillsboro form the Washington County Consortium for Community Development.

**Cost Burden > 30%.** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on

data available from the U.S. Census Bureau.

## **Cost Burden > 50% (Severe Cost Burden).**

The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

**CPAH.** Community Partners for Affordable Housing

**CPD.** Community Planning and Development

**CPP.** Citizen Participation Plan

**DAVS.** Department of Aging and Veteran's Services

**DCC.** Department of Community Corrections

**Developmental Disability (DD).** Disability attributable to mental retardation, autism, cerebral palsy, or other neurological handicapped condition that requires training or support similar to that required by individuals with mental retardation, and the disability: (a) originates before the individual attains the age of 22 years, except that in the case of mental retardation the condition must be manifested before the age of 18, and (b) can be expected to continue, indefinitely, and (c) constitutes a substantial handicap to the ability of the person to function in society, or (d) results in significant subaverage general

intellectual functioning with concurrent deficits in adaptive behavior which are manifested during the developmental period. Individuals of borderline intelligence may be considered to have mental retardation if there is also serious impairment of adaptive behavior.

**DHS.** Department of Housing Services

**DIBL.** Deferred Interest Bearing Loan

**Disabled Household.** A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental, or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions.

A person shall be considered to have a disability if he or she has a development disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006).

The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were

living in an assisted unit with the deceased member of the household at the time of his or her death.

**DOL.** Department of Labor

**DVRC.** Domestic Violence Resource Center

**EA.** Environmental Assessment

**EIS.** Environmental Impact Statement

**Elderly Household.** For HUD rental programs, a one- or two-person household in which the head of the household or spouse is at least 62 years of age.

**Elderly Person.** A person who is at least 62 years of age.

**Emergency Shelter.** Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**Entitlement.** Amount of CDBG, ESG, or HOME funds allocated by HUD to a city or urban county based on a formula computed according to population, levels of need, and other factors.

**Entitlement Jurisdiction.** A governmental entity that has chosen to receive funds from

the federal government for project activities within the boundaries of that entity. Cities with populations over 50,000 and counties with populations over 200,000 are allowed to participate in the CDBG program as entitlements.

**EO.** Executive Order

**ESG.** The Emergency Shelter Grants Program, authorized by Title IV, Subtitle B, of the Stewart B. McKinney Homeless Assistance Act. ESG grants are allocated by HUD to local jurisdictions based upon a needs formula. ESG funds may be used for operations, services, and rehabilitation of homeless shelters and for prevention of homelessness.

**Existing Homeowner.** An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

**Extremely Low-income Family.** Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

**Family.** See definition in 24 CFR 812.2 (the National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder

(head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption.

**Family Self-sufficiency (FSS) Program.**

A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies and Indian Housing Authorities to use Section 8 rental assistance, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

**FBO.** Faith Based Organization

**Federal Preference for Admission.** The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent.

**FHEO.** Fair Housing and Equal Opportunity

**FHLB.** Federal Home Loan Bank

**First-time Homebuyer.** An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced

homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

**FMHA.** The Farmers Home Administration, or programs it administers. FmHA programs include grants and low-interest loans for agricultural worker housing, and low-interest loans for both rental and ownership housing in rural areas.

**FMR.** Fair Market Rents

**FONSI.** Finding of No Significant Impact

**For Rent.** Year-round housing units that are vacant and offered/available for rent (U.S. Census definition).

**For Sale.** Year-round housing units that are vacant and offered/available for sale only (U.S. Census definition).

**FR.** Federal Register

**Frail Elderly.** An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.) The frail

elderly population has been estimated in this document as elderly people (over 62 years of age) with a self-care disability.

**GAO.** Government Accounting Office

**GP.** General Partner

**Group Quarters.** Facilities providing living quarters that are not classified as housing units (U.S. Census definition), including prisons, nursing homes, dormitories, military barracks, and shelters.

**Handicapped Access.** Activities designed to provide accessibility, to housing or public facilities, for persons who are disabled. “Stand alone” projects are those that fund construction of ramps or curb cuts; CDBG projects that provide accessibility as part of a larger activity, such as construction or remodeling of a senior center, are categorized according to the primary activity.

**HAG.** Housing Advocacy Group

**HARDE.** Home Access and Repair for the Disabled and Elderly

**HOME.** The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act. HOME provides funding to local jurisdictions through an entitlement formula for housing for low-

and moderate-income households.

**HOME-assisted Units.** Units within a HOME project where HOME funds are used and rent, occupancy, and/or resale restrictions apply.

**HOME Funds.** All appropriations for the HOME program, plus all repayments and interest or other return on the investment of the funds.

**HOME Investment Trust.** The term given to the two accounts—one at the local level—that “hold” the participating jurisdiction’s HOME funds. The Federal HOME Investment Trust Account is the U.S. Treasury account for each participating jurisdiction. The local HOME Investment Trust Fund account includes repayments of HOME funds, matching contribution, and payment of interest or other returns on investment.

**Homeless Family with Children.** A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

**Homeless Person.** A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise

detained pursuant to an act of Congress or a state law), including the following: (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is: (i) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (ii) an institution that provides a temporary residence for individuals intended to be institutionalized; or (iii) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Subpopulations.** Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

**HOPE.** Housing Opportunity for People Everywhere

**HOPWA.** Housing Opportunity for Persons with AIDS

**Household.** One or more persons occupying a housing unit (U.S. Census definition). See also Family.

**Housing Investment Partnership Act.** The act that created a formula-based allocation program intended to support state and local affordable housing programs. The goal of the program is to increase the supply of affordable rental and ownership housing through acquisition, construction, reconstruction, and moderate or substantial rehabilitation activities (Title II, National Affordable Housing Act of 1990).

**Housing Problems.** Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of Overcrowded; and (3) meet the definition of Cost Burden > 30%.

**Housing Quality Standards (HQS).** The performance standards for housing as established in 24 CFR Part 882 and amended by the Lead Paint Regulations in 24 CFR Part 35.

**Housing Unit.** An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

**HQS.** Housing Quality Standards

**HSSN.** Housing and Supportive Services Network

**HUD.** U.S. Department of Housing and Urban Development.

**Income Payments.** Direct payments to individuals, which are ineligible under CDBG, such as payments for income maintenance, housing allowances, down payments, and mortgage subsidies. HOME regulations permit direct payments to individuals such as tenant-based rental assistance, downpayment or closing costs assistance, and principal reduction or “gap” financing for home buyers.

**IBL.** Interest Bearing Loan

**IDIS.** Integrated Disbursement and Information System

**IGA.** Intergovernmental Agreement

**Institutions/Institutional.** Group quarters for persons under care or custody (U.S. Census definition).

**Large Family.** Family of five or more persons.

**Large Related.** A household of five or more persons which includes at least one person related to the householder by blood, marriage, or adoption.

**Lead-based Paint (LBP) Hazards.** Any condition that causes exposure to lead

from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency.

**LIHTC.** (Federal) Low Income Housing Tax Credit.

**LIHPHRA.** Low Income Housing Preservation and Resident Homeownership Act

**LIHTC.** Low Income Housing Tax Credits

**Limited Clientele Group.** HUD has identified the following specific groups of persons as limited clientele groups, which are presumed to be predominantly low- or moderate-income under the CDBG program. These are referred to as special needs and target groups:

- Elderly persons
- Abused children
- Battered spouses
- Homeless persons
- Severely disabled adults
- Illiterate adults
- Migrant farmworkers, and
- Persons living with AIDS.

**Low-income Family.** Family whose income

does not exceed 50 percent of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families. (This term corresponds to very low-income families in the HOME program.)

**MBE.** Minority Business Enterprise

**Metro.** Portland metropolitan area government, responsible for coordinating regional planning related to land use, growth management, transportation, solid waste management, parks and open spaces and other activities. Metro's Council members are regionally elected.

**MFI.** Median Family Income

**Middle-income Family.** Family whose income is between 80 percent and 95 percent of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families.

**Moderate-income Family.** Family whose income does not exceed 80 percent of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families. (This term corresponds to low-income family in the HOME program.)

**Moderate Rehabilitation.** The term used in the HOME program to refer to any

rehabilitation of residential property at a total development cost equal to or less than \$25,000 per unit.

**MOU.** Momerandum of Understanding

**National Affordable Housing Act of 1990 (NAHA).** Enacted by Congress to authorize a new HOME Investment Partnership Act program, the National Homeownership Trust program, the Comprehensive Housing Affordability Strategy (CHAS), and programs to amend and extend certain laws relating to housing, community, and neighborhood preservation and related programs.

**Neighborhood Revitalization.** Activities to address physical conditions that create an undesirable quality of life. Examples include improvement of substandard streets or provision of utilities or other public facilities in pre-qualified areas.

**NEPA.** National Environmental Policy Act

**New Construction.** For purposes of the HOME program, new construction is any project with commitment of HOME funds made within one year of the date of initial certification of occupancy. Any project that includes the creation of additional dwelling units outside the existing walls of a structure is also considered new construction.

**NOFA.** Notice of Funding Availability

**Nonelderly Household.** A household which does not meet the definition of Elderly Household.

**Nonhomeless Persons with Special Needs.** Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

**Noninstitutional.** Group quarters for persons not under care or custody (U.S. Census definition).

**OAHTC.** Oregon Affordable Housing Tax Credit

**OCD.** Office of Community Development

**Occupied Housing Unit.** A housing unit that is the usual place of residence of the occupant(s).

**OMB.** Office of Management and Budget

**Other Household.** A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

**Other Vacant.** Vacant year-round housing units that are not For Rent or For Sale (U.S.



Census definition). This category would include Vacant Awaiting Occupancy or Held.

**Overcrowding.** For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

**Owner.** A household that owns the housing units it occupies (U.S. Census definition).

**PAB.** Policy Advisory Board

**Participating Jurisdiction (PJ).** Any state or local government that HUD has designated to administer a HOME program. HUD designation as a PJ occurs if a State or local government meets the funding thresholds, notifies HUD its intent to participate in the program, and obtains approval by HUD of a comprehensive housing affordability strategy.

**Person with a Disability.** See Disabled Household.

**PHA.** Public Housing Agency

**Physical Defects.** A housing unit lacking complete kitchen, bathroom, or electricity (U.S. Census definition).

**PILOT.** Payment in Lieu of Taxes

**Poverty-level Family.** Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

**Prequalified Area.** Census-defined area where 51 percent or more of the people live in households that are of low- or moderate-income. CDBG regulations permit infrastructure/ neighborhood improvement activities in prequalified areas as benefiting moderate-income persons.

**Priority.**

*High* - Activities to address this need will be funded by the locality within the five-year period.

*Medium* - If funds are available, activities to address this need may be funded by the locality during the five-year period; in addition, the locality will take other actions to locate other sources of funds.

*Low* - If funds are available, activities to address this need may be funded by the locality during the five-year period. However, they will receive a relatively lower priority than high or medium priority projects, all other factors being equal.

*No Such Need Identified* - No such need has been identified by potential grant applicants.

**Project.** A site or sites together with any building (including a manufactured housing unit) or buildings located on the site(s) that

are under common ownership, management, and financing, and are to be assisted with HOME funds as a single undertaking. The project includes all the activities associated with the site and building.

**Project-based (Rental) Assistance.** Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

**Public Services.** Essential social services for low- and moderate-income persons not funded through other state or local resources within the last 12 months. Examples include employment counseling, crime prevention, services for seniors and the homeless, drug abuse prevention, public safety, and energy conservation.

**Rental Assistance.** Rental assistance payments provided as either Project-Based (Rental) Assistance or Tenant-Based (Rental) Assistance.

**Renter.** A household that rents the housing unit it occupies, including both units rented for cash and units occupied without payment of cash rent (U.S. Census definition).

**Renter-occupied Unit.** Any occupied housing unit that is not owner occupied, including units rented for cash and units

occupied without payment of cash rent.

**Residential Treatment Facility.** Under CDBG, a residential facility, having round-the-clock supervision on premises, serving a qualified target population having special needs. CDBG funds may be utilized for capital improvements on residential treatment facilities, or for operations or services. (Local policies prohibit use of CDBG funds for operations or maintenance in a facility acquired or constructed with CDBG assistance.)

**SAFAH.** The Supplemental Assistance for Facilities to Assist the Homeless Program, which is authorized by Title IV, Subtitle B, of the Stewart B. McKinney Homeless Assistance Act.

**S+C.** Shelter Plus Care

**SDC.** System Development Charges

### **Section 8 Existing Rental Assistance.**

A federal program that provides rental assistance to low-income families who are unable to afford market rents. Assistance may be in the form of vouchers or certificates.

**Section 215.** Section 215 of Title II of the National Affordable Housing Act. Section 215 defines “affordable” housing projects under the HOME program.

**Service Needs.** The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Cost Burden.** See Cost Burden >50%.

**Severe Mental Illness.** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Sheltered.** Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

**SHP.** Supportive Housing Program

**SRO.** Single-Room Occupancy

**Small Family.** Family of two to four persons.

**Small Related.** A household of two to four persons which includes at least one person related to the householder by birth, marriage, or adoption.

**Subrecipient.** A public agency or nonprofit organization selected by a participating jurisdiction to administer all or a portion of the participating jurisdictions HOME program. A public agency or nonprofit organization that receives HOME funds solely as a developer or owner of housing is not a subrecipient.

**Substandard Condition and Not Suitable for Rehab.** 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).

**Substandard Condition but Suitable for Rehab.** 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.

**Substantial Amendment.** A major change in an approved consolidated plan. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

**Substantial Rehabilitation.** Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

**Supportive Housing.** Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

**Supportive Services.** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**TBRA.** Tenant Based Rental Assistance

**Tenant-based (Rental) Assistance.** A form

of rental assistance in which the assisted tenant may move from a dwelling with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Total Development Cost (TDC).** The sum of all costs for site acquisition, relocation, demolition, construction and equipment, interest, and carrying charges.

**Total Vacant Housing Units.** Unoccupied year-round housing units (U.S. Census definition).

**Transitional Housing.** A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

**Unsheltered.** Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

**URA.** Uniform Relocation Act

**Urban County.** Under CDBG, a county within a metropolitan area that is authorized by state law to undertake essential community

development and housing activities and that has a population, excluding metropolitan cities within its boundaries, of 200,000 or more.

**USC.** United States Code

**Vacant Awaiting Occupancy or Held.**

Vacant year-round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year-round housing units that are held by owners or renters for occasional use (U.S. Census definition).

**Vacant Housing Unit.** Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

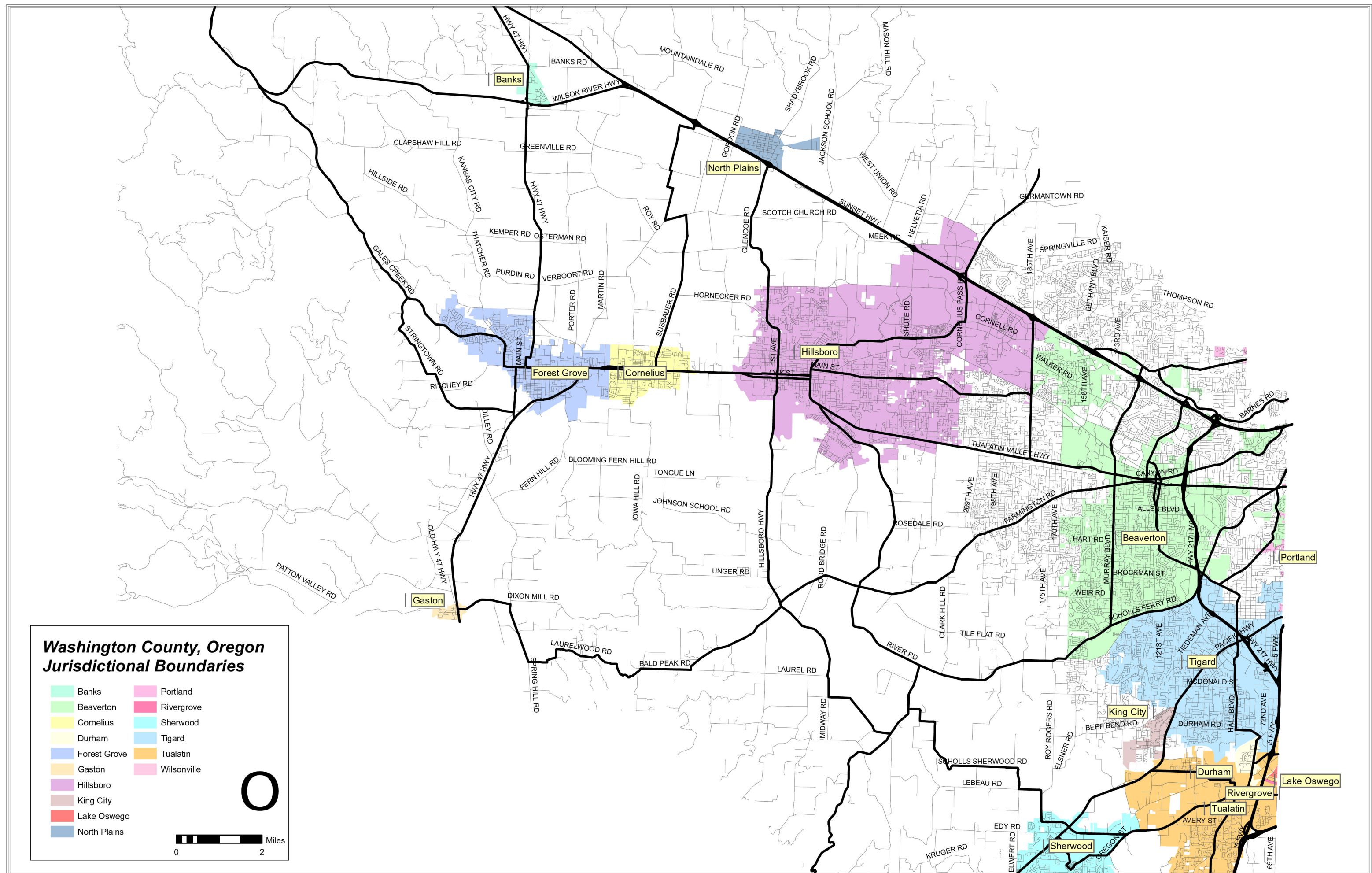
**Worst-case Needs.** Unassisted, low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people), or have been involuntarily displaced.

**Year-round Housing Units.** Occupied and vacant housing units intended for year-round use (U.S. Census definition). Housing units for seasonal or migratory use are excluded.

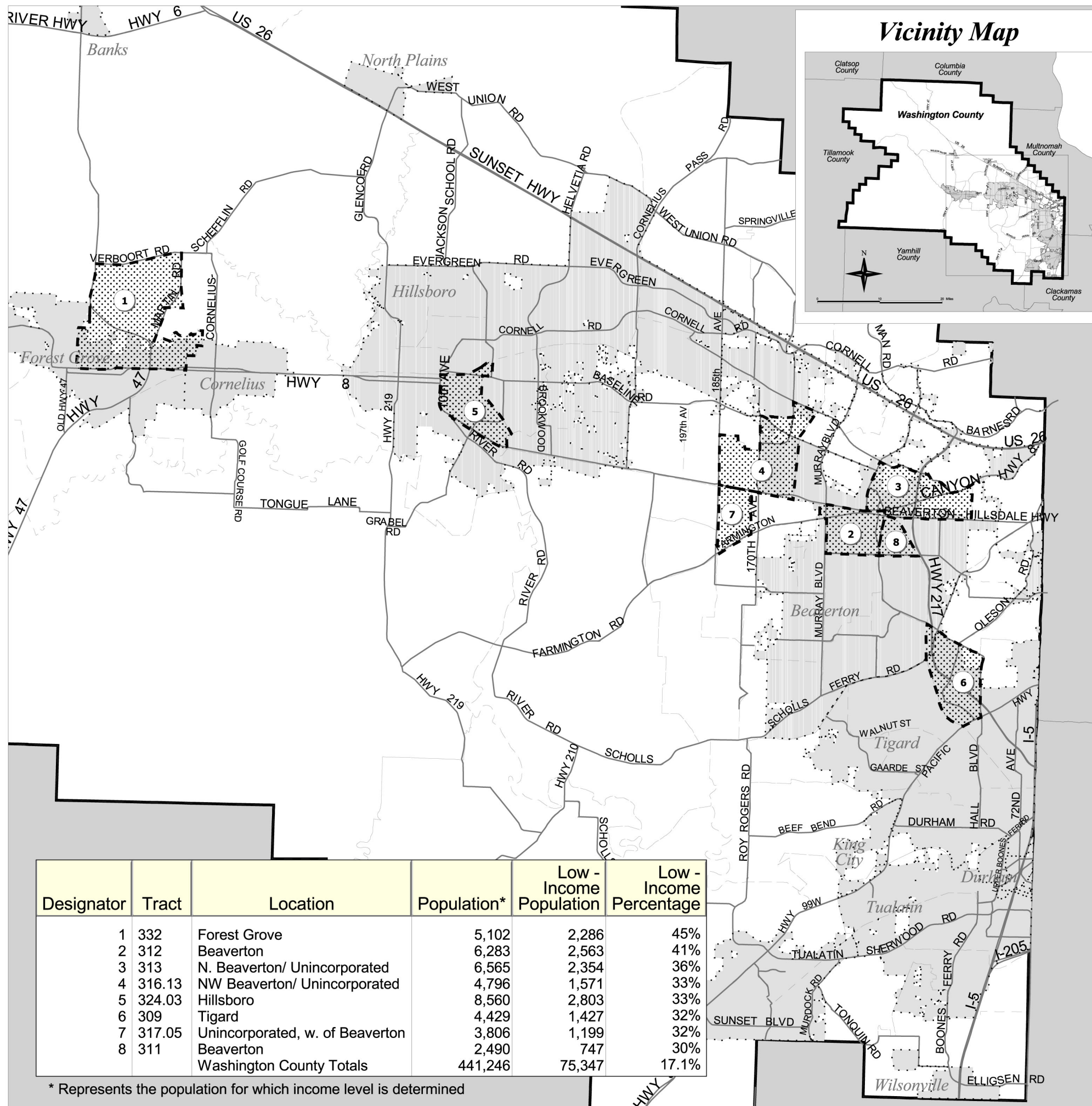
The Washington County Consortium's Citizen Participation Plan (CPP) sets forth policies and procedures to provide for and encourage.



**Figure 2-1. Incorporated Cities in Washington County**







# Washington County

## Figure 4-1 Census Tracts With Low-Income Concentration\*

\* A low income area of concentration is a census tract/block group in which the percentage of low-income families is at least 10 points higher than the percentage of low income families in the county as a whole.

- City Limits
- Census Tract Boundaries
- Highways & Arterials
- Census Tract Designator (See Chart)
- Census Tracts with Low-Income Concentration

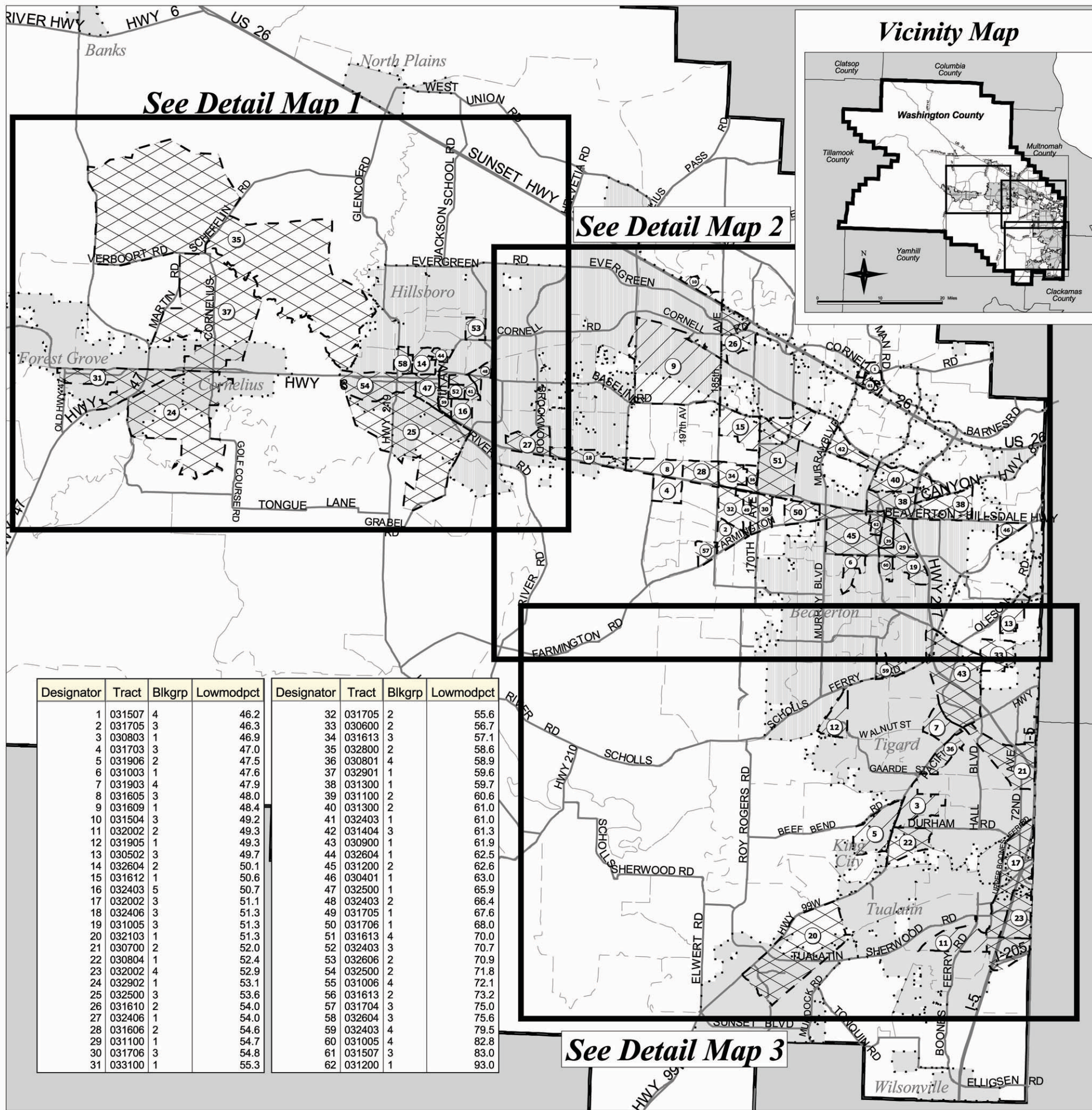


Designator	Tract	Location	Population*	Low - Income Population	Low - Income Percentage
	1 332	Forest Grove	5,102	2,286	45%
	2 312	Beaverton	6,283	2,563	41%
	3 313	N. Beaverton/ Unincorporated	6,565	2,354	36%
	4 316.13	NW Beaverton/ Unincorporated	4,796	1,571	33%
	5 324.03	Hillsboro	8,560	2,803	33%
	6 309	Tigard	4,429	1,427	32%
	7 317.05	Unincorporated, w. of Beaverton	3,806	1,199	32%
	8 311	Beaverton	2,490	747	30%
		Washington County Totals	441,246	75,347	17.1%

\* Represents the population for which income level is determined

Data provided by the US Dept. of Housing and Urban Development, Cogan Owens Cogan, Washington County, and the Oregon Geospatial Enterprise Office (GEO).  
Maps prepared by Clint Chiavarini.





**Figure 4-2**  
**Washington County**  
**Census Block Groups**  
**Where More than**  
**46.1% of Households**  
**have Low or Moderate**  
**Incomes**

Location of a project within the boundaries of a block group in which at least 46.1% of the overall population is low and moderate-income is not in itself an indication that the project is eligible. Applicants must work with the Office of Community Development to establish project eligibility. Surveys may at times still be required.

- City Limits**
- Block Group Boundaries**
- Highways & Arterials**
- Block Group Designator (See Chart)**
- Block Group Percentage of Low & Moderate Income Households**
  - 46.1% to 50.9% \*\***
  - 51% and More**



**Overview Map**

\*\* HUD's 46.1% low/mod income exception criteria threshold for area benefit activities is not applicable to block groups in the City of Beaverton.

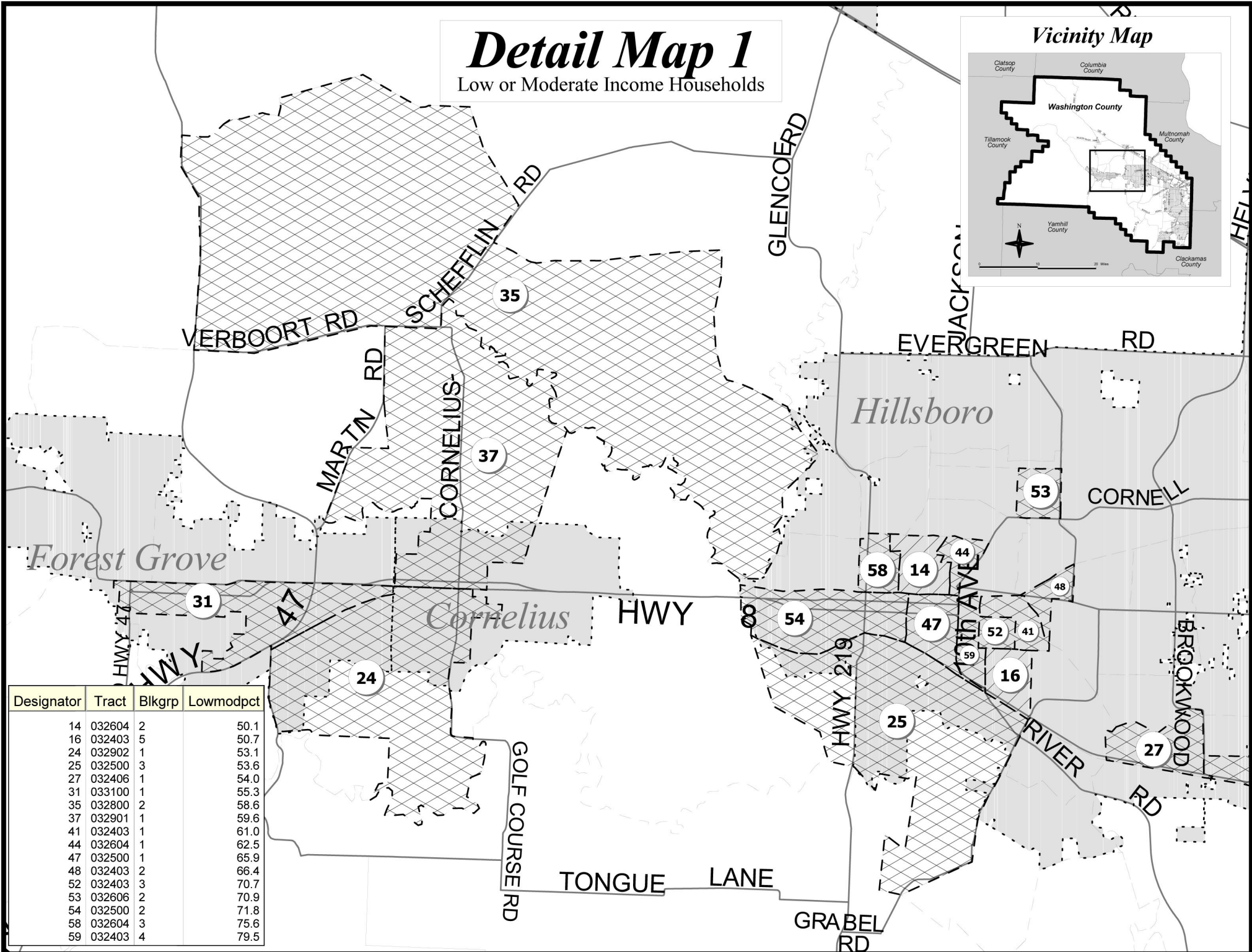
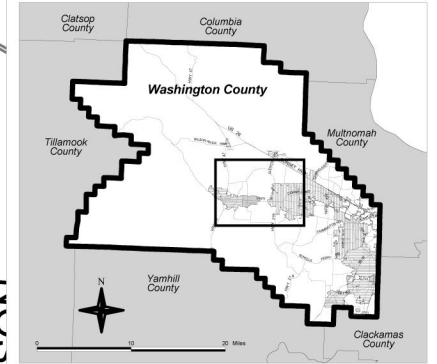
Designator	Tract	Blkgrp	Lowmodpct	Designator	Tract	Blkgrp	Lowmodpct
1	031507	4	46.2	32	031705	2	55.6
2	031705	3	46.3	33	030600	2	56.7
3	030803	1	46.9	34	031613	3	57.1
4	031703	3	47.0	35	032800	2	58.6
5	031906	2	47.5	36	030801	4	58.9
6	031003	1	47.6	37	032901	1	59.6
7	031903	4	47.9	38	031300	1	59.7
8	031605	3	48.0	39	031100	2	60.6
9	031609	1	48.4	40	031300	2	61.0
10	031504	3	49.2	41	032403	1	61.0
11	032002	2	49.3	42	031404	3	61.3
12	031905	1	49.3	43	030900	1	61.9
13	030502	3	49.7	44	032604	1	62.5
14	032604	2	50.1	45	031200	2	62.6
15	031612	1	50.6	46	030401	1	63.0
16	032403	5	50.7	47	032500	1	65.9
17	032002	3	51.1	48	032403	2	66.4
18	032406	3	51.3	49	031705	1	67.6
19	031005	3	51.3	50	031706	1	68.0
20	032103	1	51.3	51	031613	4	70.0
21	030700	2	52.0	52	032403	3	70.7
22	030804	1	52.4	53	032606	2	70.9
23	032002	4	52.9	54	032500	2	71.8
24	032902	1	53.1	55	031006	4	72.1
25	032500	3	53.6	56	031613	2	73.2
26	031610	2	54.0	57	031704	3	75.0
27	032406	1	54.0	58	032604	3	75.6
28	031606	2	54.6	59	032403	4	79.5
29	031100	1	54.7	60	031005	4	82.8
30	031706	3	54.8	61	031507	3	83.0
31	033100	1	55.3	62	031200	1	93.0



# Detail Map 1

Low or Moderate Income Households

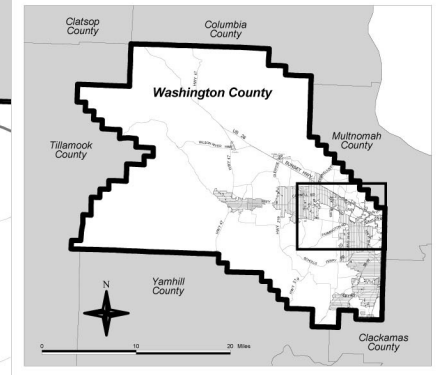
## Vicinity Map



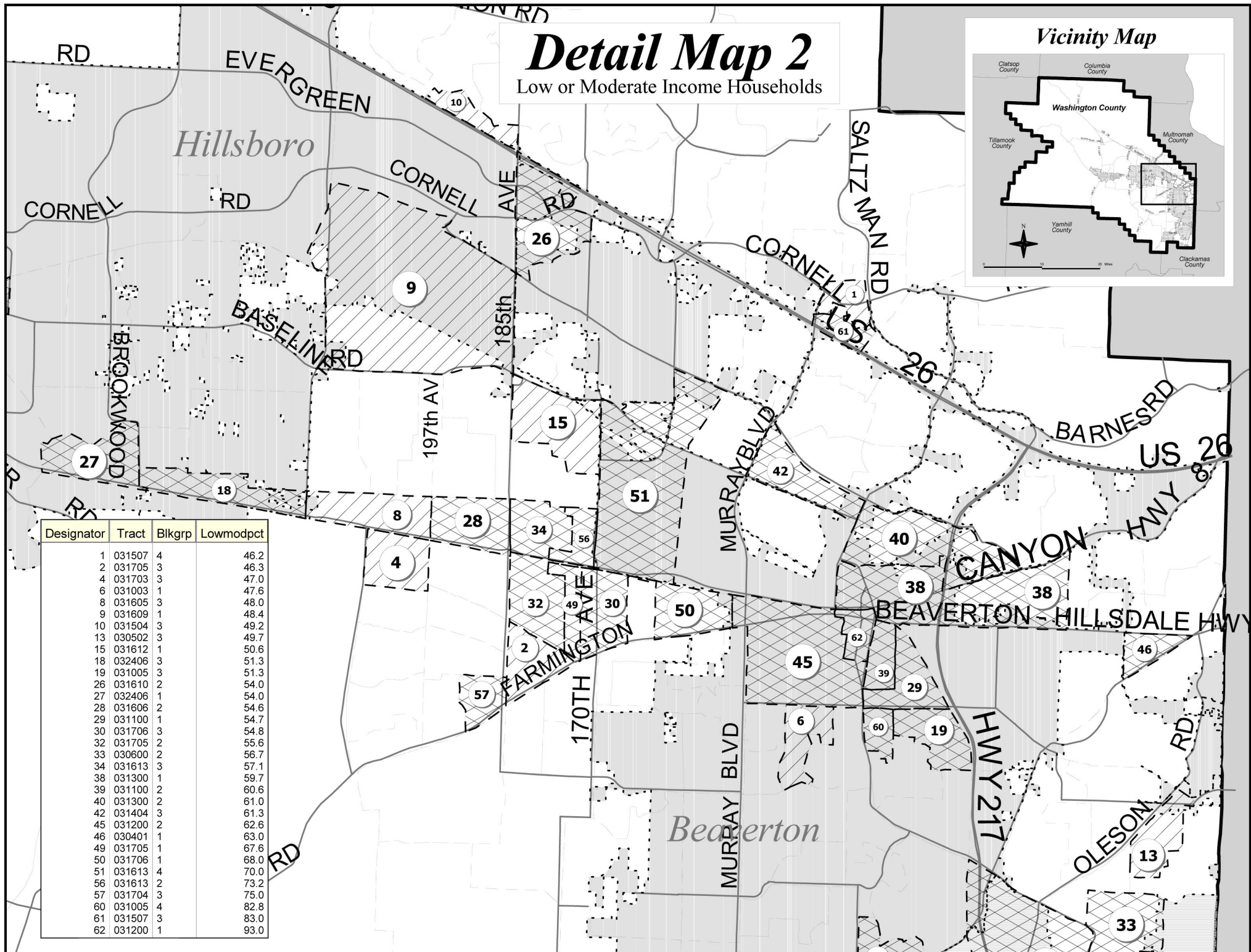
# Detail Map 2

Low or Moderate Income Households

## Vicinity Map

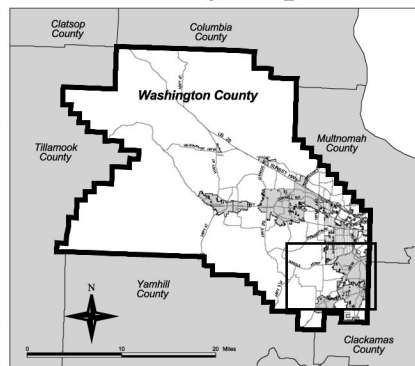


Designator	Tract	Blkgrp	Lowmodpct
1	031507	4	46.2
2	031705	3	46.3
4	031703	3	47.0
6	031003	1	47.6
8	031605	3	48.0
9	031609	1	48.4
10	031504	3	49.2
13	030502	3	49.7
15	031612	1	50.6
18	032406	3	51.3
19	031005	3	51.3
26	031610	2	54.0
27	032406	1	54.0
28	031606	2	54.6
29	031100	1	54.7
30	031706	3	54.8
32	031705	2	55.6
33	030600	2	56.7
34	031613	3	57.1
38	031300	1	59.7
39	031100	2	60.6
40	031300	2	61.0
42	031404	3	61.3
45	031200	2	62.6
46	030401	1	63.0
49	031705	1	67.6
50	031706	1	68.0
51	031613	4	70.0
56	031613	2	73.2
57	031704	3	75.0
60	031005	4	82.8
61	031507	3	83.0
62	031200	1	93.0





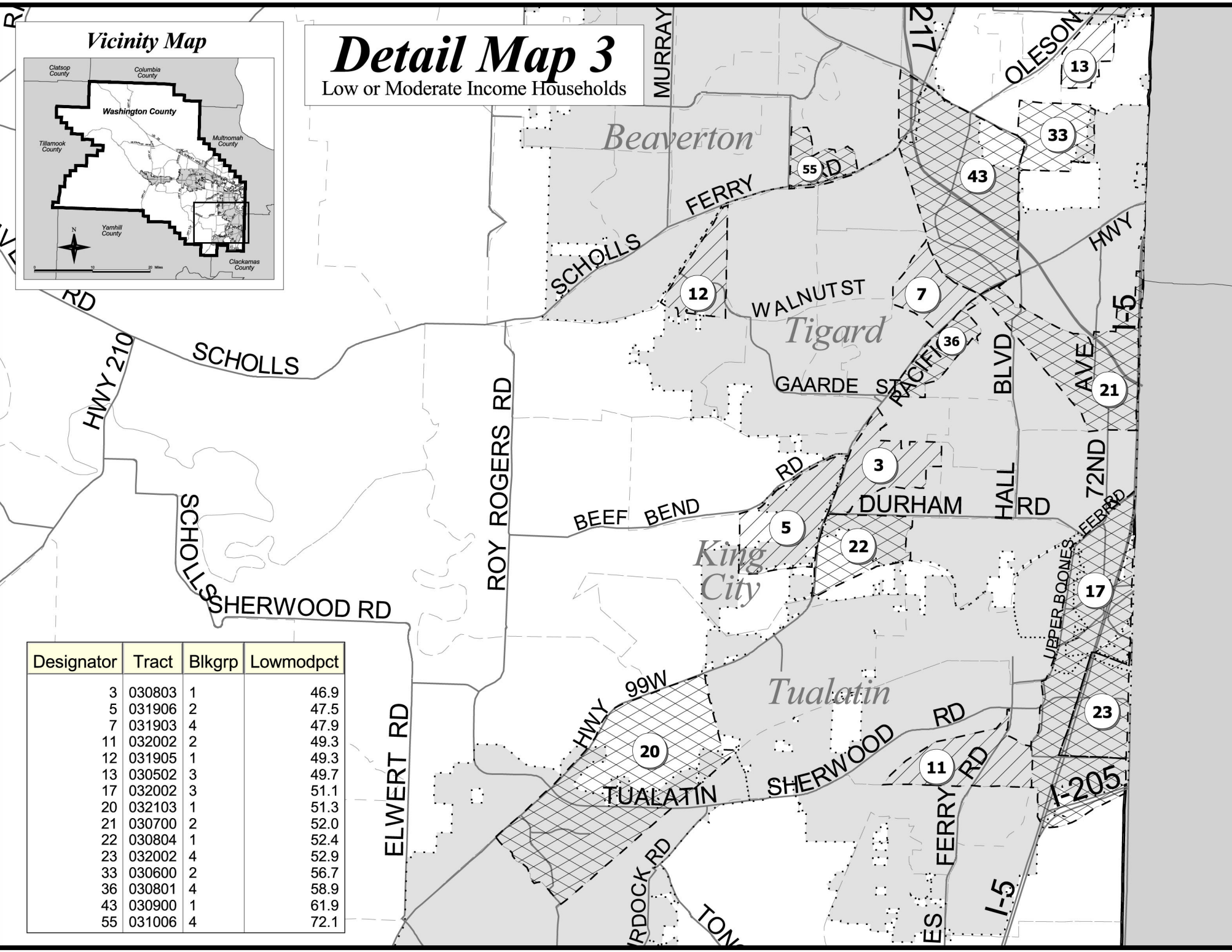
# Vicinity Map



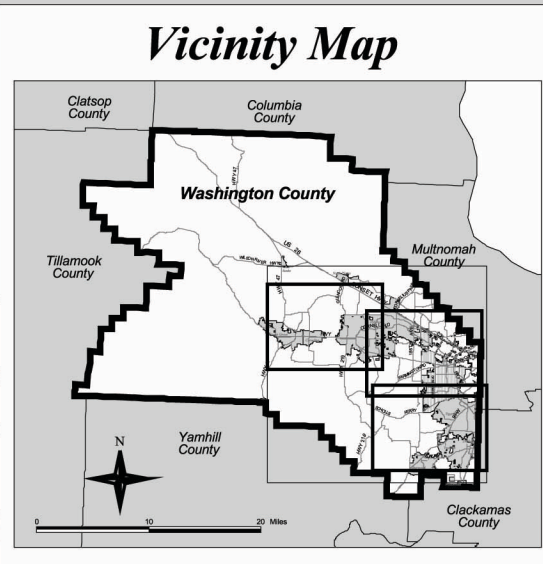
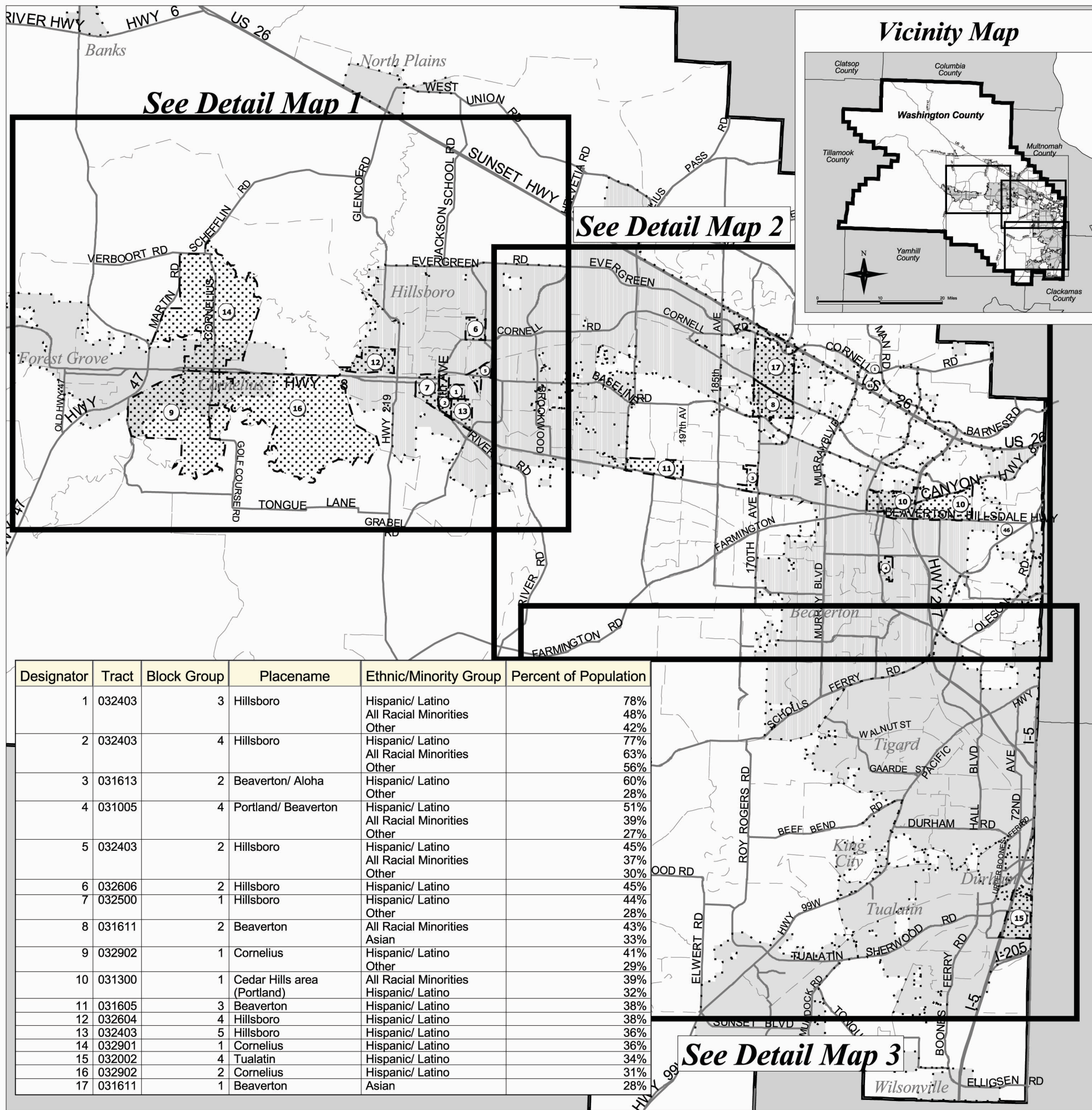
# Detail Map 3

Low or Moderate Income Households

Designator	Tract	Blkgrp	Lowmodpct
3	030803	1	46.9
5	031906	2	47.5
7	031903	4	47.9
11	032002	2	49.3
12	031905	1	49.3
13	030502	3	49.7
17	032002	3	51.1
20	032103	1	51.3
21	030700	2	52.0
22	030804	1	52.4
23	032002	4	52.9
33	030600	2	56.7
36	030801	4	58.9
43	030900	1	61.9
55	031006	4	72.1







**Figure 4-6**  
**Washington**  
**County**

**Census Block Groups**  
**With a Concentration\***  
**Ethnic/Minority Group**  
**Population**

\* Concentration refers to an area where the percentage of any ethnic or minority group is 20% greater than the proportion of that group within the entire County.

Designator	Tract	Block Group	Placename	Ethnic/Minority Group	Percent of Population
1	032403	3	Hillsboro	Hispanic/ Latino	78%
				All Racial Minorities	48%
				Other	42%
2	032403	4	Hillsboro	Hispanic/ Latino	77%
				All Racial Minorities	63%
				Other	56%
3	031613	2	Beaverton/ Aloha	Hispanic/ Latino	60%
				Other	28%
4	031005	4	Portland/ Beaverton	Hispanic/ Latino	51%
				All Racial Minorities	39%
				Other	27%
5	032403	2	Hillsboro	Hispanic/ Latino	45%
				All Racial Minorities	37%
				Other	30%
6	032606	2	Hillsboro	Hispanic/ Latino	45%
7	032500	1	Hillsboro	Hispanic/ Latino	44%
				Other	28%
8	031611	2	Beaverton	All Racial Minorities	43%
				Asian	33%
9	032902	1	Cornelius	Hispanic/ Latino	41%
				Other	29%
10	031300	1	Cedar Hills area (Portland)	All Racial Minorities	39%
				Hispanic/ Latino	32%
11	031605	3	Beaverton	Hispanic/ Latino	38%
12	032604	4	Hillsboro	Hispanic/ Latino	38%
13	032403	5	Hillsboro	Hispanic/ Latino	36%
14	032901	1	Cornelius	Hispanic/ Latino	36%
15	032002	4	Tualatin	Hispanic/ Latino	34%
16	032902	2	Cornelius	Hispanic/ Latino	31%
17	031611	1	Beaverton	Asian	28%

- City Limits**
- Block Group Boundaries**
- Highways & Arterials**
- Block Group Designator (See Chart)**
- Block Groups with a Significant Population of Ethnic/Minority Groups**



*Overview Map*

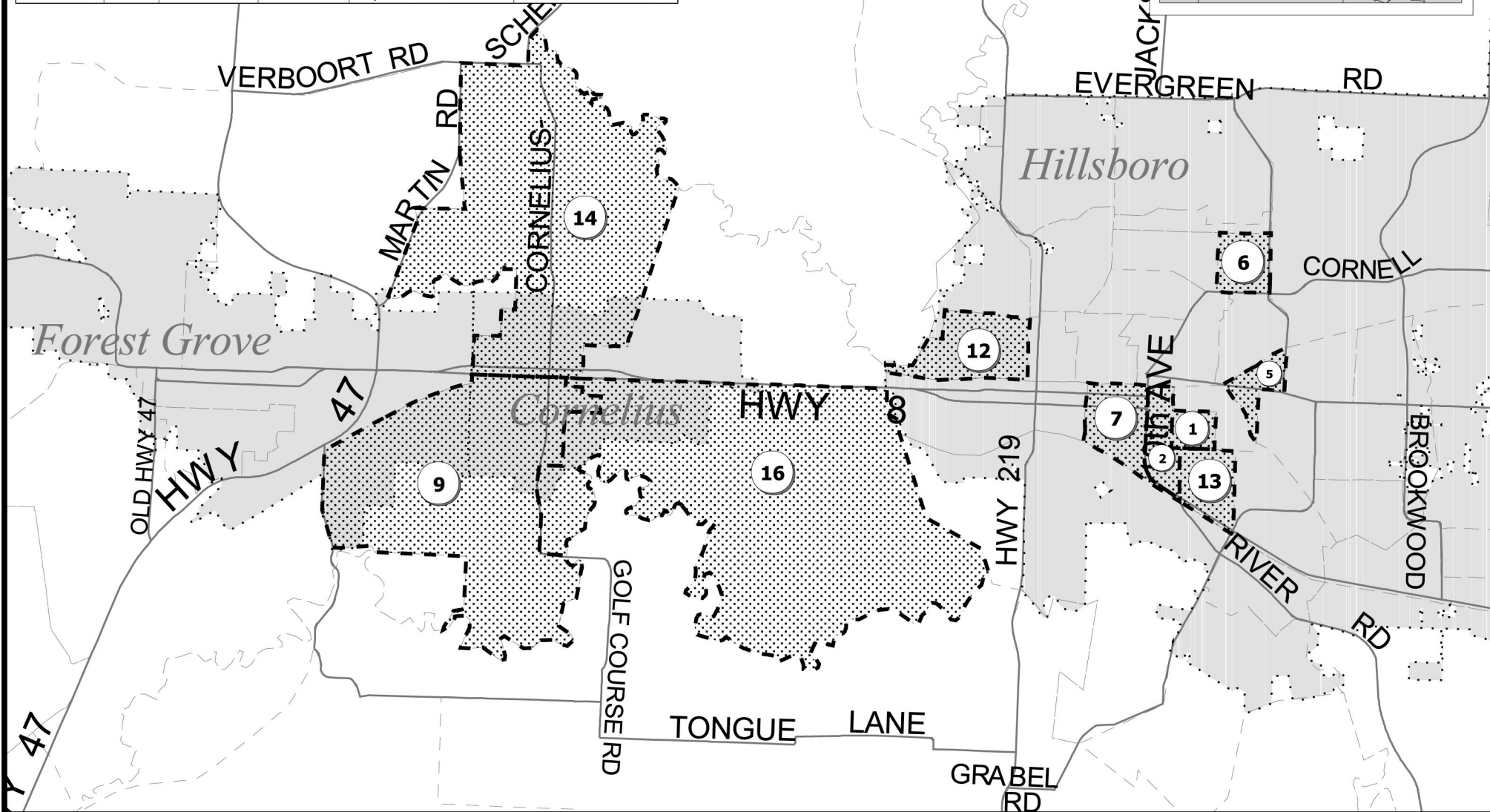
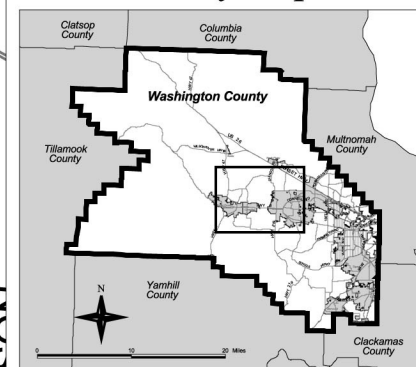
Data provided by the US Dept. of Housing and Urban Development, Cogan Owens Cogan, Washington County, and the Oregon Geospatial Enterprise Office (GEO).  
Maps prepared by Clint Chiavarini.



Designator	Tract	Block Group	Placename	Ethnic/Minority Group	Percent of Population
1	032403	3	Hillsboro	Hispanic/ Latino	78%
				All Racial Minorities	48%
				Other	42%
2	032403	4	Hillsboro	Hispanic/ Latino	77%
				All Racial Minorities	63%
				Other	56%
5	032403	2	Hillsboro	Hispanic/ Latino	45%
				All Racial Minorities	37%
				Other	30%
6	032606	2	Hillsboro	Hispanic/ Latino	45%
7	032500	1	Hillsboro	Hispanic/ Latino	44%
				Other	28%
9	032902	1	Cornelius	Hispanic/ Latino	41%
				Other	29%
12	032604	4	Hillsboro	Hispanic/ Latino	38%
13	032403	5	Hillsboro	Hispanic/ Latino	36%
14	032901	1	Cornelius	Hispanic/ Latino	36%
16	032902	2	Cornelius	Hispanic/ Latino	31%

# *Detail Map 1* Ethnic/Minority Groups

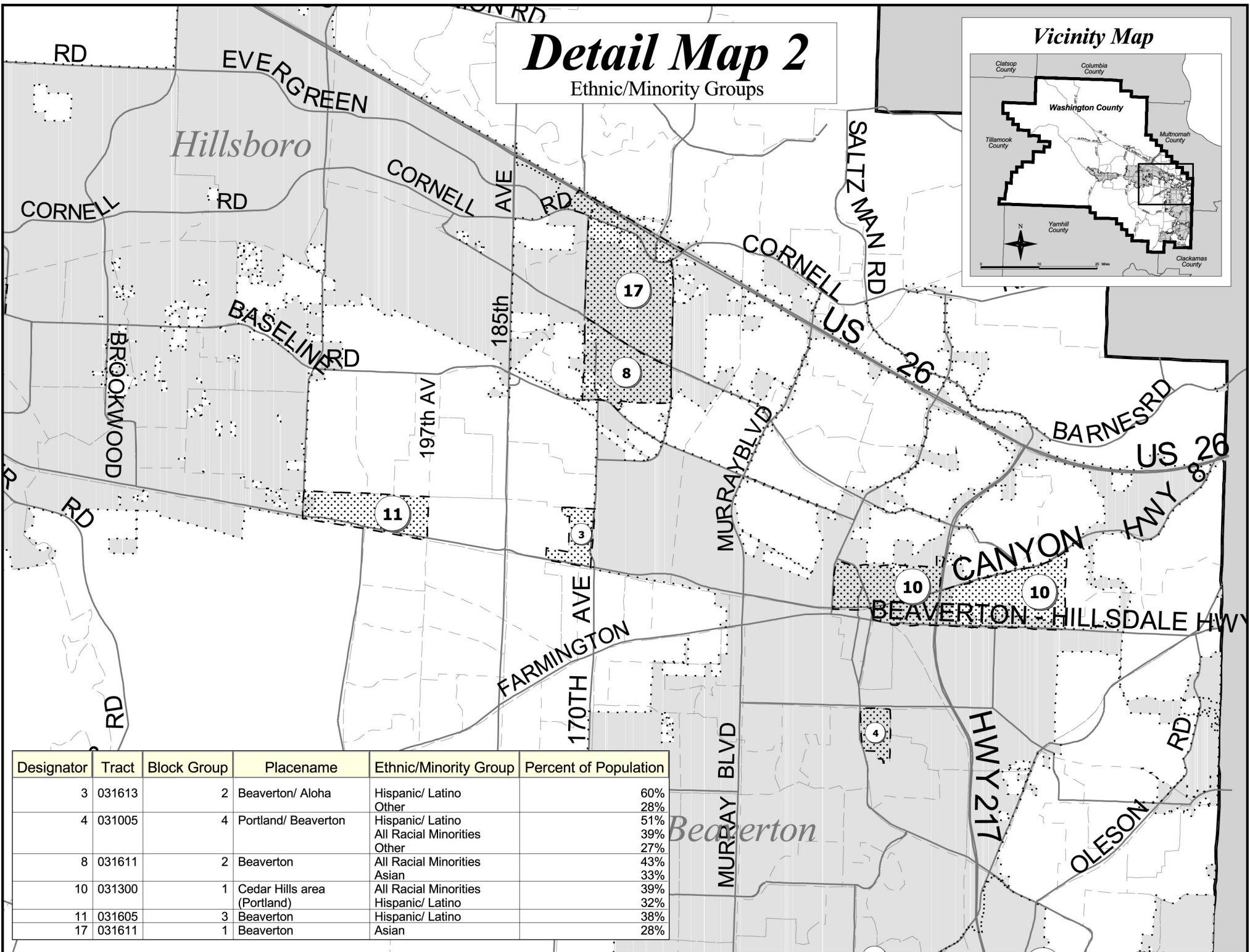
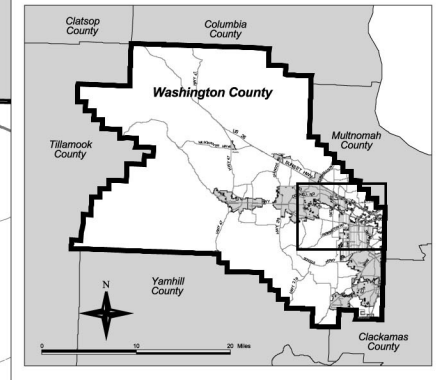
## *Vicinity Map*



# Detail Map 2

Ethnic/Minority Groups

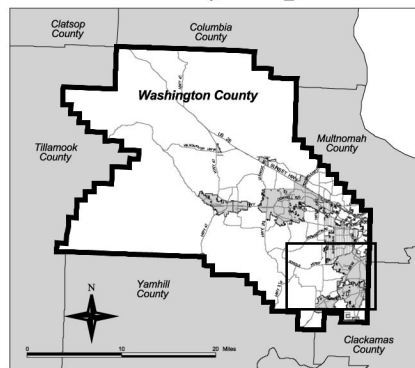
## Vicinity Map



Designator	Tract	Block Group	Placename	Ethnic/Minority Group	Percent of Population
3	031613	2	Beaverton/ Aloha	Hispanic/ Latino	60%
				Other	28%
4	031005	4	Portland/ Beaverton	Hispanic/ Latino	51%
				All Racial Minorities	39%
				Other	27%
8	031611	2	Beaverton	All Racial Minorities	43%
				Asian	33%
10	031300	1	Cedar Hills area (Portland)	All Racial Minorities	39%
				Hispanic/ Latino	32%
11	031605	3	Beaverton	Hispanic/ Latino	38%
17	031611	1	Beaverton	Asian	28%

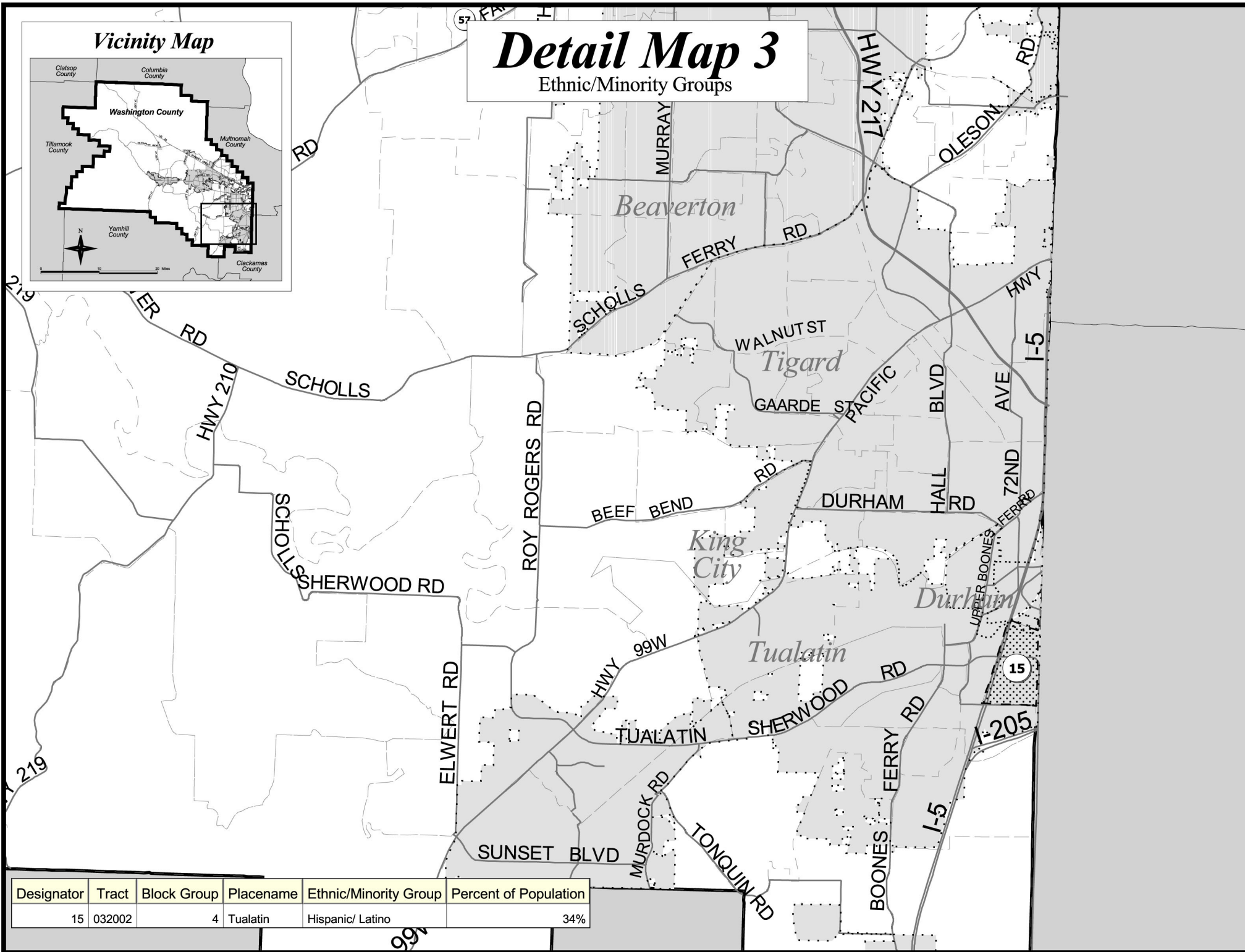


# Vicinity Map



# Detail Map 3

Ethnic/Minority Groups



Designator	Tract	Block Group	Placename	Ethnic/Minority Group	Percent of Population
15	032002	4	Tualatin	Hispanic/ Latino	34%



Table 4-2  
Summary of Housing Needs and Services, Washington County, 2005

Population Type	Population in County <sup>a</sup>						Resources/ Services Available					Gap in Population and Service Areas?
	Number	Percent of Total	Income 51-80% MFI	Income 31-50% MFI	Income 0-30% MFI	Area(s) of Geographic Concentration	Provider	Location	Housing Units or Beds	Type of Services <sup>a</sup>	Population Served <sup>a</sup>	
51-80% Median Family Income  (Households with incomes between \$30,750 and \$49,199)	29,807	17.6%	NA	NA	NA	Selected census tracts throughout the County	Section 8 Vouchers <sup>b</sup>	County-wide	NA			
							Assisted Housing (HUD) <sup>c</sup>	County-wide	NA			
							Affordable Housing (DHS) up to 60% MFI	County-wide	1,504			
							Affordable Housing (DHS) up to 80% MFI	County-wide	254			
							Public Housing	County-wide	NA			
31-50% Median Family Income  (Households with incomes between \$18,450 and \$30,750)	14,624	8.6%	NA	NA	NA	Selected census tracts in Beaverton, Forest Grove, Hillsboro, Tigard, and unincorporated areas	Section 8 Vouchers	County-wide	642			
							Assisted Housing (HUD)	County-wide	307			
							Affordable Housing (DHS)	County-wide	526			
							Public Housing	County-wide	285			
0-30% Median Family Income  (Households with incomes of \$18,450 or less)	12,403	7.3%	NA	NA	NA	Selected census tracts in Beaverton, Forest Grove, and Hillsboro	Section 8 Vouchers	County-wide	1,927			
							Assisted Housing (HUD)	County-wide	NA			
							Affordable Housing (DHS)	County-wide	NA			
							Public Housing	County-wide	285			
Farmworkers (people in farmworker HH's)	12,805	2.9%			100%	Primarily Hillsboro and West County	Housing Development Corp. of NW Oregon	Forest Grove, Cornelius, Hillsboro, Aloha	232			
							Farmworker Camps	West County	1,500-2,000			
Homeless <sup>d</sup>	590	0.2%			100%		Community Action Org.	Hillsboro	20		Families	No shelter for single homeless men or homeless youths in the County. Unmet need of 416 beds identified.
							Good Neighbor Center	Tigard	36		Families and singles	
							Monika’s House	County-wide	28		Women and children	
							Interfaith Hospitality Netwk	Hillsboro	14		Families	
							Washington County Shelter + Care Program	County-wide	84	Vouchers		
							Open Door Counseling	Hillsboro		Camping	Homeless	
Elderly Persons <sup>e</sup>  (Households with one or two elderly persons)	27,998	16.5%	24.1%	14.7%	12.6%		Subsidized Housing (HUD/DHS)	County-wide	571	4167		Disproportionate amount of services in East County.
							Residential Care Facilities	County-wide	437	3596		
							Nursing Facilities	County-wide	951			Disproportionate amount of services in East County.

Table 4-2 (cont'd)  
Summary of Housing Needs and Services, Washington County, 2005

Population Type	Population in County <sup>a</sup>						Resources/ Services Available					Gap in Population and Service Areas?
	Number	Percent of Total	Income 51-80% MFI	Income 31-50% MFI	Income 0-30% MFI	Area(s) of Geographic Concentration	Provider	Location	Housing Units or Beds	Type of Services <sup>a</sup>	Population Served <sup>a</sup>	
Persons with Disabilities <sup>g</sup> (households in which at least one member has a disability)	21,108	12.5%	21.7%	13.0%	14.5%		Assisted Living Facilities	County-wide	1,233			Disproportionate amount of services in East County.
							Adult Foster Homes	County-wide	975			
							HUD Assisted Housing	Hillsboro, Aloha	59			
							Other Assisted Housing	Hillsboro, Aloha, Forest Grove	40			
							Rental Units with Accessible Features	County-wide	484			
Persons with HIV/ AIDS	205	0.05%		75% <sup>h</sup>		Cascade AIDS Project	Portland	21	Housing placement and vouchers			
						Tualatin Valley Housing Partners	Beaverton, Hillsboro	3 to 9				
Persons in need of Alcohol/ Drug Treatment <sup>i</sup>	47,232	10.0%					Clean and Sober Living and New Dawn Castle	Hillsboro, Beaverton	62			Not enough services in Beaverton area
						CODA Recovery Center	Tigard	12				
						DePaul Treatment Centers		9				
						Homeward Bound Recovery Home	Sherwood	12				
						House of Hope Recover Ministry	Aloha	28				
						The Lighthouse Center	Hillsboro	26				
						Oxford Houses (25 houses) <sup>j</sup>	Mostly Hillsboro	179				
						Tualatin Valley Centers Recovery Center	Tigard, Cedar Mill	9				
Ex-offenders (persons leaving prison system)	Approx. 2,600	0.6%				County-wide	Washington County Community Corrections	Hillsboro		Housing placement	Approx. 2,600	

<sup>a</sup> Washington County population was 445,342 in 2000, projected to 494,109 in 2005. Total households in County was 169,112 in 2000, projected to 187,630 in 2005

<sup>b</sup> The totals listed for Section 8 housing represent the total number of tenant-based vouchers offered by the Department of Housing Services. Unit-based Section 8 facilities are included in the Assisted or Affordable Housing categories).

<sup>c</sup> The totals for Assisted Housing and Public Housing units represent the total amount of units affordable to each income group. Families may not access units if their income exceeds the designated limits. Families from a lower income group, such as less than 30% MFI, may access any of the housing units designated for incomes up to and exceeding their own, but these units are generally not affordable to them and therefore are not included on this table. These totals do not include units designated for the elderly, people with developmental disabilities, or farmworkers.

<sup>d</sup> Homeless numbers are from the Oregon Department of Housing and Community Services Shelter Nightcount for Washington County, conducted March 28, 2003. The totals include both people "sheltered" that night and those turned away from shelters. Community Action conducted a "street count" in late March that will provide more up-to-date data on the number of homeless people in the County.

<sup>e</sup> Population and income figures are from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for the year 2000

<sup>f</sup> Figures are for the number of units in facilities that accept Medicaid patients. The total number of beds in these facilities is: Residential care facilities (783); Nursing Facilities (973); Assisted Living Facilities (1,517); and Adult Foster Homes (1,201).

<sup>g</sup> These figures are from the 2000 CHAS data, and represent all households in which at least one member has a "mobility or self-care limitation."

<sup>h</sup> These figures represent the percent of persons below poverty level according to 2000 US Census or Cascade AIDS Project information. The Census Bureau's poverty level definitions are not based on the % of family income categories used by HUD.

<sup>i</sup> Number of persons is an estimate for 2003 provided by Washington County Mental Health Department. Percent is based on 2000 County population, projected to 2003.

<sup>j</sup> Includes some facilities that are planned but have not yet been built.