

## Appendix A

### Washington County Non-Housing Needs and Objectives (by numerical citation), 2005 - 2010

[Note: Blank rows in the following table represent placeholders for additional needs that may be identified in the future.]

Agency	Need Description	Program		Total Cost	
		Category	Subcategory	Recurring	One-time
<b>Public Facilities</b>					
Community Action	Development/acquisition of additional homeless shelters.	Public Facility Needs	Other		\$400,000
Community Action	Maintain, renovate or repair existing social service facilities.	Public Facility Needs	Other	\$350,000	
Oregon Child Development Coalition/City of Cornelius	Additional park with nature trail, playground and community garden with parking.	Public Facility Needs	Parks & Recreation Facilities		\$405,000
Oregon Child Development Coalition/City of Cornelius	Additional parking for migrant Head Start Center	Public Facility Needs	Parking Facilities		\$405,000
Tualatin Hills Park & Recreation District	Neighborhood park acquisition and development.	Public Facility Needs	Parks & Recreation Facilities		\$1,600,000
Edwards Center, Inc.	Accommodations for adults with developmental disabilities.	Public Facility Needs	Health Facilities		
Edwards Center, Inc.	Adapt residential facilities of developmentally disabled.	Public Facility Needs	Other		
City of Gaston	Land acquisition for community/library center.	Public Facility Needs	Other		\$3,500,000
Forest Grove Recovery Club	Building upgrade	Public Facility Needs	Neighborhood Facilities		\$50,000

Agency	Need Description	Program		Total Cost	
		Category	Subcategory	Recurring	One-time
Washington County Cooperative Library Services	Expansion of public library.	Public Facility Needs	Neighborhood Facilities		\$4,000,000
City of Sherwood	Replace an outdated elevator in historic Morback House.	Public Facility Needs	Non-Residential Historic Preservation		\$65,000
City of Sherwood	Preserve the Old Sherwood School House to run art programs for disadvantaged youth and senior citizens.	Public Facility Needs	Non-Residential Historic Preservation		\$500,000
Domestic Violence Resource Center	Transitional housing for women needing to leave an abusive relationship-up to 2 years stay.	Public Facility Needs	Other	\$600,000	
City of Hillsboro	Park site acquisition and development	Public Facility Needs	Parks & Recreation Facilities		\$1,800,000
City of Hillsboro	Renovate/expand older parks in LMI neighborhoods to ensure safety, provide adequate recreation facilities.	Public Facility Needs	Parks & Recreation Facilities		\$500,000
Adventures Without Limits/Community Based Activity Program	Adults with severe disabilities need a facility to house programs for attainment of life skills, jobs and community recreation.	Public Facility Needs	Other		\$5,800,000
City of Gaston	Community center	Public Facility Needs	Neighborhood Facilities		
City of Cornelius	Construction of an indoor recreation center.	Public Facility Needs	Parks & Recreation Facilities		\$7,000,000
City of Cornelius	Construction of a public library.	Public Facility Needs	Other		\$1,275,000
City of Cornelius	Construction of indoor soccer/sports facility.	Public Facility Needs	Parks & Recreation Facilities		\$4,000,000
City of Cornelius	Construction of a health and fitness center.	Public Facility Needs	Health Facilities		\$4,000,000

Agency	Need Description	Program		Total Cost	
		Category	Subcategory	Recurring	One-time
City of Cornelius	Improvement of 2 street islands in a low income neighborhood into an active recreation spot and/or community garden.	Public Facility Needs	Parks & Recreation Facilities		\$37,500
City of Cornelius	Community Gardens Project entailing inventory of vacant right-of-way in community, neighborhood organizing shared use of public land & mgmt of garden plots.	Public Facility Needs	Parks & Recreation Facilities		\$50,000
City of Cornelius	Harleman Park Project to include sidewalk, covered stage and picnic shelter in a low-moderate income neighborhood.	Public Facility Needs	Parks & Recreation Facilities		\$200,000
City of Cornelius	5th & Davis Park Project to include purchase of 1/3 acre in a low income neighborhood and improve into an active recreation spot with community access.	Public Facility Needs	Parks & Recreation Facilities		\$150,000
City of Cornelius	Construction of a multi-purpose community center.	Public Facility Needs	Other		\$12,500,000
Tualatin Hills Park & Recreation District	Camp facility for developmentally, physically and emotionally disabled youth and adults and youth at risk in Wash. Co.	Public Facility Needs	Parks & Recreation Facilities		\$2,000,000
City of Tigard	Tigard park system does not include a skate park. Many low and moderate income youth are forced to travel to other cities providing such facilities to recreate.	Public Facility Needs	Parks & Recreation Facilities		\$350,000
City of Tigard	Several low income neighborhoods lack nearby park facilities.	Public Facility Needs	Parks & Recreation Facilities		\$350,000
City of Tigard	The Good Neighbor Center homeless shelter is unable to accommodate the number of families requesting housing. Additional capacity and equipment upgrades.	Public Facility Needs	Other		\$300,000
City of Hillsboro	Conversion and renovation of the Shute Park library to a neighborhood recreation/community center.	Public Facility Needs	Parks & Recreation Facilities		\$900,000
Adelante Mujeres	Family Literacy facility in Forest Grove for low-income Spanish speaking persons: 40 full-time adult students, 50 preschoolers & classroom space for Micro-enterprise development.	Public Facility Needs	Other		\$1,500,000
City of Tualatin	Grange Hall improvements.	Public Facility Needs	Other		\$160,000

<i>Agency</i>	<i>Need Description</i>	<i>Program</i>		<i>Total Cost</i>	
		<i>Category</i>	<i>Subcategory</i>	<i>Recurring</i>	<i>One-time</i>
City of Tualatin	Stoneridge Park upgrades.	Public Facility Needs	Parks & Recreation Facilities		\$65,000
City of Gaston	Brown Park Field Lights.	Public Facility Needs	Parks & Recreation Facilities		\$85,000
Washington County Dept. of Housing Services	There is an identified need for assisted living units for very low-income seniors specifically in the income sector at or below 30% MHI as well as between 30% MHI and 50% MHI.	Public Facility Needs	Health Facilities		\$95,300,000
Tualatin Valley Centers	Multi service center for the elderly: mental health needs, dementing illnesses, medical/health services, guardianship/conservatorship services, case mgmt, etc.	Public Facility Needs	Other		\$3,500,000
City of Hillsboro	Construct a youth/teen activity center to serve youth of Hillsboro and adjoining areas.	Public Facility Needs	Parks & Recreation Facilities		\$10,000,000
City of Hillsboro	Linear park/recreation trails to connect neighborhoods to recreation facilities.	Public Facility Needs	Parks & Recreation Facilities		\$500,000
WA. Co. Dept. of Health & Human Services	Permanent Residential Treatment Home for the mentally ill.	Public Facility Needs	Other		\$500,000
WA. Co. Dept. of Health & Human Services	Respite facility for residents in mental health crisis.	Public Facility Needs	Other		\$460,000
WA. Co. Dept. of Health & Human Services	Sub-acute treatment facility for mentally ill residents.	Public Facility Needs	Other		\$770,000
WA. Co. Dept. of Health & Human Services	Intensive residential treatment for mentally ill residents in the Criminal Justice System.	Public Facility Needs	Other		\$500,000
Community Partners for Affordable Housing	Purchase of building for nonprofit office space.	Public Facility Needs	Neighborhood Facilities		\$500,000

Agency	Need Description	Program		Total Cost	
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Community Action	Development/acquisition of a multi-service facility in or in close proximity to Beaverton to serve low income residents.	Public Facility Needs	Other		\$3,500,000
City of Cornelius	Main Street parking facility to help make the commercial densities and public improvements planned for the Main Street District to work effectively and safely.	Public Facility Needs	Parking Facilities		\$1,000,000
Washington County Sheriff's Office	24-hour shelter for forced released inmates.	Public Facility Needs	Other		
City of Sherwood	Extension of the Cedar Creek Trail within Stella Olsen Park to the Marjorie Stewart Center. The trail will provide easy access for elderly person to gain entry to the park.	Public Facility Needs	Parks & Recreation Facilities		\$100,000
Washington County Dept. of Housing Services/Housing Supportive Services Network	There is an identified need for a homeless shelter for single individuals in Wa. Co. from several area agencies and nonprofit corp.	Public Service Needs	Other		\$1,500,000
<b>Infrastructure</b>					
City of Cornelius	Flood control and associated street improvements to include storm water facilities, sidewalk, street widening, curb and gutter.	Infrastructure Improvements	Flood Drain Improvements		\$200,000
City of Cornelius	Davis St. Flood Control & Sidewalks to include storm water facilities, sidewalk, street widening, curb and gutter.	Infrastructure Improvements	Flood Drain Improvements		\$300,000
City of Cornelius	Water storage tank. Addition of this new tank would bring City up to standard for current equalization, fire and emergency storage needs.	Infrastructure Improvements	Water Improvements		\$1,900,000
City of Banks	Watershed to City: New Pipeline. Existing water line leaks 30% of volume produced.	Infrastructure Improvements	Water Improvements		\$950,000
City of Gaston	Water Line Upgrade/Replacements	Infrastructure Improvements	Water Improvements		\$300,000
City of Gaston	Church St. Renovation/Improvements	Infrastructure Improvements	Street Improvements		\$250,000
City of Gaston	Water Reservoir	Infrastructure Improvements	Water Improvements		\$700,000

Agency	Need Description	Program		Total Cost	
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City of North Plains	Replacement of substandard waterlines and resurfacing of streets.	Infrastructure Improvements	Water Improvements		\$100,000
City of Banks	New Well. City has limited supply of spring and well water.	Infrastructure Improvements	Water Improvements		\$400,000
City of Gaston	Street improvements.	Infrastructure Improvements	Street Improvements		\$200,000
City of Gaston	Sidewalk installation.	Infrastructure Improvements	Sidewalk Improvements		\$50,000
City of Tigard	Lack of adequate storm drainage facilities within many low income neighborhoods results in surface water problems for adjacent residential properties.	Infrastructure Improvements	Flood Drain Improvements		\$400,000
City of Tigard	Upgrade substandard streets within low income neighborhoods.	Infrastructure Improvements	Street Improvements		\$1,000,000
City of Tigard	The roadways within many low income neighborhoods lack sidewalks, curbs, storm drainage facilities and street lights.	Infrastructure Improvements	Sidewalk Improvements		\$850,000
Community Partners for Affordable Housing	Sidewalks.	Infrastructure Improvements	Sidewalk Improvements		\$45,000
City of King City	Repair and replace sidewalks as needed, and install wheelchair ramps to conform to ADA requirements.	Infrastructure Improvements	Sidewalk Improvements		\$150,000
City of King City	Street improvements to replace severely deteriorated portions of streets in the City of King City.	Infrastructure Improvements	Street Improvements		\$1,200,000
City of Hillsboro	Birchwood Neighborhood Roadway and Sidewalk Improvements.	Infrastructure Improvements	Street Improvements		\$450
City of Hillsboro	W. Hillsboro Roadway and Sidewalk Improvements.	Infrastructure Improvements	Street Improvements		\$450
City of Hillsboro	S.W. Hillsboro Roadway and Sidewalk Improvements.	Infrastructure Improvements	Street Improvements		\$450
City of Hillsboro	E. Central Hillsboro Roadway and Sidewalk Improvements.	Infrastructure Improvements	Street Improvements		\$450
City of Forest Grove	Provide street improvements in areas lacking adequate facilities.	Infrastructure Improvements	Street Improvements	\$300,000	

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City of Tigard	Transit access-related improvements. These include street lights, bus turn-outs, overhead lighting, shelters, crosswalks.	Infrastructure Improvements	Other		\$250,000
<b>Public Services</b>					
Tualatin Valley Housing Partners	Programs that support crime prevention at affordable housing projects. Including safety programs, apt. watch, recreational activities for both adults and youth.	Anti-Crime Programs	Other	\$61,000	
City of Tualatin	Youth crime prevention programs.	Anti-Crime Programs	Other	\$60,000	
City of Tualatin	Training housing managers for crime prevention.	Anti-Crime Programs	Other	\$60,000	
Domestic Violence Resource Center	Full time Community Education Specialist whose job is to educate the public about Domestic Violence and DVRC Services.	Anti-Crime Programs	Crime Awareness	\$48,000	
Tigard Police Department	Crime prevention programming to assist with residents of rental properties throughout Tigard. This may include Apartment Watch and Enhanced Safety Properties.	Anti-Crime Programs	Other		\$7,000
Washington County Disabilities, Aging & Veterans Services	Chronic Disease Self-Mgmt classes, nutrition education, exercise programs, caregiving classes, medication mgmt, other programs to reduce risks of chronic disease.	Senior Programs	Senior Services		\$375,000
Washington County Disabilities, Aging & Veterans Services	Faith based organizations need capacity building to develop skills needed to recruit, train and supervise 400+ paid and volunteer staff to provide in-home care and other supportive services.	Senior Programs	Senior Services		\$300,000
Oregon Korean Community Center	Provide bilingual social services to Koreans.	Senior Programs	Senior Services	\$30,000	
City of King City	Social service worker to assess senior citizen's needs and assist in obtaining services to satisfy those needs.	Senior Programs	Senior Services	\$58,000	
City of Cornelius	Construction of a senior center, to include indoor recreation, exercise, workshop, lounge & meeting space, and a commercial kitchen.	Senior Programs	Senior Centers		\$4,000,000
City of Banks	Senior Center. City has increasing number senior citizens and limited facilities to assist with social, health and financial needs.	Senior Programs	Senior Centers		\$500,000

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Forest Grove Senior Center	The need for Money Management Services, Guardian and Conservator Services for low to moderate income Seniors and Persons with Disabilities.	Senior Programs	Other	\$40,000	\$30,000
City of Tigard	Expansion of the Tigard Senior Center to accommodate current growth-related space needs. Use of the Center has increased 50% since 1989.	Senior Programs	Senior Centers		\$450,000
City of Cornelius	Construction of a Youth Activity Center to include indoor recreation, workshop and meeting space, exercise room, commercial kitchen and indoor soccer/field sport facility.	Youth Programs	Youth Centers		\$4,000,000
City of Cornelius	Bicycle safety program for children of low income families.	Youth Programs	Other	\$2,500	
Hillsboro School District 1J	Services for at-risk and low income students.	Youth Programs	Youth Services	\$10,000	
A Child's Place/Un Lugar Para Ninos	A more modernized, bigger, and more efficient facility to be able to serve more children in its bi-lingual childcare programs.	Youth Programs	Childcare Services		\$448,580
Community Partners for Affordable Housing	Comprehensive youth programs	Youth Programs	Youth Services	\$75,000	
Tualatin Valley Housing Partners	Provide funds to pay for child care services for low-income residents attending programs to improve their social and economic status.	Youth Programs	Childcare Services	\$50,000	
PCC-Rock Creek	Childcare funds to enable women to participate in the "New Directions" Women in Transition program at PCC Rock Creek.	Youth Programs	Childcare Services	\$3,000	
Boys & Girls Aid Society of Oregon	Provide services to homeless/runaway youth ages 16 1/2 to 21 to assist them in transitioning to independent living.	Youth Programs	Youth Services	\$120,000	
Boys & Girls Aid Society of Oregon	Provide emergency crisis shelter care for youth ages 8-17 and counseling/mediation services to youth and family.	Youth Programs	Youth Services	\$122,000	
Washington County Cooperative Library Services	Funding for purchase of library materials to improve collections for children and youth and Spanish speaking residents.	Youth Programs	Youth Services	\$567,000	
City of Tigard	A Youth/Teen Center is needed to serve the social service outreach and recreational needs of low and moderate income youth residing in the community.	Youth Programs	Youth Centers		\$350,000



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Domestic Violence Resource Center	Children from homes w/domestic violence are often put in the middle of custody battles. These children need legal support to help protect them from the damage custody battles can cause.	Youth Programs	Other Youth Programs		
Domestic Violence Resource Center	Supervised Parenting Time Program	Youth Programs	Childcare Services	\$30,000	
Domestic Violence Resource Center	Childcare services for client of Domestic Violence Resource Center.	Youth Programs	Childcare Services	\$40,000	
City of Sherwood	A van to transport Sherwood Juvenile Delinquents to community service project sites and funds for program costs of its Sherwood Juvenile Community Service Program.	Youth Programs	Youth Services		\$80,000
Community Action	Provide support and scholarships to enable low income child care providers in Washington County to access training.	Youth Programs	Childcare Services	\$10,000	
Community Action	Assure low income families access to affordable quality child care through support of programs which allow families to access child care on a sliding fee scale.	Youth Programs	Childcare Services	\$300,000	
Community Action	Assist low income families in accessing opportunities (parenting classes, tenant education, job seeking, etc.) by providing short term and/or drop-in child care.	Youth Programs	Childcare Services	\$50,000	
Community Partners for Affordable Housing	Youth Community Center-Tigard	Youth Programs	Youth Centers		\$600,000
Tualatin Hills Park & Recreation District	There is a need in Washington County to have recreation programs available for youth from low to moderate-income families.	Youth Programs	Youth Services	\$500,000	
Housing Development Corporation of NW Oregon	Workforce resources/community based job training programs for low-income youth.	Youth Programs	Youth Services	\$100,000	
Oregon Korean Community Center	Korean youths in need of mentorship and counseling. Parents need counseling from someone understanding both U.S. and Korean cultures in order to help their children more effectively.	Youth Programs	Youth Services	\$815,000	
City of Tigard	Peer court is in need of funding to continue its operation.	Youth Programs	Other Youth Programs		\$15,000

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		Category	Subcategory	Recurring	One-time
City of Tigard	Funding support of the summer camp program for at-risk and needy youth.	Youth Programs	Youth Services	\$25,000	
Community Action	Provide educational support in multiple subjects including income management, literacy, English, computer literacy and parenting, for low income families in Washington County.	Public Service Needs	Other	\$50,000	
Lutheran Community Services NW	Childcare subsidies are needed by mothers participating in transitional housing programs.	Public Service Needs	Other	\$15,000	
Lutheran Community Services NW	Homeless mothers (w/children in their physical custody) need transitional housing programs with a rich mix of supportive services to break cycle of violence, addiction and homelessness.	Public Service Needs	Other	\$307,714	
Community Action	Increase the ability of low income people to access programs and services by increasing and improving transportation services.	Public Service Needs	Transportation Services	\$100,000	
Community Action	Assure access to health care services (including health, dental and mental health) for low income families in Washington County.	Public Service Needs	Health Services	\$100,000	
Community Action	Support for low income residents to locate, access and afford housing; including services such as assistance w/ rent/move-in costs, and tenant education.	Public Service Needs	Other	\$110,000	
Community Action	Provide support services for women with children transitioning out of Corrections.	Public Service Needs	Other	\$50,000	
Community Action	Support for the coordination of donations from faith-based organizations to provide emergency assistance funds for low income residents.	Public Service Needs	Other	\$120,000	
City of Sherwood	Provide needed shuttle service to assist senior citizens in and around the City of Sherwood.	Public Service Needs	Transportation Services		\$150,000
Domestic Violence Resource Center	Bilingual (Spanish/English) counselors to provide domestic violence intervention and counseling.	Public Service Needs	Other	\$300,000	
Domestic Violence Resource Center	Family Violence Intervention counselors	Public Service Needs	Other	\$500,000	

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Domestic Violence Resource Center	Lawyer on retainer who can provide legal assistance for our clients and legal assistance for Domestic Violence Resource Center.	Public Service Needs	Other	\$156,000	
Domestic Violence Resource Center	Direct client assistance money (rent, energy, furniture) is needed for women in our programs. Most of our clients are low income and trying to set up safe homes.	Public Service Needs	Other	\$24,000	
Domestic Violence Resource Center	Domestic violence advocate based out of every DHS office in Washington County	Public Service Needs	Other	\$38,000	
Domestic Violence Resource Center	Need for bus and MAX tickets to have available for clients when needed. Vouchers for gas would also be very helpful and useful.	Public Service Needs	Transportation Services	\$6,000	
Domestic Violence Resource Center	Confidential domestic violence shelter operations.	Public Service Needs	Other	\$500,000	
Community Action	Support for low income residents to locate, access and afford housing; including services such as assistance with rent/move-in costs, and tenant education.	Public Service Needs	Other	\$110,000	
Community Action	Assist low income residents in accessing information by utilizing technology; including access to websites which list social services, housing, employment and other opportunities.	Public Service Needs	Other	\$45,000	
Community Action	Support services which provide prenatal and parenting support to low income families in Washington County.	Public Service Needs	Health Services	\$185,562	
Community Action	Comprehensive weatherization to improve the energy efficiency and safety of homes occupied by low income persons	Public Service Needs	Other	\$175,000	
Community Action	Support for the coordination and distribution of emergency basic needs grants to low income persons and families in crisis.	Public Service Needs	Other	\$177,135	
Community Action	Ensure low income residents access to comprehensive information and referral services.	Public Service Needs	Other	\$100,000	
Community Action	Support to address the issues of employment training, mental health and addiction among homeless persons.	Public Service Needs	Other	\$100,000	

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Community Action	Support for the coordination of donations (clothing, housewares, etc.) which low income people can access free of charge.	Public Service Needs	Other	\$50,000	
Community Action	Provide interpretation and translation services to enable non-English speaking low income residents to access social services.	Public Service Needs	Other	\$50,000	
Community Action	Develop a volunteer coordination center which could serve as a centralized clearing house, linking prospective volunteers with service opportunities throughout Washington County.	Public Service Needs	Other	\$55,000	
Community Action	Support for services to meet the needs of homeless children. Services to include access to Head Start, after school and summer activities, preschool, academic support and childcare.	Public Service Needs	Other	\$104,000	
Community Action	Provide energy education and non-construction energy efficiency measures for low-income residents.	Public Service Needs	Other	\$50,000	
Tualatin Valley Centers	Washington County has a shortage of intensive treatment services for children ages 8-12.	Public Service Needs	Handicapped Services		\$50,000
Centro Cultural of Washington County	Continued funding for the Soup Kitchen. The Hot Meal Program directly addresses the community need of hunger. Many people in the County get their meal for the day at our Center. This is the only Soup Kitchen in the area.	Public Service Needs	Other	\$88,000	
Centro Cultural of Washington County	Counseling services - Need for information and referral services for Spanish speaking community (e.g. assistance in filling out forms and applications for employment, licenses, accidents, police reports, medical needs).	Public Service Needs	Other	\$45,000	
Centro Cultural of Washington County	Employment training for day laborers. They need a safe and structured place to wait for work. Many lack the basic job search skills and orientation needed to acquire stable work. A structured program provides an avenue for them to obtain education and training necessary to become active participants in the local economy.	Public Service Needs	Other	\$95,000	

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Centro Cultural of Washington County	There is a lack of comprehensive family literacy and adult education services that integrate adult basic education, child education, parenting education and parent/child interaction in play and learning. Such services are: a. participant driven in a learning cooperative format with career-ladder opportunities for participants, b. increase inter-cultural understanding and foster community.	Public Service Needs	Other	\$165,000	
Edwards Center, Inc.	A program needs to be developed to provide transitional services for adults with developmental disabilities who have resided and received support services from their families throughout their lives without accessing the state system of supports.	Public Service Needs	Handicapped Services		
Edwards Center, Inc.	Unemployment among people who are developmentally disabled increased during the 1990's. Service providers need to identify additional training and options so that this group of people has increased skills to offer employers.	Public Service Needs	Employment Training		
Edwards Center, Inc.	People with developmental disabilities have few cultural opportunities, especially in the performing arts arena in Washington County.	Public Service Needs	Handicapped Services		\$200,000
Edwards Center, Inc.	There currently are no retirement activities programs for adults over 55 with developmental disabilities in Washington County. Community senior centers are inadequate for the general population and, therefore, have no inclusion capacity.	Public Service Needs	Handicapped Services		\$75,000
Ride Connection, Inc. of Washington County	Currently, there are insufficient resources to provide a minimum level of accessible and affordable service in the tri-county area for people aged 60 and older and individuals with disabilities to have access to transportation and thus access to medical care and preventive medicine, pharmacies, grocery stores, senior centers and other basic community services.	Public Service Needs	Transportation Services	\$2,072,112	
Cascadia Behavioral Healthcare	Adult and youth substance abuse treatment programs.	Public Service Needs	Substance Abuse	\$405,000	

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St. Vincent de Paul	To provide financial assistance to low-income Hillsboro families and individuals facing financial emergencies. The emergencies typically involve the threat of eviction or loss of a utility (water, electricity, or gas), due to an inability to make timely payments.	Public Service Needs	Other		\$36,000
Washington County Community Corrections	Currently, no service to assign an advocate to provide support services to low and moderate-income residents who are post-adjudicated (the offender was convicted and sentenced) crime victims, leaving a huge gap in responsiveness to crime victims once their offender is sanctioned.	Public Service Needs	Other		\$250,000
Open Door Counseling Center	Expand existing and implement new housing education and counseling programs (homelessness intervention and prevention).	Public Service Needs	Other	\$135,000	
Adelante Mujeres	Washington County is in need of affordable and accessible acute medical care for low income, uninsured residents.	Public Service Needs	Other		
Youth Contact	To encourage use of Family Resource Center by handicapped students/residents through improved wheelchair access to facility.	Public Service Needs	Handicapped Services		\$10,000
Care To Share	Coordinate assistance to families and individuals seeking emergency food, referrals, utility, and rent in our service area. We partner with other organizations.	Public Service Needs	Other	\$327,520	
Washington County Community Corrections	WA. Co. Center for Victims' Services intends to assign an advocate to the Domestic Violence Probation & Parole Team to provide support services to post-adjudicated crime victims.	Public Service Needs	Other	\$49,493	
Washington County Community Corrections	WA. Co. Center for Victims' Services intends to assign a bilingual advocate to the Hispanic Services Probation & Parole Team for support services to Spanish-speaking post-adjudicated crime victims.	Public Service Needs	Other	\$49,493	
Washington County Community Corrections	Washington County Center for Victims' Services intends to enhance the provision of comprehensive victim services, safety and support by providing accessible, culturally competent and compassionate counseling for crime victims.	Public Service Needs	Other		\$229,600

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Lutheran Community Services NW	Outpatient mental health services for the uninsured and under-insured low to moderate income adult.	Public Service Needs	Health Services	\$120,000	
Essential Health Clinic/WA. Co.	Provide greater access to acute medical care for low income, uninsured in Washington County	Public Service Needs	Health Services	\$250,000	
Washington County	A management information system to collect, track and share client-level data on Washington County's homeless population to track service and demand trends. Information required to obtain federal funding.	Public Service Needs	Other		\$154,845
WA. Co. Community Corrections	Provide an instructor and software to facilitate a Literacy program at the Community Corrections Center. Programs would include GED, life skill and computer trainings.	Public Service Needs	Other		\$180,000
Adelante Mujeres	Need for comprehensive Family Literacy services for low-income Spanish-speaking families.	Public Service Needs	Other	\$800,000	
Adelante Mujeres	Need for Micro-enterprise training and support for low-income Spanish speaking families.	Public Service Needs	Other	\$75,000	
Ecumenical Ministries of Oregon	Exchange of housing for low rent or services. Shared Housing provides matching services to enable individuals from both sides of the housing equation to find matches.	Public Service Needs	Other	\$35,000	
Oregon Child Development Coalition	Need for comprehensive Family Literacy services for low-income Spanish-speaking families.	Public Service Needs	Other	\$800,000	
PCC	Employment and Training programs to prepare workers for the high-tech industry and other growth industries in Washington County.	Public Service Needs	Employment Training	\$100,000	
City of Cornelius	Public Access Computing	Public Service Needs	Other		\$100,000
City of Cornelius	H.E.L.P-Hispanic Education and Literacy Program	Public Service Needs	Other		\$100,000
City of Cornelius	Smoke detector program for low income families.	Public Service Needs	Other		\$131,000

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City of Cornelius	Tool Lending Library, owned/operated by City or non-profit, this pilot project would provide low income residents common tools needed to maintain, fix-up and paint their homes.	Public Service Needs	Other		\$100,000
Housing Development Corporation of NW Oregon	Additional resources are needed to provide greater access to acute medical care for low income, uninsured in Washington County.	Public Service Needs	Health Services	\$65,000	
Self-Determination Resources	An increasing number of adults with developmental disabilities are having children. These families need additional support to maintain health and safety of the children and for preservation of families.	Public Service Needs	Handicapped Services		\$88,662
Housing Development Corporation of NW Oregon	Housing Counseling Center: Provide a variety of bilingual (Spanish/English) housing counseling services for low income renters and first-time home buyers.	Public Service Needs	Other	\$80,000	
Northwest Medical Teams	Our mobile dental care clinic has two state-of-the-art operatories from which volunteer dental professionals provide free dental care to low & moderate income people, who have no access, no insurance and no ability to pay for dental treatment.	Public Service Needs	Health Services		\$994,226



# National and County Objectives for the CDBG Program

## NATIONAL OBJECTIVE

1. Provide benefit to low and moderate income persons.

## WASHINGTON COUNTY CDBG PROGRAM GOALS AND OBJECTIVES

### Public Facilities

#### **A. Develop or improve a variety of public facilities to benefit income-qualifying neighborhoods or income-qualified special needs populations.**

Eligible public facilities are capital investments that allow 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. Project may include real property acquisition, construction, rehabilitation or improvements. All public facility projects must address the following:

#### A1. Neighborhood Facilities

##### *Objectives*

- A.1.a Develop public library facilities and community facilities to serve low-income neighborhoods.
- A.1.b Provide adequate rehab facilities for the County's growing Hispanic population.

#### A2. Parks & Recreation Facilities

##### *Objectives*

- A.2.a Provide low-income neighborhoods with green spaces through park land acquisition, the development of new park facilities, and improvements to existing parks.
- A.2.b Develop facilities for recreation and community activities in low-income neighborhoods.
- A.2.c Offer outdoor recreational opportunities for youth and adults in low-income neighborhoods, including fields, gardens and skate parks.
- A.2.d Provide outdoor recreational facilities for developmentally, physically, and emotionally disabled and at-risk youth.
- A.2.e Promote healthy lifestyles of seniors by improving their access to recreational facilities.

#### A3. Health Facilities

##### *Objective*

- A.3.a Develop assisted-living programs and support services for low-income seniors and developmentally-disabled adults.

#### A4. Parking Facilities

*Objective*

- A.4.a Develop parking facilities to serve local service organizations and income-qualified populations

#### A5. Non-Residential Historic Preservation

*Objective*

- A.5.a Rehabilitate and preserve historic buildings.

#### A6. Senior Centers

*Objective*

- A.6.a Provide adequate community spaces for seniors to meet, recreate, and access various services.

#### A7. Handicapped Centers

*Objective*

- A.7.a Improve, construct, or purchase facilities to serve persons with disabilities.

#### A8. Childcare Centers

*Objective*

- A.8.a Acquire, construct and/or renovate child care facilities to serve an increase number of children more efficiently.

#### A.9 Youth Centers

*Objective*

- A.9.a Provide youths with community centers where they can take advantage of recreational and educational opportunities at no cost.

#### A.10 Homeless Facilities

*Objectives*

- A.10.a Provide shelters and temporary housing for Washington County's homeless population.  
A.10.b Improve existing homeless shelters in Washington County.

## A11. Other Public Facilities Needs

### *Objectives*

- A.11.a Improve, Construct or purchase facilities to serve seniors and adults with developmental disabilities.
- A.11.b Create housing and social service facilities to support low-income children and families in transition.
- A.11.c Develop facilities to house and provide services for the mentally ill.
- A.11.d Construct, renovate or repair multi-purpose community facilities in low-income neighborhoods to provide meeting space, libraries and activity centers.
- A.11.e Provide group homes for special needs populations
- A.11.f Provide for a variety of residential treatment facilities serving the needs of income-qualified individuals.

## Infrastructure Improvements

### **B. Improve the infrastructure of income-qualified areas to ensure the health and safety of communities, and increase neighborhood pride and viability.**

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.

#### B1. Water Improvements

##### *Objectives*

- B.1.a Repair aging water lines to increase system health, safety and efficiency.
- B.1.b Construct new facilities to increase system capacity.

#### B2. Sidewalk Improvements

##### *Objective*

- B.2.a Construct, repair and replace sidewalks to provide a safe pedestrian environment.

#### B3. Street Improvements

##### *Objective*

- B.3.a Increase neighborhood safety by replacing, repairing and developing streets and related infrastructure.

#### B4. Flood Drain Improvements

##### *Objective*

- B.4.a Improve pedestrian and traffic safety through stormwater improvements to prevent flooding of city streets.

## B5. Other Infrastructure Improvements

### *Objective*

- B.5.a Improve access to transit in low-income neighborhoods through streetscape improvements.

## **Public Services**

### **C. Provide public services that ensure the health and welfare of income-qualified people living in the community.**

This category includes a wide range of needs and the estimated costs far exceed the amount of funds that may be available through the County's CDBG program, particularly given the federal requirement that no more than 15% of the CDBG funds be used for public service projects each year. All public service projects must address the following:

#### C1. Handicapped Services

##### *Objectives*

- C.1.a Support adults with developmental disabilities and their families.  
C.1.b Offer cultural opportunities and retirement activities to developmentally disabled adults.  
C.1.c Improve access to resource centers for the developmentally disabled.  
C.1.d Provide intensive care to children with mental health illnesses.

#### C2. Transportation Services

##### *Objectives*

- C.2.a Increase the affordability and accessibility of transportation services for seniors and disabled adults.

#### C3. Substance Abuse

##### *Objective*

- C.3.a Offer integrated substance abuse and mental health treatment to low-income individuals.

#### C4. Employment Training

##### *Objective*

- C.4.a Offer employment education programs to help residents obtain and retain jobs.

#### C5. Health Services

##### *Objectives*

- C.5.a Improve access to health and dental care services for low-income, uninsured and underinsured families.  
C.5.b Provide health education and related services to low-income families.

## C.6 Senior Services

### *Objectives*

- C.6.a Offer support services to seniors to prevent their isolation and ensure that their basic needs are met.

## C7. Other Senior Programs

### *Objective*

- C.7.a Offer money management, guardian and conservatorship services to aid seniors who need assistance managing their affairs.

## C.8. Crime Awareness/Other Anti-Crime Programs

### *Objectives*

- C.8.a Educate the public about domestic violence and domestic violence resources.
- C.8.b Reduce crime by strengthening communication among property managers, tenants and law enforcement agencies.
- C.8.c Support activities, which involve citizens in promoting safe and secure living environments.
- C.8.d Create programs to train teens in life skills and educate them in the dangers of substance abuse and gang violence.

## C9. Youth Services

### *Objectives*

- C.9.a Offer an array of support services for low-income and at-risk students beyond what school districts are able to provide.
- C.9.b Increase educational and recreational enrichment opportunities for youth by offering summer and after school programs.
- C.9.c 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.
- C.9.d Purchase materials and fund pre-literacy activities for the growing Spanish-speaking population.
- C.9.e Promote teen self-sufficiency and responsibility by providing alternatives to the juvenile criminal justice system for first-time offenders.
- C.9.f Offer constructive alternatives to youths at risk of alcohol and/or drug abuse, gang involvement and/or violence.
- C.9.g Address minority isolation by providing youths with mentors to help them and their families acclimate to life in the United States.

## C.10 Child care Services

### *Objectives*

- C.10.a Support parents attending school by offering child care assistance for low-income students.
- C.10.b Provide child care and supervised parenting for mothers and children leaving abusive situations.
- C.10.c Improve child care service by offering scholarships for low-income child care workers to access training and professional development opportunities.
- C.10.d Preserve affordable child care services by supplementing child care program operating costs.
- C.10.e Provide short-term and drop-in child care slots in existing facilities.

## C.11 Other Youth Programs

### *Objectives*

- C.11.a Support bicycle safety for low-income youths.
- C.11.b Provide quality support for children involved in custody litigation.
- C.11.c Provide alternatives to the criminal justice system for youths who commit minor offenses.

## C.12. Other Public Service Needs

### *Objectives*

- C.12.a Provide counseling services for victims of crime.
- C.12.b Offer emergency, basic needs assistance to families in crisis.
- C.12.c Improve access to affordable housing for low-income families.
- C.12.d Offer homeownership classes and services to low-income homeowners.
- C.12.e Provide family literacy resources and access to technology to low-income families.
- C.12.f Offer job education and life skills training to low-income adults.
- C.12.g Offer support services to post-adjudicated victims of crime.
- C.12.h Enhance information and referral services and implement systems among social service agencies to track homeless clients.
- C.12.i Provide support services such as child care, housing education, addiction counseling, and employment training to homeless, mentally ill, and transitioning individuals.
- C.12.j Obtain resources to coordinate volunteers and donations for the homeless population.
- C.12.k Secure legal, advocacy, interpretation and translation services for social service agencies.

# Appendix B

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

### PUBLIC PARTICIPATION PROCESS

#### Consultation with Stakeholders and the Public

As preparation for drafting this Strategic Plan, City staff conducted an extensive outreach to stakeholders throughout Washington County and to the general public.

A Needs Questionnaire on housing and community development priorities was distributed to the participants in the Housing and Supportive Services Network, the Washington County Housing Advocacy Group, and agencies who recently received City CDBG Public Service grants. A total of 12 questionnaires were received by the City. Generally, strongest support was registered for support for assisting affordable housing efforts, a new homeless shelter, and economic development. A detailed summary of the Questionnaire responses is available from the City of Beaverton.

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.

Discussion in the Housing Focus Groups ranged over a wide array of topics, but several themes emerged from the two groups:

- 1) The private market cannot effectively supply housing to those at very low income levels, or to those with special needs. This is where the greatest need lies, and where public subsidy is most urgent.
- 2) As a society, we need to make a much larger investment in affordable housing – the need dwarfs the supply, and the gap is likely to grow over the next five years.
- 3) For very low income housing, operating subsidies are at least as important as subsidies for construction and rehabilitation, since at the lowest income levels, an affordable level of rent from tenants won't cover even ongoing upkeep costs for a typical apartment (maintenance, insurance, taxes, etc.). Aside from project-based Section 8 vouchers, a well-designed and focused tax abatement program is probably the most useful kind of operating subsidy, since it directly lowers rents paid by tenants while assisting a project's bottom line.
- 4) The City's housing strategies and priorities need to be flexible and consider a range of needs – there is more than just one problem, and we can't foresee the critical needs the community may face years from now.
- 5) A major commitment of resources to promote homeownership is probably not the wisest use of scarce resources. We can promote homeownership by helping people to access existing programs, and by assisting the expansion of homebuyers' education and counseling.
- 6) It's important to avoid concentrating low-income housing in one part of the community. The City should be attentive to redeveloping low income neighborhoods, or avoid steering low income housing to already less-affluent neighborhoods.
- 7) There's not enough political will behind the push for a greater investment in affordable housing. The need for housing must be articulated more clearly by advocates within and outside government, connecting the need for stable affordable housing with other issues like hunger, success in school, domestic violence, health, and economic development.

- 8) Scarce resources and high demand force us to look very carefully at the efficient allocation of available funds, barriers to developing affordable housing, and better coordination between existing programs and services.

In the other Focus Groups, an even broader range of issues surfaced. Participants identified a number of emerging urgent needs in Beaverton:

- 1) The number of homeless families with children has risen dramatically in recent years, as the state of the economy has pushed low-income families to the brink of homelessness.
- 2) The flow of immigrants from other countries poses a challenge to the City, Schools and service agencies to meet their needs and be genuinely accessible to everyone.
- 3) The shortage of affordable and accessible mental health services is growing worse, and we all bear the cost of not helping the mentally ill, through higher health care, housing, and public safety costs.
- 4) The same is true for health care generally – we pay in various ways for not taking care of sick people in our midst.
- 5) Coordination and collaboration among service providers is critical, particularly because resources are so scarce. A centralized and accessible services “mall” could be an effective way to enhance communication between programs, and better serve clients.
- 6) As the population ages, the needs of seniors will become a very important issue for the City and for service providers.
- 7) Employment remains a major issue – many people who could work are not finding jobs right now.

Comments and priority statements from all these sources were compiled and studied by City staff as important sources for this Plan.

## Analysis of Existing Data and Prior Studies

In preparing this Plan, City staff studied available data and analyses from the US Census Bureau and the Department of Housing and Urban Development. Staff also consulted a variety of recent studies including reports published by Metro, Washington County, the City Club of Portland, the Fair Housing Council of Oregon, and the Oregon Center for Public Policy, as well as studies commissioned by the City itself.

## COMMUNITY DEVELOPMENT RESOURCES

### *Entitlement Sources: CDBG and HOME*

The City of Beaverton qualified as an independent CDBG entitlement community in 1994. Since 1994, the City of Beaverton has received an annual CDBG allocation between \$430,000 and \$723,000. The Cities of Beaverton and Hillsboro joined with Washington County in 1994 to form a HOME program Consortium through which HOME entitlement funds are made available to support new construction, rehabilitation, and property acquisition for affordable housing projects in Beaverton. Since the 2003-2004 Program Year, the City of Beaverton has conducted its own process for selecting projects to be funded by the HOME Consortium in Beaverton; the City has allocated just over \$320,000 each year in HOME in that time.

### *Non-Entitlement Sources*

The Beaverton City Council has directed the CDBG Program to "actively seek public and private sector partners to achieve the City's community development objectives." In addition to grant funds, the City expects to utilize a wide variety of local resources to support its community development activities, including various public infrastructure revenue sources, the City social service grants, and



funded activities in partnership with other local partners, such as Clean Water Services and the Tualatin Hills Park and Recreation District. The City also anticipates that private investors will be significant partners in community development activities, as will owners of property abutting street improvement projects and other neighborhood improvements.

### *Publicly Owned Property*

The City of Beaverton is not currently a major owner of undeveloped or under-utilized land, yet continues to explore opportunities to leverage land under its control or acquire additional land for community development objectives. The City currently leases land to Tualatin Valley Housing Partners (TVHP) and for The Bridge housing project for developmentally disabled very low income adults, and leases the City-owned Beaverton Head Start Center to Community Action for Head Start and Early Head Start programs.

## **PRINCIPLES GUIDING BEAVERTON'S CONSOLIDATED PLAN**

### **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.

## 2005 – 2010 PROGRAMMATIC OBJECTIVES

Since the inception of the CDBG program in 1994, the City has completed several major investments in public facilities and infrastructure. Notable projects include: the Beaverton Community Center (1994-1996); sidewalk and sewer improvements in the Vose neighborhood (1997-2002), and the Beaverton Head Start Center (2003). The City has also consistently invested in affordable housing through both the ongoing Housing Rehabilitation Program and The Bridge housing project for developmentally disabled adults (2000-2005). In addition, 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.

Having completed a major investment in infrastructure in the Vose neighborhood, the City expects over the next five years to move toward a greater focus on downtown redevelopment/revitalization efforts and on affordable housing.

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 has recently brought together tremendous public and private investments in re-shaping and revitalizing its downtown core, from The Round (mixed-use development on light rail) to the new City Library and adjacent park. 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

We believe that downtown Beaverton can build upon its already impressive advantages and become a lively residential and commercial center that melds economic vitality, community and inclusiveness.

Along with a significant portion of CDBG and HOME funds in the next five years, the City will look to leverage a variety of other potential sources, including private investment, and other additional public grants, credits, and loans. Particular projects funded might include the elimination of slum and blight, brownfields remediation, acquisition and rehabilitation of existing buildings, storefront improvements, and job creation & retention.

Affordable housing is seen as an integral part of downtown redevelopment, and we will strongly encourage the inclusion of a significant number of new housing units affordable to low-to-moderate income residents as an element of any redevelopment plan in the city's downtown.

## B. Affordable Housing

In addition to encouraging the inclusion of affordable housing in downtown redevelopment efforts, the City anticipates continuing our significant investment in a variety of affordable housing projects, including:

- **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.
- **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.
- **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.

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'S HOUSING NEEDS ASSESSMENT

The County's *Housing Needs* section of the County's 2005-2010 Consolidated Plan provides a wealth of useful data on housing needs in the County and in Beaverton.

Beaverton's housing needs are not radically different from those identified for the County as a whole; affordable housing for very low income residents and those with special needs are in short supply. One other notable issue in Beaverton is the extremely low rate of homeownership among minorities, especially Hispanic residents.

As noted in the Housing Needs Assessment, Hispanic homeownership generally lags the overall rate across the nation and statewide, but in the homeownership gap in Beaverton is striking. In 2000, 48% of Beaverton households citywide lived in a home they owned, but only 14% of Hispanic households in Beaverton were homeowners.

Many factors play into the low rates of minority homeownership in Beaverton. Homeownership is closely correlated with household income, and in any area with a large immigrant community, many new residents will not become homeowners right away. A large stock of rental housing also means

lower homeownership rates across all categories in Beaverton. But clearly there is room for improvement, not least in making sure that everyone in Beaverton who is interested in becoming a homeowner is aware of the array of programs available to first-time homeowners, and in raising awareness among realtors, lenders and other housing providers.

## BEAVERTON HOUSING PRIORITIES

In research and discussions with stakeholders around housing issues in preparation for this Consolidated Plan, five challenges clearly emerged as the most urgent. These 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.

### Tier I Priorities

Note: the City has not ranked Priorities *within* each Tier, but considers each equally important.

- 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.

- 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.

- 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 established Housing Rehabilitation and Accessibility Rehabilitation Programs serve low-to-moderate income homeowners who need assistance with basic home repairs.

- 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.

- 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.

- A. *Expanding access to affordable housing for moderate-income residents (those whose household income falls between 50% and 80% of the Area Median Income)*

- B. *Maintaining and improving existing housing for moderate income residents (those whose household income falls between 50% and 80% of the Area Median Income)*
- 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.

## **PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

### *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 public funded and financed parking structures. (*Beaverton Downtown Regional Center Development Strategy, p. 6-5*).

Clearly, the success of the City's downtown vision hinges on a solution to parking challenges, and very likely on a public subsidy for structured parking in the Downtown/Regional Center area.

### *Infrastructure*

As noted in the Consolidated Plan, infrastructure improvements are not expected to be a high priority in the next five year period; however, 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 & 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.

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

# Appendix C

## HUD Summary Tables

**HUD Table 1A**  
**Continuum of Care Housing Gap Analysis Chart**

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	13	0	53
	Transitional Housing	172	0	29
	Permanent Supportive Housing	254	0	165
	<b>Total</b>	<b>439</b>	<b>0</b>	<b>247</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	93	0	34
	Transitional Housing	139	0	95
	Permanent Supportive Housing	20	0	287
	<b>Total</b>	<b>252</b>	<b>0</b>	<b>416</b>

**Continuum of Care Homeless Population and Subpopulations Chart**

<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
1. Homeless Individuals	6 (A)	38 (A)	72 (A)	116
2. Homeless Families with Children	17 (A)	46 (A)	90 (A)	153
2a. Persons in Homeless Families with Children	56 (A)	143 (A)	275 (A)	474
<b>Total</b>	<b>62</b>	<b>181</b>	<b>347</b>	<b>590</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>TOTAL</b>
1. Chronically Homeless	90 (A)		73 (A)	163
2. Severely Mentally Ill	19 (A)			
3. Chronic Substance Abuse	74 (A)			
4. Veterans	17 (A)			
5. Persons with HIV/AIDS	9 (A)			
6. Victims of Domestic Violence	106 (A)			
7. Youth (Under 18 years of age)	432 (A)			

## HUD Table 1B Special Needs Subpopulations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need <sup>a</sup>	Dollars to Address Unmet Need	Goals
Elderly <sup>b</sup>	M	4,000 HH	\$456,192,000	See Table 1C for detail on annual and five-year goals.
Frail Elderly <sup>c</sup>	H	1,624	\$185,213,952	
Severe Mental Illness <sup>d</sup>	H	8,192	\$934,281,216	
Developmentally Disabled <sup>e</sup>	H	?		
Physically Disabled <sup>f</sup>	H	26,098	\$2,976,424,704	
Persons w/ Alcohol/Other Drug Addictions <sup>g</sup>	M	41,925	4,781,462,840	
Persons w/HIV/AIDS <sup>h</sup>	L	124	\$14,141,952	
Victims of Domestic Violence <sup>i</sup>	L	1,958	\$223,305,984	
Ex-offenders <sup>j</sup>	L	2,300	\$262,310,400	

a. Expressed in people unless otherwise noted.

b. The unmet need is equivalent to 8,545 elderly households with housing problems minus the approximately 4,000 units designated or available to this group, as well as another 500 units which represent a portion of the overall supply of market-rate units affordable to very low, low and moderate income households.

c. The unmet need is equivalent to 2575 very low, low and moderate income seniors with self-care limitations, minus the 951 units in nursing facilities for the elderly which accept Medicaid.

d. The unmet need is equivalent to 8,500 people in the County with serious and persistent mental illness, minus the estimated 308 units dedicated to residents with mental illness.

e. The unmet need is equivalent to \_\_ people in the County with developmental disabilities minus \_\_ housing units in group homes and adult foster care homes for people with developmental disabilities.

f. The unmet need is equivalent to 26,098 people in the County with physical disabilities, minus 30 housing units in group homes and adult foster care homes for people with developmental disabilities.

g. The unmet need is equivalent to 47,232 people in the County with drug and alcohol problems, minus 5,307 people who receive services.

h. See Chapter 4 for an explanation of unmet need.

i. The unmet need is equivalent to 1,988 people who seek housing due to domestic violence issues, minus 30 housing units in shelters for victims of domestic violence.

j. The unmet need is equivalent to 2,600 people leaving the County's prison system minus approximately 300 housing units in group homes and adult foster care homes for people with developmental disabilities.



**HUD Table 1C**  
**Summary of Specific Homeless/Special Needs Objectives**  
**(Table 1A/1B Continuation Sheet)**

OBJ #	SPECIFIC OBJECTIVES	Performance Measure	Expected Units over Five Years
	<b>HOMELESS OBJECTIVES</b>		
	Washington County will use ESG resources to provide homeless prevention assistance and/or other essential services to 1,200 homeless persons each year over the five-year cycle. In addition, CDBG funds will be used to serve an additional 27,000 people over the same time period.	Persons	33,000
	Washington County will use federal resources to provide emergency shelter and permanent housing with supportive services to an average of 60 homeless persons each year over the five-year period.	Persons	300
	<b>SPECIAL NEEDS OBJECTIVES</b>		
	Washington County will assist in developing an annual average of 15 units reserved for low income persons with disabilities.	Housing Units	75
	Washington county will assist in developing an annual average of 20 units for other special needs (including elderly/frail elderly, persons with severe mental illness, substance abuse/dependency issues, HIV/AIDS, victims of domestic violence and ex-offenders).	Housing Units	100
	Washington County will assist in developing an annual average of 15 units for farmworkers over the five-year cycle.	Housing Units	75

**HUD Table 2A  
Summary of Housing Needs**

	<i>Percent of MFI</i>	<i>Need Level</i>	<i>Units</i>		<i>Estimated \$ (2010)</i>	
			2005	2010		
<b>Renter</b>	<b>Small Related</b>	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
	<b>Large Related</b>	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
	<b>Elderly</b>	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
	<b>All Other</b>	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
<b>Owner</b>	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.

**HUD Table 2B  
Summary of Community Development Needs**

<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

<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>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

**HUD Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

OBJ #	SPECIFIC OBJECTIVES	Performance Measure	Expected Units over five-years
	<b>RENTAL HOUSING OBJECTIVES</b>		
	Washington County will use federal HOME funds to build or preserve 100 affordable rental units each year over the five-year cycle for households earning less than 50% of area median income.	Housing units	500
	See Table 1C for special needs housing.		
	<b>OWNER HOUSING OBJECTIVES</b>		
	Washington County and the City of Beaverton will use federal funds to assist at least 60 low and moderate income homeowners each year through the housing rehabilitation programs. Approx. 2/3 or 40 households will earn less than 50% of area median income.	Housing units	300
	Washington County will use HOME/ADDI funds to purchase/build 12 units of owner-occupied housing each year over the five-year cycle.	Housing units	60
	<b>COMMUNITY DEVELOPMENT OBJECTIVES</b>		
	<i>Public Facilities</i>		
	Develop neighborhood facilities for low income neighborhoods and populations.	Public facility	2
	Develop parks and recreational facilities for low income areas.	Public facility	6
	Develop health facilities for low income populations.	Public facility	2
	Develop parking facilities to serve low income areas and populations.	Public facility	1
	Develop senior centers for improved access to services/activities.	Public facility	3
	Develop centers to serve persons with disabilities.	Public facility	1
	Develop child care facilities to serve low income children.	Public facility	2
	Develop youth facilities to serve low income youth.	Public facility	2
	Develop homeless facilities to shelter homeless persons, families and youth.	Public facility	3
	Develop other public facilities to serve low income areas and populations.	Public facility Persons	12
	<b>INFRASTRUCTURE OBJECTIVES</b>		
	Improve water/sewer systems by upgrading water lines or constructing new facilities to increase capacity.	Persons	2,000
	Construct, repair or replace sidewalks.	Persons	5,000
	Replace, repair or develop streets and related infrastructure.	Persons	5,000
	Improve safety through stormwater management and flood drainage improvements.	Persons	2,000
	<b>PUBLIC SERVICES OBJECTIVES</b>		
	Provide services/activities to persons with disabilities through access to services/centers.	Persons	50
	Increase affordable and accessible transportation services for low income seniors and disabled adults.	Persons	50
	Provide substance abuse/chemical dependency services to low income populations.	Persons	50

OBJ #	SPECIFIC OBJECTIVES	Performance Measure	Expected Units over five-years
	Provide employment and educational programs to help residents obtain and retain jobs.	Persons	200
	Improve access to health and dental care services and/or education to low income families.	Persons	7,000
	Provide services to seniors to prevent isolation or elder fraud and ensure basic needs are met.	Persons	100
	Support crime awareness and other anti-crime programs through education and training.	Persons	35
	Offer an array of supportive services to low income and at-risk youth.	Persons	50
	Provide child care services to support low income families.	Persons	300
	Provide other public services such as counseling for victims of crimes, emergency basic needs, access to affordable housing, homeownership classes, literacy programs, job education and life skills training and professional development opportunities.	Persons	20,000
	Enhance information and referral and implement systems to track homeless clients.		
	Secure legal, advocacy, interpretation and translation services for social service agencies.		
	<b>ECONOMIC DEVELOPMENT OBJECTIVES</b>		
	Support commercial revitalization and redevelopment which will employ low to moderate income residents (City of Beaverton).	Persons	

Note: A) The above targets are simply estimates based on submitted need statements and history of the program. Project application estimates of proposed accomplishments typically vary dramatically from submitted need statements in that the level of available funding to carry out projects is not sufficient to meet the need. The County and the City of Beaverton will use the Consolidated Annual Performance and Evaluation Report (CAPER) to track actual accomplishments against what is projected in the Consolidated Plan.

B) Specific county objectives developed during the needs assessment can be found in Appendix A. The objectives contained in Table 2C above are modified slightly in order to 1) more easily line up with priority needs in Table 2B and with previously developed tracking tools for the CAPER, and 2). Maintain consistency between the County's and the City's different methods of developing non-housing objectives.

# Appendix D

## Continuum of Care Needs, Facilities, Goals and Actions Tables

In 1995, the US Department of Housing and Urban Development implemented the “Continuum of Care,” which was to be a new approach to streamline the existing competitive funding and grant-making process under the McKinney-Vento Homeless Assistance Act. As the lead agency for the Continuum of Care programs, Washington County’s Department of Housing Services created a Housing and Supportive Services Network (HSSN). The HSSN was developed to plan and implement a “continuum of care” for individuals and families who are homeless or may have special needs. The Network ensures that a Continuum of Care provides integrated and coordinated access to a range of affordable housing and services designed to prevent homelessness and help families and individuals experiencing homelessness to achieve their maximize level of independence and self-sufficiency. With the Department of Housing Services playing an active role, Washington County's Housing and Supportive Services Network has established itself as a vital planning, coordinating, and resource development body for homeless services in the county. The group is largely composed of representatives of nonprofit organizations, direct service providers, and public agencies who share a commitment to developing a continuum of opportunities for the homeless. The Network has been instrumental in streamlining the referral process by providing a forum for 41 Washington County agencies and nonprofit organizations to share information, refer clients to each other, and collaborate on federal applications to bring resources to the county.

Washington County is the recipient of Continuum of Care dollars through both the Supportive Housing Program and Shelter Plus Care. This appendix contains portions of the 2004 application for funding beginning July 1, 2005. The portions of the application that are included highlight the priorities identified through many months of work by the HSSN members.

In January 2005, HUD notified Washington County that it had received full funding for three of the four proposed projects submitted in the July 2004 Continuum of Care application for a total of \$1,766,910.

### Selected 2004 Continuum of Care Application Tables

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#### Exhibit 1: Continuum of Care Goals and System Under Development

**(1) Future Goals.**

Goal: End Chronic Homelessness ("What" are you trying to accomplish)	Action Steps ("How" are you to go about accomplishing it)	Responsible Person/Organization ("Who" is responsible for accomplishing it)	Target Dates (mo/yr will be accomplished)
<b>Goal 1: Plan and implement year-round, mobile, homeless camp outreach program</b>	<ul style="list-style-type: none"> <li>• Continue to collaborate with planning group/sub-committee.</li> </ul>	<ul style="list-style-type: none"> <li>• Housing and Supportive Services Network (HSSN).</li> <li>• Shelter Network</li> </ul>	December 2004
	<ul style="list-style-type: none"> <li>• Design program components.</li> </ul>	<ul style="list-style-type: none"> <li>• HSSN Outreach Sub-committee.</li> <li>• Inter-Religious Action Network</li> </ul>	November 2004
	<ul style="list-style-type: none"> <li>• Update map of</li> </ul>	<ul style="list-style-type: none"> <li>• Local law enforcement</li> </ul>	June 2004-

Goal: End Chronic Homelessness ("What" are you trying to accomplish)	Action Steps ("How" are you to go about accomplishing it)	Responsible Person/Organization ("Who" is responsible for accomplishing it)	Target Dates (mo/yr will be accomplished)
	<p>homeless camp locations as new locations are determined.</p> <ul style="list-style-type: none"> <li>• Develop a strategic plan to conduct point in time survey of homeless camps, in conjunction with the One Night Shelter Count conducted by Oregon Housing and Community Services</li> <li>• Obtain/provide resource information materials required to meet basic human needs.</li> </ul>	<p>agencies.</p> <ul style="list-style-type: none"> <li>• Oregon Dept. of Transportation (ODOT).</li> <li>• Business community (Nike, Inc.)</li> <li>• Inter-Religious Action Network</li> <li>• HSSN collaborative</li> <li>• HSSN Outreach Subcommittee.</li> <li>• Inter-Religious Action Network</li> <li>• Shelter Network</li> <li>• HSSN Collaborative</li> <li>• Inter-Religious Action Network.</li> <li>• Oregon Food Bank</li> </ul>	<p>September 2004</p> <p>March 2005</p> <p>March 2005</p>
<p><b>Goal 2: Conduct ongoing discharge planning</b></p>	<ul style="list-style-type: none"> <li>• Meet with staff of public institutions to coordinate current discharge planning efforts and ensure client placement from mental health hospitals, jails, and treatment programs into appropriate housing environments.</li> <li>• Coordinate existing practices in discharge policy into workable, documented plans</li> </ul>	<ul style="list-style-type: none"> <li>• HSSN Mental Health Services Collaborative</li> <li>• HSSN Homeless Workgroup</li> <li>• NAMI</li> <li>• Washington County Community Corrections</li> <li>• Providence Behavioral Health</li> <li>• Washington County Sheriff's Office</li> <li>• Washington County Disability, Aging and Veterans' Services</li> </ul>	<p>December 2004</p>

Goal: End Chronic Homelessness ("What" are you trying to accomplish)	Action Steps ("How" are you to go about accomplishing it)	Responsible Person/Organization ("Who" is responsible for accomplishing it)	Target Dates (mo/yr will be accomplished)
<b>Goal 3: Construct low-demand entry point within Safe-Haven model in order to engage clients immediately.</b>	<ul style="list-style-type: none"> <li>• Design a project that addresses the need for:               <ol style="list-style-type: none"> <li>1. Urgent psychiatric, medication, and meal services on a 24/7 walk-in basis.</li> <li>2. Community education on engaging chronically homeless.</li> <li>3. Increase the cultural competency and language appropriateness of all providers, services, and resources.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• HSSN Collaborative</li> <li>• Luke-Dorf, Inc.</li> <li>• Washington County Department of Housing Services</li> <li>• Washington County Office of Community Development</li> </ul>	July 2005
<b>Goal 4: Develop and implement Severe Weather Action Plan</b>	<ul style="list-style-type: none"> <li>• Develop motel vouchering program to provide emergency assistance during inclement weather</li> </ul>	<ul style="list-style-type: none"> <li>• Shelter Network</li> <li>• Oregon Food Bank</li> <li>• American Red Cross</li> <li>• Inter-Religious Action Network</li> </ul>	January 2005
<b>Goal 5: Increase the stock of permanent supportive housing for homeless adults with disabilities &amp; special needs.</b>	<ul style="list-style-type: none"> <li>• Develop strategy to use existing housing stock as a resource.</li> <li>• Advocacy that reduces screening barriers to housing</li> <li>• Security Deposit Program / Tenant Guarantee Fund</li> <li>• Increase stock of permanent supportive housing by 10% over existing.</li> </ul>	<ul style="list-style-type: none"> <li>• Mental Health &amp; Treatment Services Collaborative of HSSN</li> <li>• Shelter Network</li> <li>• Vision Action Network</li> <li>• Community Action</li> </ul>	December 2005

Goal: Other Homelessness	Action Steps	Responsible Person/Organization	Target Dates
<b>Goal 1: Increase the supply of affordable permanent housing for at-risk populations in Washington County</b>	Apply for additional HOPWA funding	Tualatin Valley Housing Partners	December 2004
	Develop 80-unit tax credit project with 20% targeted to homeless families	Tualatin Valley Housing Partners	December 2005
	Participate in the development or rehabilitation of affordable housing for the very low-income population at or below 30% MFI	Washington County Office of Community Development, Department of Housing Services in partnership with area affordable housing developers	July 2005



Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
	Identify and apply for additional sources of operating funds for a Safe Haven project	Permanent Housing Subcommittee of Housing and Supportive Services Network (HSSN)	July 2004
	Develop Safe Haven project in Washington County for chronically homeless population not currently accessing services-the "hard-to-reach" homeless-who may or many not be open to services or treatment	Luke-Dorf, Inc., Washington County Department of Housing Services	March 2005
	Develop 10 dual diagnosis beds with services targeted to mentally ill persons who have recently been released from jail	Luke-Dorf, Inc.	December 2004
	Create 2 separate respite beds to accommodate male and female respite needs at one time	Luke-Dorf, Inc.	December 2004
	Help move people from Shelter Plus Care vouchers to permanent housing in order to achieve self-sufficiency	Life Works NW	March 2005
	Complete construction of 15-unit apartment for adults with developmental disabilities  Support the development of housing specifically to meet the housing needs of homeless persons with developmental delays.	Tualatin Valley Housing Partners  Families for Independent Living	July 2004  December 2005
	Submit request for 6 units of Shelter Plus Care rental assistance in 2004 CoC application	Washington County Department of Housing Services and Shelter Plus Care Consortium	July 2004

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
<b>Goal 2: Continue to participate in development of OPUS, a statewide interagency HMIS system</b>	<p>Attend statewide OPUS steering committee meetings, national conference and participate on subcommittee Housing and Rental Assistance) (HARA) – sub-committee of OPUS.</p> <p>Members of Shelter Network begin using HMIS (made available by Oregon Housing and Community Services) in order to build an HMIS community</p>	<p>Continuum of Care HMIS subcommittee, Jenny Choban, Community Action, HARA subcommittee</p> <p>Jenny Choban, Community Action and the Shelter Network</p>	October 2004
<b>Goal 3: Increase local capacity to meet emergency housing needs.</b>	Develop a 24-hour, 7 days a week drop-in housing shelter for mentally ill, transient adults.	Todd Iverson, Washington County Sheriff's Department	December 2005
	Develop a youth shelter with outreach, shelter, and counseling	Continuum of Care Youth Subcommittee (Boys and Girls Aid Society, Community Action)	July 2005
	Conduct street count and outreach to unaccompanied and runaway youth	Homeless Education Network	March 2005
	Provide more shelter for homeless youth utilizing existing resources	Boys and Girls Aid Society of Oregon	March 2005
	Determine and utilize Homeless Education Network (HEN) role in need assessment and shelter count for unaccompanied youth	Homeless Education Network	December 2004
	Develop an overnight emergency winter shelter (and day center) for single adults in Washington County	Open Door Counseling Center	December 2005
	Continue to provide services for homeless single adults and families assisting with employment, permanent housing and case management	Open Door Counseling Center	September 2004

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
	Expand basic shelter services for homeless/ runaway youth	Boys and Girls Aid Society of Oregon	July 2005
	Expand transitional living services to homeless/ runaway youth	Boys and Girls Aid Society of Oregon	July 2005
	Acquire funding for more staffing at 5-bed transitional housing unit	LifeWorks NW	July 2005
	Apply for and secure funding to conduct street count in conjunction with March 2005 One Night Shelter Count	Community Action, Shelter Network, Interreligious Action Network	December 2004
	Work with faith-based groups to establish an inclement weather shelter system	Sia Lundstron (Vision Action Network) and Diane Dulin (Interreligious Action Network)	May 2005
<b>Goal 4: Continue to develop Housing and Supportive Services Network (HSSN)</b>	-Create liaisons within Housing and Supportive Services Network to improve communication between agencies -Increase access to health and mental health services for homeless children and youth	Department of Housing Services and Community Action	July 2005
	Provide outreach to existing service providers to connect services providers with low-income families	Tualatin Valley Housing Partners	March 2005
	Work with faith-based churches who have outreach money to provide funding	Boys and Girls Aid Society	January 2005
	Work with 100 very low-income families to connect them with existing programs and services to improve their social and economic status and move to self-sufficiency	Community Action: SAFAH Self-Sufficiency Program	June 2005
	Develop a work center	Larry Bowen (Clean and Sober Living – CASL) with Shelter Network	July 2005

Goal: Other Homelessness	Action Steps	Responsible Person/ Organization	Target Dates
	Develop cottage industries (furniture, candles, mosaic art, moving, painting) work center for women	Sylvan Simmons, The Lighthouse	September 2005
	Establish joint case management of homeless participants of Capital Career Center employment programs	Community Action and Portland Community College- Capital Career Center	December 2004
	Reinstitute a County-wide crisis line to help divert people whose issues are less criminal (i.e. more homeless, mentally ill) from going to jails	Marie Bender, Washington County Sheriff's Office	December 2004

### Exhibit 1: Continuum of Care Service Activity Chart

Fundamental Components in CoC System -- Service Activity Chart
<p><u>Component:</u> <i>Prevention</i></p> <p><b>Emergency Rent, Mortgage &amp; Utility Assistance</b></p> <ul style="list-style-type: none"> <li>➤ Oregon Department of Human Services</li> <li>➤ Care to Share</li> <li>➤ Cascade AIDS Project</li> <li>➤ Community Action</li> <li>➤ Open Door Counseling Center</li> <li>➤ St. Matthew's Catholic Church</li> <li>➤ St. Vincent de Paul</li> </ul> <p><b>Housing Education</b></p> <ul style="list-style-type: none"> <li>➤ Cascade AIDS Project (Hillsboro 693-3234) (HIV/AIDS)</li> <li>➤ Community Action (Hillsboro 648-3263)</li> <li>➤ Families for Independent Living (642-1251)</li> <li>➤ Oregon Advocacy Center</li> <li>➤ Open Door Counseling Center</li> <li>➤ Portland Housing Center</li> <li>➤ Washington County Department of Community Corrections</li> <li>➤ Washington County Department of Health and Human Services</li> <li>➤ Washington County Department of Housing Services</li> </ul> <p><i>Persons may access these programs by contacting the appropriate agency or by referral through their assigned caseworker</i></p> <p><b>Fair Housing/ Anti-Discrimination</b></p> <ul style="list-style-type: none"> <li>➤ Legal Aid Services of Oregon (Hillsboro 648-7723)</li> <li>➤ Fair Housing Council of Oregon</li> <li>➤ Washington County Department of Housing Services</li> </ul> <p><i>Persons at risk of homelessness or experiencing housing discrimination may call the designated number for legal advice and representation.</i></p> <p><b>Food boxes</b></p> <ul style="list-style-type: none"> <li>➤ Beaverton Christian Center</li> <li>➤ St. Bartholomew's</li> </ul>

## Fundamental Components in CoC System -- Service Activity Chart

- St. Matthew's Catholic Church
- St. Vincent de Paul
- Salvation Army
- St. Mathew Lutheran Church
- Open Door Counseling Center
- Oregon Food Bank
- Family Resource Center
- Department of Human Services
- Community Action Shelter
- Community Action East
- Vineyard Church

*Homeless persons can access these services by calling or walking in.*

### **Domestic Violence**

- Domestic Violence Resource Center—24-hour crisis line that provides resources to women fleeing domestic violence
- Department of Human Services- Self-Sufficiency Program, provides Domestic Violence Advocate, and child welfare program
- Sexual Assault Resource Center (SARC)
- South Asian Women's Empowerment Resource Alliance (SAWERA)
- Washington County Victim's Assistance

*Women who are at risk of homelessness, because of domestic violence, or need to escape domestic violence, can call the designated number 24 hours a day to find the community resources available to them.*

Services planned: *These prevention services exist to help persons at risk of homelessness access these services by calling or walking into the DHS office in their geographic area where a caseworker will help them. Persons with HIV/AIDS who are at risk of homelessness access these services by calling the designated phone number or through their assigned caseworker. Persons at risk of homelessness in the Beaverton/Aloha area access these services by calling the designated phone number. All Community Action programs can be accessed by calling or walking into the various countywide offices with the exception of the Information & Referral database, which is available on the web at <http://www.caowash.org/findv2/find/pages/find.htm>. It can be accessed from computers at the public libraries, DHS offices and offices of other service providers. Homeless persons in the Hillsboro or King City area can access these services by calling or walking in*

### How persons access/receive assistance:

*Most services are accessed by an initial phone call or walking in. Care to Share, Community Action, St. Matthews Catholic Church, St. Vincent de Paul and Salvation Army provide limited rental and utility assistance to help persons avoid eviction if possible. Cascade AIDS Project provides similar services to persons with HIV/AIDS. Legal Aid Services of Oregon works to prevent evictions by offering legal counsel and representation. Open Door Counseling Center provides mortgage counseling and negotiation services to help homeowners avoid foreclosure.*

## Fundamental Components in CoC System -- Service Activity Chart

### Component: *Outreach*

**Outreach in place:** (1) Please describe the outreach activities for homeless persons who are living on the streets in your CoC area and how they are connected to services and housing.

(2) Describe the outreach activities that occur for other homeless persons.

**Outreach planned:** Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.

#### **Veterans**

- The Department of Aging and Veterans' Services Division works with at-risk veterans, helping them to obtain supportive services, employment, and other needed assistance. (Liaison at Employment Division)
- Open Door Counseling Center targets and serves homeless veterans through its mental health care and community outreach project.
- Community Action serves homeless veterans at its shelter

#### **Seriously Mentally Ill**

- Ceres Behavioral Healthcare System and Sisters of Providence serve as points of access to mental health services for all income-eligible persons.
- Washington County Mental Health contracts with St. Vincent Medical Center to screen and assess persons who may exceed the Oregon Health Plan's income cutoff. Local police also refer mentally ill homeless persons living on the streets to St. Vincent for assessment.
- A county liaison links state hospital patients with local community housing providers.
- Open Door Counseling Center provides mental health care and community outreach to the county's unsheltered chronic homeless.
- Rapid Access program screens and coordinates all referrals.
- NAMI expanded outreach, - host consumer council
- Washington County Consumer Council -host "comfort zones"
- Community Action

#### **Substance Abuse**

- Sisters' of Providence is the point of access to chemical dependency services for income-eligible persons.
- Open Door Counseling Center targets and serves chronic substance abusers through its expanded homeless outreach project. Homeless Camp / Comprehensive street outreach to chronically homeless.
- Washington County Department of Community Corrections - Recovery mentor program
- Clean and Sober Living (CASL), Inc.

#### **HIV/AIDS**

- Cascade AIDS Project's housing department conducts outreach through staff training & presentations to local service providers, client groups, and community organizations. CAP also operates the statewide HIV/AIDS hotline and Advocacy Center.

#### **Domestic Violence**

- Domestic Violence Resource Center has transitional & Hispanic outreach programs, conducts community education & support groups, does restraining order advocacy, and sponsors a family violence intervention project that accepts 911 calls from local police.

#### **Youth**

- Community Action Organization's homeless education liaison works with Hillsboro schools to support children from homeless families.
- Good Neighbor Center maintains a Children's Program staffed with a Children's Advocate to support children from homeless families
- Washington County Workforce Training Center provides job development and employment

## Fundamental Components in CoC System -- Service Activity Chart

opportunities to homeless teens

- The Boys & Girls Aid Society offers crisis intervention services for homeless youth. Outreach is made to school districts through regular meetings with counselors and other school employees. City police and county sheriffs have brochures to hand out when responding to calls. The RISE program also provides transitional housing, case management for homeless youth and life skills groups.
- Homeless Education Liaisons at all school districts meet monthly with representatives from the shelters

Outreach planned:

### **Seriously Mentally Ill**

- Community mental health providers are working with the local chapter of the National Alliance for the Mentally Ill (NAMI) to expand outreach to families of persons with mental illness.
- Providence Behavior Health quality control conducted a focus group of homeless person with SMI.

Component: *Supportive Services*

Services in place: Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other.

### **Case Management**

- Department of Human Services, self-sufficiency Programs, Child Welfare, County AAA, Oregon Vocational Rehabilitation (SMI, SA, VETS, DV, Y)
- Boys and Girls Aid Society (Y)
- Cascade AIDS Project (HIV/AIDS)
- CODA—Tigard Recovery Center (SA)
- Community Action Hillsboro Family Shelter
- Community Action, SAFAH self-sufficiency Program
- Community Action, Head Start (Y)
- Community Action, Coffee Creek Correctional facility
- Connect (Hillsboro)
- Centro-Cultural
- Good Neighbor Center
- Homestreet-Banyan Tree (SMI)
- HopeSpring (SA, DV)
- Luke-Dorf, Inc. (SMI)
- Open Door Counseling Center
- Oregon Child Development Coalition of Washington County-Migrant, Seasonal and Oregon Head Start programs (Y)
- Oregon Human Development Corporation (Y)
- Domestic Violence Resource Center/DVRC (DV)
- Life Works NW—Open Gate (SMI, SA)
- Life Works NW—Mountindale/Teen Parent (SA, Y)
- Washington County Community Corrections
- Washington County Health and Human Services
- Washington County Department of Housing Services
- Westside Community Focus
- Self Determination Resources Inc. (SDRI)

*Case management services to general populations are made available to those requesting them by contacting the service providers. Mental health case management can be accessed through the centralized Washington County Mental Health system.*

### **Life Skills**

- Adventures Without Limits (SMI, Y)
- Boys and Girls Aid Society (Y)

## Fundamental Components in CoC System -- Service Activity Chart

- CODA—Tigard Recovery Center (SA)
- Community Action—Shelters / Ready to Rent/Head Start
- Centro Cultural
- Clean and Sober Living (CASL), Inc. (SA)
- Oregon Department of Human Services (SMI, SA, VETS, DV, Y)
- Domestic Violence Resource Center/SHELTER/DVRC (DV)
- Edwards House
- Good Shepherd Homes
- Homestreet-Banyan Tree (SMI)
- HopeSpring (SA, DV)
- Lifespan
- The Lighthouse
- Luke-Dorf (SMI)
- Oregon Human Development Corporation—Homeless Farmworker
- Open Door Counseling Center
- Quiet Waters
- Tualatin Hills Parks and Recreation
- Life Works NW—Open Gate/Mountaindale/Teen Parents (SMI, Y)
- Vanguard
- Washington County ARC
- Washington County Dept. of Community Corrections

*Life skills' training is available to low- income persons at DHS. Life skills training is an integral part of the other programs listed.*

### Substance Abuse Treatment

- Clean and Sober Living (CASL), Inc. (SA)
- CODA-Tigard Recovery Center/Transitional (SA)
- Tualatin Valley Centers—OpenGate/Mountaindale/Outpatient (SMI, SA)
- De Paul Treatment Center
- Washington County Community Corrections Inpatient Treatment
- Cascadia Behavioral Health
- Washington County Treatment
- St. Vincent / Providence Substance Abuse Treatment Services
- Pacific Alcohol and Drug Counseling
- Homestreet-Banyan Tree (SMI)
- Change Point
- Luke-Dorf, Inc. (SMI)
- Youth Contact (Y)

*Access to Banyan Tree for dual diagnosis persons can be obtained through the centralized Washington County Mental Health system. Treatment at other facilities is accessed by self-referral.*

### Mental Health Care

- Clean and Sober Living (CASL), Inc. (SA)
- Homestreet-Banyan Tree (SMI)
- HopeSpring (SA, DV)
- Luke-Dorf, Inc. (SMI)
- Lutheran Community Services NW
- Cascadia Behavioral Health (SA)
- Open Door Counseling Center
- Life Works NW (SMI, SA)
- Youth Contact (Y)
- Washington County Community Corrections
- Washington County Health and Human Services
- Western Psychological and Counseling Services



## Fundamental Components in CoC System -- Service Activity Chart

*Mental health services are accessed by calling the Washington County crisis line, and Life Works NW and Lutheran Community Services NW directly. Mental health services are available as a component of the HopeSpring program. The four mental health agencies in the County provide a variety of mental health supportive services.*

### **AIDS-related Treatment**

- Cascade AIDS Project (CAP)

*CAP links persons in need of treatment to HIV case managers at the region-wide Partnership Project who assist clients in accessing medical care.*

### **Job Training**

- Oregon Department of Human Services (SMI, SA, VETS, DV, Y)
- Oregon Department of Human Services – self sufficiency programs
- Capital Center –PCC Workforce Development
- Clean and Sober Living (CASL), Inc. (SA)
- Goodwill Industries
- Homestreet-Banyan Tree (SMI)
- Luke-Dorf, Inc. (SMI)
- Open Door Counseling Center
- Life Works NW—Open Gate (SMI, SA)
- St. Vincent de Paul Rehabilitation Center
- Edwards Center
- Tualatin Valley Sheltered Workshop
- Union Gospel Mission

*Job training services are available to persons working with AFS. Persons can be referred to other programs by case managers and/or treatment providers in other community programs or by self-referral.*

### **Child Care**

- Oregon Department of Human Services, self sufficiency programs Child Welfare (SMI, SA, VETS, DV, Y)
- Community Action Organization-Metro Child Care Resource and Referral
- HopeSpring~Lutheran Community Services (DV, SA)
- Life Works NW—Mountaindale/Teen Parent/Outpatient (SA, Y)

*Childcare assistance is available to low-income employed parents through DHS and HopeSpring. Childcare is provided so that their parents can participate in substance abuse treatment through TVC. Community Action Organization provides assistance to low income families in selecting appropriate childcare.*

### **Housing Placement**

- Cascade AIDS Project (HIV/AIDS)
- Clean and Sober Living (CASL), Inc. (SA)
- Community Action—SAFAH
- Community Action Transitional Housing (SA, DV)
- Good Neighbor Center- Housing Stabilization Program
- Open Door Counseling Center (VETS, G, SA)
- Washington Co. Mental Health (SMI) and contract programs
- Washington County Department of Housing Services
- Housing Development Corporation
- Housing Connections, Inc.
- Homestreet-Banyan Tree (SMI)
- Luke-Dorf, Inc. (SMI)

*Housing placement services are provided as part of on-going case management.*

Services planned: *These supportive services are planned on an ongoing basis in conjunction with the Special Needs, Homeless, Youth, Seniors, and Permanent Housing workgroups of the Continuum of Care. Each participating organization delineates the supportive services it can provide in each category and the service plan is examined in its entirety to ensure there are no gaps in services provided.*

**Fundamental Components in CoC System -- Service Activity Chart**

How homeless persons access/receive assistance:

*Initial contact is frequently made through crisis or information & referral lines. Supportive services are provided as part of on-going case management. Referrals are made by a network of teachers, community advocates, counselors, social service providers, law enforcement & medical professionals and state agencies. Service providers meet regularly to share information and consolidate intake.*

## Exhibit 1: Continuum of Care Housing Activity Chart

### 1. Housing Activity Chart

This table includes detailed information about specific facilities that provide housing for special needs populations.

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
<b>EMERGENCY SHELTER</b>											
<b>Current Inventory</b>											
Oregon Department of Human Services <i>formerly Adult and Family Services</i> (Beaverton 646.9953, Hillsboro 693.1833, or Hillsboro @ Ray Circle 648.8951, Tigard 670.9711) Self-sufficiency Programs	<ul style="list-style-type: none"> <li>Emergency Assistance-Temporary vouchers for needy families with dependent children who are under case management</li> <li>Housing Stabilization Program (HSP)</li> </ul>	N	419067	FC		0	0	0	0	0	0
Homestreet-Banyan Tree <i>now one organization</i> (Aloha 591.9280, Hillsboro 640.9892)	<ul style="list-style-type: none"> <li>Edwards House: 1 crisis respite bed</li> <li>Bridges Program Access is through the Washington County Mental Health Housing Coordinator</li> </ul>	P-11/04	419067, 410636	SMF		0	0	0	0	0	0
Beaverton Police Department (526.2260)	<ul style="list-style-type: none"> <li>BACF emergency vouchers for stranded travelers. Those in need of emergency shelter call 526.2261.</li> </ul>	N	410108	M		0	0	0	0	0	0

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Boys & Girls Aid Society (641.7820)	<ul style="list-style-type: none"> <li>Crisis Intervention: 5 beds available for Washington County youth (7 nights max. stay)</li> <li>Washington County Shelter Care Program - 2 foster care beds with Albertina Kerr (30-90 days)</li> </ul>	P-11/04	419067	YMF		0	0	7	2	0	5
Cascade AIDS Project (Hillsboro 223.5907)	<ul style="list-style-type: none"> <li>Emergency hotel/motel vouchers (limited availability &amp; 2-week limit)</li> </ul>	P-11/04	410636	M	AIDS	0	0	0	0	0	0
Community Action <i>formerly Community Action Organization</i> (Hillsboro 648.6646)	<ul style="list-style-type: none"> <li>Emergency Shelter (20 beds)</li> <li>FEMA-Hotel/motel vouchers (limited availability)</li> </ul> <p>Services are accessed by phone or walking in. The shelter maintains a waiting list that requires homeless persons to check in by phone.</p>	P-11/04	410636	FC		0	20	0	20	0	0
Good Neighbor Center (Tigard 443.6084)	<ul style="list-style-type: none"> <li>Emergency Shelter (6 beds for families)</li> </ul> <p>Services are accessed by phone or walking in. The shelter maintains a waiting list that requires homeless persons to check in by phone.</p>	P-11/04	419067	FC		0	36	0	36	0	0

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Luke-Dorf, Inc. (Tigard 246.5493)	<ul style="list-style-type: none"> <li>1 crisis respite bed</li> <li>Access is through the Washington County Mental Health Housing Coordinator</li> </ul>	P-11/04	419067	SMF		0	0	1	1	0	0
Open Door Counseling Center (Hillsboro 640.6689)	<ul style="list-style-type: none"> <li>Homeless Drop-In Center (can make limited space available)</li> <li>Safe parking available for people living in cars</li> </ul>	P-11/04	410636	M		0	0	0	0	0	0
Domestic Violence Resource Center (640.5352)	<ul style="list-style-type: none"> <li>Emergency shelter (28 beds) for victims of domestic violence and their children. Services are accessed by phoning a designated number.</li> </ul>	P-11/04	419067	FC	DV	0	23	5	28	0	0
Family Bridge <i>formerly Western Washington County Interfaith Hospitality Network</i> (Hillsboro 844.2919)	<ul style="list-style-type: none"> <li>Family Shelter Program- 10 churches in west county can provide bed-space to 14 family members on a rotating basis</li> </ul>	P-11/04	419067	FC		0	14	0	14	0	0
				<b>SUBTOTAL</b>		0	93	13	101	0	5
<b>TRANSITIONAL HOUSING</b>											
<b>Current Inventory</b>											

**Fundamental Components in CoC System - Housing Inventory Chart**

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Homestreet-Banyan Tree <i>now one organization</i> (Aloha 591.9280, Hillsboro 640.9892)	<ul style="list-style-type: none"> <li>• Cuenca House (5 beds)</li> <li>• Edwards House (13 beds)</li> <li>• Leased apartments (8 beds)</li> <li>• Myrtlewood House (5 beds)</li> <li>• Bridges Program (5 beds)</li> <li>• Interim House (5 beds)</li> </ul> Persons accessing these services by referral from the Washington County Mental Health Housing Coordinator.	P-11/04	410636, 419067	SMF		0	0	41	41		
Cascade AIDS Project (Hillsboro 223.5907)	Transitional Housing- Five units (11 beds) Access to this service through CAP case workers	P-11/04	410636	M	AIDS	5	9	2	11		
Recovery Ministries <i>formerly Hope for Recovery</i> (Aloha 649.4673)	<ul style="list-style-type: none"> <li>• Group living for single individuals (20 beds for men, 8 beds for women)</li> </ul> Access is through Network Behavioral Health Care	N	419067	SMF		0	0	28	28		
Coda Treatment Recovery Prevention (Tigard 624.0312)	<ul style="list-style-type: none"> <li>• Three houses (13 beds) in Metzger. This transitional housing is accessible only to persons completing treatment at Coda.</li> </ul>	N	419067	SMF		0	0	13	13		

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Community Action <i>formerly Community Action Organization</i> (Hillsboro 648.6646)	<ul style="list-style-type: none"> <li>SAFAH Program</li> <li>Housing Stabilization Program (HSP)</li> <li>LIRHF Program (20 beds) - Offers up to 6 months of rental assistance and case management to approximately 13 homeless families a year</li> </ul>	P-11/04	410636	FC		13	20	0	20		
Luke-Dorf, Inc. (Tigard 598.1136)	<ul style="list-style-type: none"> <li>Group Home (13 beds)</li> <li>RTH (5 beds)</li> <li>Leased apartments (30 beds)</li> <li>PLUSS Program (20 beds)</li> <li>Room &amp; board (10 beds)</li> <li>Shared home (5 beds)</li> </ul> Persons access these services by referral from the Washington County Mental Health Housing Coordinator.	P-11/04	419067	SMF		6	0	83	83		
Lutheran Community Services (in collaboration with Community Action, DVRC, and LifeWorks NW) (King City 431.2314)	<ul style="list-style-type: none"> <li>HopeSpring Project- Long-term transitional housing for women and children who are homeless, victims of domestic violence and/or recovery from substance abuse. Currently operating 24 units in Aloha and Tigard. Services can be accessed by self-referral from service providers.</li> </ul>	P-11/04	419067	FC	DV	24	72	0	72		

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Life Works NW <i>formerly Tualatin Valley Centers</i> (NW Portland 645.3581)	<ul style="list-style-type: none"> <li>Mountaindale Recovery Center (24 beds) - Residential treatment program in Cornelius for women and children. Stays average 4-6 months. This residential substance abuse treatment can be accessed by calling the designated number.</li> <li>Frederick House - a 5-bed facility in Hillsboro for homeless adults with psychiatric illness. Persons access these services by referral from the Washington County Mental Health Housing Coordinator.</li> </ul>	P-11/04	419067	FC		0	24	5	29		
Washington County Department of Housing Services (Hillsboro 846.4794)	<ul style="list-style-type: none"> <li>Transitional Housing Program (14 beds) - Three single family units in Aloha for homeless probationers/ parolees and their families; a partnership with Washington County Dept. of Community Corrections</li> </ul>	P-11/04	419067	FC		3	14	0	14		
				<b>SUBTOTAL</b>		51	139	172	311		



Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
<b>PERMANENT SUPPORTIVE HOUSING</b>											
<b>Current Inventory</b>											
Cascade AIDS Project (Hillsboro 223.5907)	Shelter Plus Care tenant-based rental assistance (10 units)	P-11/04	410636	SMF	AIDS	0	20	6	26		
Clean and Sober Living (CASL), Inc.	Alcohol and drug free housing for single individuals ~23 beds at New Dawn in Beaverton ~35 new beds in Hillsboro	P-11/04	419067	SM		0	0	58	58		
Homestreet-Banyan Tree <i>now one organization</i> (Aloha 591.9280, Hillsboro 640.4959)	Smallwood (with new addition of 15 units) and Willows supportive housing (Section 202/811)	P-11/04	410636	SMF		0	0	55	55		
Luke-Dorf, Inc. (Tigard 246.5493)	Boletha Guest Apartments (16 beds) - Residential care facility in Hillsboro	P-11/04	410636	SMF		0	0	16	16		
Mental Health Consortium of Washington County (Hillsboro 846.4538)	<ul style="list-style-type: none"> <li>Shelter Plus Care tenant-based rental assistance (28 units)</li> <li>Tri-Haven Room and Board (15 beds total including 12 beds with Shelter Plus Care project-based rental assistance)</li> </ul>	P-11/04	419067	SMF		0	0	43	43		
Open Door Counseling Center (Hillsboro 640.6689)	<ul style="list-style-type: none"> <li>Shelter Plus Care tenant-based rental assistance (6 units)</li> </ul>	P-11/04	410636	SMF		0	0	6	6		

Fundamental Components in CoC System - Housing Inventory Chart											
Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds			2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year-Round	Seasonal	Overflow/Voucher
Oxford Houses	Drug and alcohol free cooperatively run houses for people in recovery <ul style="list-style-type: none"> <li>Application can be obtained at any Oxford House, the Oxford Houses of Oregon website, or any treatment facility</li> </ul>	N	419067	M		0	0	70	70		
				<b>SUBTOTAL</b>		0	20	254	274		

## Exhibit 1: Continuum of Care Housing Gaps Analysis Chart

### 2. Housing Gaps Analysis Chart

Data Source	Method	Date of Data Collection	Shelter Count (number)
State Homeless Shelter Night Count <b>(Baseline Count)</b>	Point-in-time survey of housing providers and modified street count (Baseline Count)	March 17, 1999	210
State Homeless Shelter Night Count	Point-in-time survey of housing providers	November 15, 2002	181
State Homeless Shelter Night Count	Point-in-time survey of housing providers	March/2003	292
State Homeless Shelter Night Count	Point-in-time survey of housing providers	March 28, 2004	243
State Homeless Shelter Night Count <b>(Average)</b>	Point-in-time survey of housing providers	<i>Average</i>	232

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	13	0	53
	Transitional Housing	172	0	29
	Permanent Supportive Housing	254	0	165
	<b>Total</b>	<b>439</b>	<b>0</b>	<b>247</b>
<b>Persons in Families with Children</b>				
<b>Beds</b>	Emergency Shelter	93	0	34
	Transitional Housing	139	0	95
	Permanent Supportive Housing	20	0	287
	<b>Total</b>	<b>252</b>	<b>0</b>	<b>416</b>

### 3. Part 1 and 2 Homeless and Subpopulations Chart

#### Exhibit 1: Continuum of Care Homeless Population and Subpopulations Chart

<i>Part 1: Homeless Population</i>	<i>Sheltered</i>		<i>Unsheltered</i>	<i>Total</i>
	<i>Emergency</i>	<i>Transitional</i>		
<b>Example:</b>	<b>75 (A)</b>	<b>125 (A)</b>	<b>105 (N)</b>	<b>305</b>
1. Homeless Individuals	6 (A)	38 (A)	72 (A)	116
2. Homeless Families with Children	17 (A)	46 (A)	90 (A)	153

2a. Persons in Homeless Families with Children	56 (A)	143 (A)	275 (A)	474
<b>Total</b> (lines 1 + 2a)	62	181	347	590
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
1. Chronically Homeless	90 (A)		73 (A)	163
2. Severely Mentally Ill	19 (A)		<i>Optional for</i>	
3. Chronic Substance Abuse	74 (A)		<i>Unsheltered</i>	
4. Veterans	17 (A)			
5. Persons with HIV/AIDS	9 (A)			
6. Victims of Domestic Violence	106 (A)			
7. Youth (Under 18 years of age)	432 (A)			

**Exhibit 1: Continuum of Care: Project Priorities Chart**

(1) Applicant	(2) Project Sponsor and Project Name	(3) Numeric Priority	(4) **Requested Project Amount	(5) Term of Project	(6) Program and Component/Type*					
					SHP new	SHP renew	S+C new	S+C renew	SRO new	
Washington County Department of Housing Services	Luke-Dorf, Inc. Washington County Safe Haven	1	\$1,050,034	3 (yrs)	SH-ph					
Washington County Department of Housing Services	Lutheran Community Services NW HopeSpring	2	\$400,903	3 (yrs)		TH				
Washington County Department of Housing Services	Shelter Plus Care 6	3	\$240,900	5 (yrs)			TRA			
Washington County Department of Housing Services	Shelter Plus Care 1	4	\$330,012	1 (yr)				TRA		
		5								
		6								
		7								
		8								
		9								
		10								
		11								
		12								
<b>Amount:</b>			<b>**Total Requested</b>	\$2,021,849						

Note: HUD has approved grant funding for project 1, 3 and 4 above.

## Exhibit 1: Continuum of Care Priorities

The HSSN uses the following methods to evaluate the performance and effectiveness of projects that are up for renewal:

<i>Project Priority</i>	<i>Project Name and High Priority Unmet Needs/Gaps to Be Filled*</i>
1	<p><b>Safe Haven Permanent Housing Project</b></p> <p><i>Individuals</i>—Permanent Supportive Housing, Mental Health Services, Chronic Substance Abuse, Seriously Mentally Ill, Dually Diagnosed, Chronic Homeless</p>
2	<p><b>HopeSpring Transitional Housing Program</b></p> <p><i>Individuals</i>—Transitional Housing, Chronic Substance Abusers, Victims of Domestic Violence, Women with Children, Corrections, case management and supportive services</p>
3	<p><b>Shelter Plus Care 6</b></p> <p><i>Individuals</i>—Permanent Supportive Housing, Substance Abuse Treatment, Mental Health Care, Chronic Substance Abuse, Seriously Mentally Ill, Dually Diagnosed</p> <p><i>Persons in Families with Children</i>— Permanent Supportive Housing</p>
4	<p><b>Shelter Plus Care 1</b></p> <p><i>Individuals</i>—Permanent Supportive Housing, Substance Abuse Treatment, Mental Health Care, Chronic Substance Abuse, Seriously Mentally Ill, Dually Diagnosed</p> <p><i>Persons in Families with Children</i>— Permanent Supportive Housing</p>

A. **Relative priority** - Does the project address high priority needs or gaps in the Continuum of Care?

- Total number of high-priority needs the project addresses
- Total number of homeless persons served annually by the project
- Total number of bed-nights provided annually by the project
- Does the project provide new permanent housing for the homeless?

B. **Threshold review criteria** - Does the project meet HUD’s established threshold criteria for:

- Applicant and sponsor eligibility and capacity?
- Project eligibility?
- Project quality?

C. **Funds requested and leveraged**

- Total amount requested annually
- Requested amount per homeless person served annually
- Requested amount per bed-night provided annually
- Does the project meet all applicable match requirements?
- Requested amount as a percentage of total budget
- Total value of contributions leveraged by the project
- Value of contributions for which the project sponsor has a written agreement

**D. Collaboration and coordination**

- Does the project facilitate the movement of homeless persons from one component of the Continuum of Care system to another or improve linkages among system components?

**E. Readiness to proceed**

- If approved, is the project likely to begin promptly in accordance with HUD’s timeliness standards?

**F. Renewal projects**

Normally, if the Continuum of Care Network determines that a renewal project meets HUD’s project quality standards and is essential to achieving the community’s goals for addressing homelessness, the project will be listed on the Project Priorities Chart and, in the case of requests for Supportive Housing Program funds, at least 50% of the project’s request will be included within the adjusted “pro rata need” amount for the geographic area.

**Continuum of Care Participation in Mainstream Programs and Employment Chart**

HUD will use the following chart to assess the percentage of clients in all County renewal projects who gained access to mainstream services and who gained employment. This includes all S+C renewals and all SHP renewals, excluding HMIS projects.

1 Number of Adults Who Left (Use the same number in each cell)	2 Income Source	3 Number of Exiting Adults with Each Source of Income	4 % with Income at Exit (Col 3 ÷ Col 1 x 100)
Example: 105	a. SSI	40	38.1%
105	b. SSDI	35	33.3%
105	c. Social Security	25	23.8%
16	a. SSI	3	18.8%
16	b. SSDI	0	0.0%
16	c. Social Security	0	0.0%
16	d. General Public Assistance	0	0.0%
16	e. TANF	8	50.0%
16	f. SCHIP	3	18.8%
16	g. Veterans Benefits	0	0.0%
16	h. Employment Income	5	31.3%
16	i. Unemployment Benefits	1	6.3%
16	j. Veterans Health Care	0	0.0%
16	k. Medicaid	0	0.0%
16	l. Food Stamps	12	75.0%
16	m. Other (Child support)	3	18.8%
16	n. No Financial Resources	0	0.0%

**Exhibit 1: Continuum of Care Use of Other Resources Chart**

1 Other Resources	2 Use of Resource in CoC System for <u>Homeless</u> Persons (e.g., rehab of rental units, job training, etc.),	3 Specific Project Name	4 \$ Amount or number of units/beds provided within last <u>2 years</u> specifically for the <u>homeless</u>
CDBG	<p><i>City of Beaverton:</i></p> <ul style="list-style-type: none"> <li>▪ Operation of homeless shelters (Domestic Violence Resource Center &amp; East Washington County Shelter Partnership Council)</li> <li>▪ Provide service coordination, vocational assistance, and medication management to people with severe and persistent mental illness</li> <li>• Development of 15-unit housing project for low-income/ homeless developmentally disabled adults in Beaverton</li> </ul> <p><i>Washington County/City of Hillsboro:</i></p> <ul style="list-style-type: none"> <li>▪ Shelter program for children in homeless families (Good Neighbor Center)</li> <li>▪ Enhanced Parent and Child Enrichment program for homeless families (Interfaith Hospitality Network)</li> <li>▪ Transitional housing program operations, services &amp; rental assistance (Lutheran Community Services)</li> </ul>	<p>DVRC—Monika’s House; EWCSPC—Good Neighbor Center LifeWorks NW (Tualatin Valley Centers)-Open Gate</p> <p>Tualatin Valley Housing Partners-The Bridge</p> <p>Good Neighbor Center-Children’s Program IHN— Enhanced Parent and Child Enrichment LCS— HopeSpring</p>	<p><b>\$48,500</b> (\$18,500, 2002–3, (\$30,000, 2003–4)</p> <p><b>\$14,000</b> (\$2003–4)</p> <p><b>\$343,000</b> (2002-3)</p> <p><b>\$25,000</b> (2003-4)</p> <p><b>\$23,466</b> (2003-4)</p> <p><b>\$60,000</b> (2003-4)</p>
HOME	<ul style="list-style-type: none"> <li>▪ Development of 15-unit housing project for low-income/ homeless developmentally disabled adults in Beaverton</li> </ul>	Tualatin Valley Housing Partners-The Bridge	<p><b>\$1.37 million</b></p> <p><b>15 units</b></p>
Housing Choice Vouchers (only if “priority” is given to homeless)	<ul style="list-style-type: none"> <li>▪ Housing Choice Vouchers— Admission preferences given to disabled homeless, residents of transitional housing or shelter, and victims of domestic violence (Housing Authority of Washington County)</li> </ul>	HAWC—Housing Choice Vouchers	<b>2,569 units</b>
Public Housing (only if units are dedicated to homeless)			
Mental Health Block Grant	<ul style="list-style-type: none"> <li>▪ Mental Health Services Block Grant funds support the delivery of community mental health services to homeless adults with severed mental illness</li> </ul>	MH Block Grant	<b>216 homeless persons served</b>
Substance Abuse Block Grant	<ul style="list-style-type: none"> <li>▪ Substance Abuse Prevention and Treatment (SAPT) Block Grant funds support prevention and treatment services for homeless persons</li> </ul>	SAPT	<b>100 homeless persons enrolled</b>

1 Other Resources	2 Use of Resource in CoC System for <u>Homeless</u> Persons (e.g., rehab of rental units, job training, etc.),	3 Specific Project Name	4 \$ Amount or number of units/beds provided within last <u>2 years</u> specifically for the <u>homeless</u>
Social Services Block Grant			
Welfare-to-Work	<ul style="list-style-type: none"> <li>▪ Welfare-to-Work rental vouchers issued to homeless households (Housing Authority of Washington County)</li> </ul>	HAWC— HomeWork Program	<b>75 units</b> (minimum)
State-Funded Programs	<ul style="list-style-type: none"> <li>▪ <i>Emergency Housing Account (EHA)</i>— Provides operating support, case management and supportive services in area shelters, and outreach programs to hard-to-serve populations (Community Action)</li> </ul>	CA, GNC, DCVR, Open Door, IHN	<b>\$500,143</b> (\$259,243, 2002-3, \$240,900, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>Housing Stabilization Program (HSP)</i>— Case management &amp; housing placement for homeless families (Community Action)</li> </ul>	CA—HSP	<b>\$83,380</b> (\$44,270, 2002-3, \$39,110, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>Low Income Rental Housing Fund (LIRHF) Program</i>—Rental assistance &amp; case management to homeless families (Community Action Organization)</li> </ul>	CA—LIRHF	<b>\$73,169</b> (\$39,043, 2002-3, \$34,126, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>Oregon Department of Education</i>— Education services for homeless youth</li> </ul>	CA—Hillsboro School District Homeless Ed	<b>\$103,000</b> (\$49,000, 2002-3, \$54,000, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>State Homeless Assistance Program (SHAP)</i>—Provides operating support, case management and supportive services in area shelters, and outreach programs to hard-to-serve populations</li> </ul>	CA—SHAP	<b>\$165,127</b> (\$77,242, 2002-3, \$87,885, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>State Office of Alcohol &amp; Drug Abuse Programs</i>—Rental assistance funds for A&amp;D clients completing residential treatment or in need of stable, drug-free housing (Washington Co. Health &amp; Human Services)</li> </ul>	WC H&HS	<b>28 units</b>
City/County Funded Programs	<ul style="list-style-type: none"> <li>▪ <i>City General Funds</i>—Transitional housing operations (Community Action)</li> </ul>	CA	<b>\$20,000</b> (\$10,000, 2002-3, \$10,000, 2003-4)
	<ul style="list-style-type: none"> <li>▪ <i>County Serial Levy</i>—Funding to operate four emergency shelters (Community Action Organization, Domestic Violence Resource Center, Good Neighbor Center, Interfaith Hospitality Network)</li> </ul>	CA, DVRC, GNC, IHN	<b>\$1,030,000</b> (\$515,000/yr.)
Private			



1 Other Resources	2 Use of Resource in CoC System for <u>Homeless</u> Persons (e.g., rehab of rental units, job training, etc.),	3 Specific Project Name	4 \$ Amount or number of units/beds provided within last <u>2 years</u> specifically for the <u>homeless</u>
Foundations (Identify by name)	<ul style="list-style-type: none"> <li>▪ United Way grants to support operating costs &amp; essential services for shelters, transitional housing, emergency basic needs for very low-income households, countywide information &amp; referral services, and intake for shelter placements</li> </ul>		\$32, 312

## Exhibit 1: Continuum of Care - Response to HUD Policy Priority for Removal of Regulatory Barriers to Affordable Housing

PART A LOCAL JURISDICTIONS, COUNTIES EXERCISING LAND USE AND BUILDING REGULATORY AUTHORITY AND OTHER APPLICANTS APPLYING FOR PROJECTS LOCATED IN SUCH JURISDICTIONS OR COUNTIES			
<u>Jurisdiction:</u> Washington County; <u>Department:</u> Land Use and Transportation; <u>Divisions:</u> Planning, Land Development	1	2	
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	No	<b>YES</b>	Yes, Washington County's Comprehensive Framework Plan includes a housing element addressed in Policy 21, 22, 23 and 24. <a href="http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm">http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm</a>
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low-, moderate-, and middle-income families, for at least the next five years?	No	<b>YES</b>	Yes, Washington County's Comprehensive Framework Plan includes a housing element that provides estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low-, moderate-, and middle-income families, for at least the next five years by citing the need to "build a sufficient number of new affordable housing units within unincorporated Washington County to meet Metro's (the Portland area's regional land use authority) voluntary affordable housing production goal" (see "Appendix B" link to Metro) in Policy 21, Implementing Strategy (h). <a href="http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm">http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm</a> <a href="http://www.metro-region.org/library_docs/land_use/appendix_bfairshare.pdf">http://www.metro-region.org/library_docs/land_use/appendix_bfairshare.pdf</a>

**PART A LOCAL JURISDICTIONS, COUNTIES EXERCISING LAND USE AND BUILDING REGULATORY AUTHORITY AND OTHER APPLICANTS APPLYING FOR PROJECTS LOCATED IN SUCH JURISDICTIONS OR COUNTIES**

<b>Jurisdiction:</b> Washington County; <b>Department:</b> Land Use and Transportation; <b>Divisions:</b> Planning, Land Development	1	2	
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: (a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and (b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.) If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	No	<b>YES</b>	<p>Yes, Washington County's Comprehensive Framework Plan maintains various residential land-use districts with sufficient land use and density categories zoned or mapped "as of right" in these categories that can permit the building of affordable housing addressing the needs identified in the plan. These can be found in Policy 18, Plan Designations and Locational Criteria for Development.</p> <p><a href="http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm">http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm</a></p>
<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	Yes	<b>NO</b>	<p>No, our jurisdiction's zoning ordinance does not set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards.</p>
<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7.</p>	No	<b>YES</b>	<p>Yes, the fees are specified according to local statutory criteria on impacts, as well as calculated according to a fee schedule for development by Development Services, Land Development Division of the Washington County Department of Land Use and Transportation (see links below).</p> <p><a href="http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/proce.htm">http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/proce.htm</a>  <a href="http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FEESCHEDULEFORFY2004-2005.PDF">http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FEESCHEDULEFORFY2004-2005.PDF</a></p>
<p>6. If yes to question #5, does the statute provide criteria that set standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	No	<b>YES</b>	<p>Yes, the statute provides criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development and a method for fee calculation. This is specified in the fee schedule provided by Development Services, Land Development Division of the Washington County Department of Land Use and Transportation (see link below).</p> <p><a href="http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FEESCHEDULEFORFY2004-2005.PDF">http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FEESCHEDULEFORFY2004-2005.PDF</a></p>

PART A LOCAL JURISDICTIONS, COUNTIES EXERCISING LAND USE AND BUILDING REGULATORY AUTHORITY AND OTHER APPLICANTS APPLYING FOR PROJECTS LOCATED IN SUCH JURISDICTIONS OR COUNTIES			
<b>Jurisdiction:</b> Washington County; <b>Department:</b> Land Use and Transportation; <b>Divisions:</b> Planning, Land Development	1	2	
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	No	<b>YES</b>	Yes, attached are the applicable fee waiver standards for applicants for developments who meet the HUD's eligibility guidelines for family income at or below the low-income figure for respective household size. <a href="http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FeeWaiverStandards.pdf">http://www.co.washington.or.us/deptmts/lut/land_dev/dev_serv/forms/FeeWaiverStandards.pdf</a>
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" <a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a> .	No	<b>YES</b>	Yes, there is code language included within the Community Development Code, Building Siting and Architectural Design Article 406-2.4 that relates to the revitalization and renovating of existing structures identified within the Community Plan. <a href="http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm">http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm</a>
9. Does your jurisdiction use a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?	<b>No</b>	Yes	No, the jurisdiction does not use one of the recent versions of the nationally recognized model building codes without significant technical amendment or modification.
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	No	<b>YES</b>	Yes, Articles 302 to 307 of Washington County Community Development Code permits manufactured housing on existing lots or parcels in all residential districts (R-5, R-6, R-9, R-15, R-24, R-25+) in which detached dwelling units (site-built) of similar size in terms of square footage are permitted. <a href="http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm">http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm</a>

**PART A LOCAL JURISDICTIONS, COUNTIES EXERCISING LAND USE AND BUILDING REGULATORY AUTHORITY AND OTHER APPLICANTS APPLYING FOR PROJECTS LOCATED IN SUCH JURISDICTIONS OR COUNTIES**

<b>Jurisdiction:</b> Washington County; <b>Department:</b> Land Use and Transportation; <b>Divisions:</b> Planning, Land Development	1	2	
11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	No	Yes	Yes, the Board of County Commissioners, including the Chairman, established a process to assess Washington County's rules, regulations, development standards, and processes of the jurisdiction to determine their impact on the supply of affordable housing as part of the jurisdiction's participation in Metro's Regional Affordable Housing Strategy, the 2000-2005 Washington County-City of Beaverton Consolidated Plan and the County's Comprehensive Framework Plan, all sanctioned by the Board of County Commissioners. <a href="http://www.metro-region.org/library_docs/land_use/fchapterfour.pdf">http://www.metro-region.org/library_docs/land_use/fchapterfour.pdf</a> <a href="http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm">http://www.co.washington.or.us/deptmts/lut/planning/docs/cfp/cfp.htm</a>
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	No	Yes	No, the jurisdiction has not initiated any major regulatory reforms either as a result of the above studies or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan."
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g., water, sewer, street width) to significantly reduce the cost of housing?	No	Yes	No, the jurisdiction has not modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g., water, sewer, street width) to significantly reduce the cost of housing.
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	No	Yes	No, the jurisdiction does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing.
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent not sequential, reviews for all required permits and approvals?	No	Yes	No, the jurisdiction has not established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits.
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	No	Yes	No, the jurisdiction does not provide for expedited or "fast track" permitting and approvals for all affordable housing projects in our community.

<b>PART A LOCAL JURISDICTIONS, COUNTIES EXERCISING LAND USE AND BUILDING REGULATORY AUTHORITY AND OTHER APPLICANTS APPLYING FOR PROJECTS LOCATED IN SUCH JURISDICTIONS OR COUNTIES</b>			
<b>Jurisdiction: Washington County; Department: Land Use and Transportation; Divisions: Planning, Land Development</b>	<b>1</b>	<b>2</b>	
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<b>No</b>	Yes	No, the jurisdiction has not established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval.
18. Does your jurisdiction allow "accessory apartments" either as: (a) a special exception or conditional use in all single-family residential zones, or (b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	No	<b>YES</b>	Yes, the jurisdiction allows accessory uses such as apartments as a "special use" in residential land-use districts in Washington County according to Article 430-1 of the Community Development Code. <a href="http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm">http://www.co.washington.or.us/deptmts/lut/plan01/codeword/tocworddocs.htm</a>
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<b>No</b>	Yes	No, the jurisdiction does not have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	Yes	<b>NO</b>	No, the jurisdiction does not require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations.
<b>Total Points:</b>	<b>8</b>	<b>12</b>	

*Form HUD 40076 CoC-O*

## Exhibit 1: Continuum of Care Supplemental Resources Project Leveraging Chart

### Continuum of Care: Project Leveraging

Project Priority Number	Name of Project	Type of Contribution	Source or Provider	*Value of Written Commitment
1	Washington County Safe Haven	Cash	Nike, Inc.	\$ 25,000
1	Washington County Safe Haven	PATH Funds	Office of Mental Health and Addiction Services (State of Oregon)	\$ 34,500
1	Washington County Safe Haven	PATH Funds Match	Washington County Health & Human Services (Adult Mental Health)	\$ 11,500
1	Washington County Safe Haven	Property Acquisition, Operations, Administration, and Supportive Services (less cash match from Nike, Inc. and PATH funds)	Luke-Dorf, Inc.	\$ 634,614
2	HopeSpring	Cash	Lutheran Community Services NW	\$ 41,283
3	Shelter Plus Care 6	Mental Health Services	Homestreet-Banyan Tree	\$ 151,046
3	Shelter Plus Care 6	HIV Case Management Social Services- Casework Life Skills Training Financial Assistance	Cascade AIDS Project, Inc.	\$ 240,940
4	Shelter Plus Care 1	HIV Case Management Social Services- Casework Life Skills Training Financial Assistance	Cascade AIDS Project, Inc.	\$ 78,574
4	Shelter Plus Care 1	Mental Health Services	Life Works NW	\$ 47,145
4	Shelter Plus Care 1	Case Management, Referrals, Summer School Program for Children, Client Assistance, Alcohol/Drug and Family Counseling	Good Neighbor Center	\$ 39,287
4	Shelter Plus Care 1	Mental Health Services	Homestreet-Banyan Tree	\$ 141,434
4	Shelter Plus Care 1	Supportive Services	Open Door Counseling Center	\$ 23,572
<b>TOTAL</b>				\$1,468,895

## Appendix E

### Comprehensive Housing Affordability Strategy (CHAS) Data

#### Housing Demographic Data for Census Defined Places, Washington County

#### Overview of Countywide Demographic Characteristics and Trends, Washington County

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



## Comprehensive Housing Affordability Strategy (CHAS) Data

HUD provides jurisdictions with data on housing affordability and housing problems, which is derived from decennial census data and arranged to HUD's specifications. This Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans.

**Table 2. Comprehensive Housing Affordability Strategy (CHAS) Data from 2000 Census**

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
<b>1. Very Low Income Households (&lt;= 50% MFI)</b>	3,482	6,540	2,080	6,447	18,549	4,152	1,433	8,478	27,027
<b>2. Households with &lt;=30% MFI</b>	<b>1,873</b>	<b>2,800</b>	<b>855</b>	<b>3,303</b>	<b>8,831</b>	<b>1,637</b>	<b>864</b>	<b>3,572</b>	<b>12,403</b>
3. Number with any Housing Problems	1,283	2,430	820	2,599	7,127	1,337	564	2,875	10,009
4. Number with Cost Burden >30%	1,244	2,400	750	2,580	6,968	1,337	560	2,825	9,798
5. Number with Cost Burden >50%	1,124	2,176	595	2,362	6,252	964	530	2,325	8,583
<b>6. Household Income &gt;30 to &lt;=50% MFI</b>	<b>1,609</b>	<b>3,740</b>	<b>1,225</b>	<b>3,144</b>	<b>9,718</b>	<b>2,515</b>	<b>569</b>	<b>4,906</b>	<b>14,624</b>
7. Number with any Housing Problems	1,369	3,359	1,115	2,949	8,795	1,310	425	3,248	12,036
8. Number with Cost Burden >30%	1,369	3,201	760	2,905	8,231	1,300	425	3,199	11,436
9. Number with Cost Burden >50%	785	864	130	1,034	2,818	511	330	1,953	4,767
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	<b>1,884</b>	<b>6,350</b>	<b>1,805</b>	<b>7,025</b>	<b>17,064</b>	<b>4,859</b>	<b>1,940</b>	<b>12,743</b>	<b>29,807</b>
11. Number with any Housing Problems	1,168	2,686	1,345	3,014	8,208	1,258	1,310	6,805	15,023
12. Number with Cost Burden >30%	1,125	2,083	404	2,859	6,467	1,258	1,310	6,486	12,966
13. Number with Cost Burden >50%	469	102	31	190	785	510	475	2,205	2,981
<b>14. Household Income &gt;80% MFI</b>	<b>2,155</b>	<b>13,780</b>	<b>2,065</b>	<b>13,069</b>	<b>31,069</b>	<b>11,430</b>	<b>10,970</b>	<b>81,209</b>	<b>112,278</b>
15. Number with any Housing Problems	595	1,516	989	627	3,728	1,143	2,468	13,237	16,954
16. Number with Cost Burden >30%	481	469	35	301	1,274	1,120	2,446	12,019	13,249
17. Number with Cost Burden >50%	200	0	0	13	217	229	329	1,218	1,460

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
<b>18. Total Households</b>	<b>7,521</b>	<b>26,670</b>	<b>5,950</b>	<b>26,541</b>	<b>66,682</b>	<b>20,441</b>	<b>14,343</b>	<b>102,430</b>	<b>169,112</b>
19. Number with any Housing Problems	4,415	10,001	4,272	9,183	27,873	5,049	4,762	26,120	53,947
20. Number with Cost Burden >30%	4,219	8,161	1,952	8,652	22,939	5,028	4,733	24,583	47,520
21. Number with Cost Burden >50%	2,580	3,147	756	3,610	10,069	2,208	1,664	7,682	17,757

**Table 3. CHAS Data – Anticipated Housing Problems, 2005**

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
<b>1. Very Low Income Households (&lt;= 50% MFI)</b>	<b>3,863</b>	<b>7,256</b>	<b>2,308</b>	<b>7,153</b>	<b>20,580</b>	<b>4,607</b>	<b>1,590</b>	<b>9,406</b>	<b>29,987</b>
<b>2. Households with &lt;=30% MFI</b>	<b>2,078</b>	<b>3,107</b>	<b>949</b>	<b>3,665</b>	<b>9,798</b>	<b>1,816</b>	<b>959</b>	<b>3,963</b>	<b>13,761</b>
3. Number with any Housing Problems	1,423	2,697	910	2,884	7,907	1,484	626	3,190	11,105
4. Number with Cost Burden >30%	1,380	2,662	832	2,862	7,731	1,484	621	3,135	10,871
5. Number with Cost Burden >50%	1,247	2,414	660	2,620	6,937	1,070	588	2,580	9,523
<b>6. Household Income &gt;30 to &lt;=50% MFI</b>	<b>1,785</b>	<b>4,150</b>	<b>1,359</b>	<b>3,488</b>	<b>10,782</b>	<b>2,790</b>	<b>631</b>	<b>5,443</b>	<b>16,225</b>
7. Number with any Housing Problems	1,519	3,726	1,237	3,272	9,758	1,454	472	3,603	13,353
8. Number with Cost Burden >30%	1,519	3,552	843	3,223	9,132	1,443	472	3,549	12,688
9. Number with Cost Burden >50%	871	959	144	1,148	3,127	566	366	2,166	5,289
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	<b>2,090</b>	<b>7,045</b>	<b>2,003</b>	<b>7,794</b>	<b>18,933</b>	<b>5,391</b>	<b>2,152</b>	<b>14,138</b>	<b>33,071</b>
11. Number with any Housing Problems	1,296	2,980	1,492	3,344	9,107	1,396	1,453	7,550	16,668
12. Number with Cost Burden >30%	1,248	2,311	449	3,172	7,175	1,396	1,453	7,196	14,386
13. Number with Cost Burden >50%	520	113	34	210	871	566	527	2,446	3,307
<b>14. Household Income &gt;80% MFI</b>	<b>2,391</b>	<b>15,289</b>	<b>2,291</b>	<b>14,500</b>	<b>34,471</b>	<b>12,682</b>	<b>12,171</b>	<b>90,102</b>	<b>124,573</b>

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
15. Number with any Housing Problems	660	1,682	1,097	696	4,137	1,268	2,739	14,687	18,810
16. Number with Cost Burden >30%	533	520	39	334	1,413	1,243	2,714	13,335	14,700
17. Number with Cost Burden >50%	222	0	0	15	241	254	365	1,352	1,619
<b>18. Total Households</b>	<b>8,345</b>	<b>29,590</b>	<b>6,602</b>	<b>29,447</b>	<b>73,984</b>	<b>22,679</b>	<b>15,914</b>	<b>113,646</b>	<b>187,630</b>
19. Number with any Housing Problems	4,898	11,096	4,740	10,189	30,925	5,602	5,283	28,980	59,854
20. Number with Cost Burden >30%	4,681	9,055	2,165	9,600	25,450	5,579	5,251	27,275	52,724
21. Number with Cost Burden >50%	2,862	3,492	838	4,005	11,172	2,449	1,846	8,523	19,701

**Table 4. CHAS Data – Anticipated Housing Problems, 2010**

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
<b>1. Very Low Income Households (&lt;= 50% MFI)</b>	<b>4,234</b>	<b>7,953</b>	<b>2,529</b>	<b>7,840</b>	<b>22,556</b>	<b>5,049</b>	<b>1,743</b>	<b>10,309</b>	<b>32,865</b>
<b>2. Households with &lt;=30% MFI</b>	<b>2,278</b>	<b>3,405</b>	<b>1,040</b>	<b>4,016</b>	<b>10,739</b>	<b>1,991</b>	<b>1,051</b>	<b>4,344</b>	<b>15,082</b>
3. Number with any Housing Problems	1,560	2,955	997	3,161	8,666	1,626	686	3,497	12,171
4. Number with Cost Burden >30%	1,512	2,918	912	3,137	8,473	1,626	681	3,436	11,915
5. Number with Cost Burden >50%	1,367	2,646	724	2,872	7,603	1,172	644	2,828	10,437
<b>6. Household Income &gt;30 to &lt;=50% MFI</b>	<b>1,957</b>	<b>4,548</b>	<b>1,490</b>	<b>3,823</b>	<b>11,817</b>	<b>3,058</b>	<b>692</b>	<b>5,966</b>	<b>17,783</b>
7. Number with any Housing Problems	1,665	4,084	1,356	3,586	10,694	1,593	517	3,949	14,635
8. Number with Cost Burden >30%	1,665	3,893	924	3,533	10,009	1,581	517	3,890	13,906
9. Number with Cost Burden >50%	955	1,051	158	1,258	3,427	621	401	2,374	5,797
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	<b>2,291</b>	<b>7,722</b>	<b>2,195</b>	<b>8,542</b>	<b>20,750</b>	<b>5,909</b>	<b>2,359</b>	<b>15,495</b>	<b>36,245</b>
11. Number with any Housing Problems	1,420	3,266	1,635	3,665	9,981	1,530	1,592	8,275	18,268

Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	All Other	Total Owners	
12. Number with Cost Burden >30%	1,368	2,533	492	3,477	7,864	1,530	1,592	7,887	15,767
13. Number with Cost Burden >50%	570	124	37	231	954	620	578	2,681	3,625
<b>14. Household Income &gt;80% MFI</b>	<b>2,620</b>	<b>16,756</b>	<b>2,511</b>	<b>15,892</b>	<b>37,780</b>	<b>13,899</b>	<b>13,340</b>	<b>98,750</b>	<b>136,530</b>
15. Number with any Housing Problems	723	1,843	1,203	763	4,534	1,390	3,001	16,096	20,616
16. Number with Cost Burden >30%	584	570	43	366	1,549	1,362	2,975	14,615	16,111
17. Number with Cost Burden >50%	244	0	0	16	264	278	400	1,481	1,775
<b>18. Total Households</b>	<b>9,146</b>	<b>32,431</b>	<b>7,235</b>	<b>32,274</b>	<b>81,085</b>	<b>24,856</b>	<b>17,441</b>	<b>124,555</b>	<b>205,640</b>
19. Number with any Housing Problems	5,368	12,162	5,195	11,167	33,894	6,139	5,790	31,762	65,599
20. Number with Cost Burden >30%	5,131	9,924	2,373	10,521	27,893	6,115	5,756	29,893	57,785
21. Number with Cost Burden >50%	3,137	3,827	919	4,389	12,244	2,684	2,023	9,342	21,592

# Housing Demographic Data for Census Defined Places, Washington County Charts and Tables

## Total Population

Census Defined Place	Population
Aloha	42,097
Cedar Hills	8,889
Cedar Mill	12,776
Garden Home-Whitford	6,982
Metzger	3,424
Raleigh Hills	5,683
Rockcreek	9,445
West Haven-Sylvan	7,029
West Slope	6,229

## Housing Units and Persons per Household

Census Defined Place	Housing Units	Average Household Size
Aloha	14,905	2.92
Cedar Hills	3,900	2.39
Cedar Mill	4,975	2.67
Garden Home-Whitford	3,192	2.26
Metzger	1,573	2.23
Raleigh Hills	2,674	2.26
Rockcreek	3,597	2.69
West Haven-Sylvan	3,576	2.09
West Slope	3,030	2.22

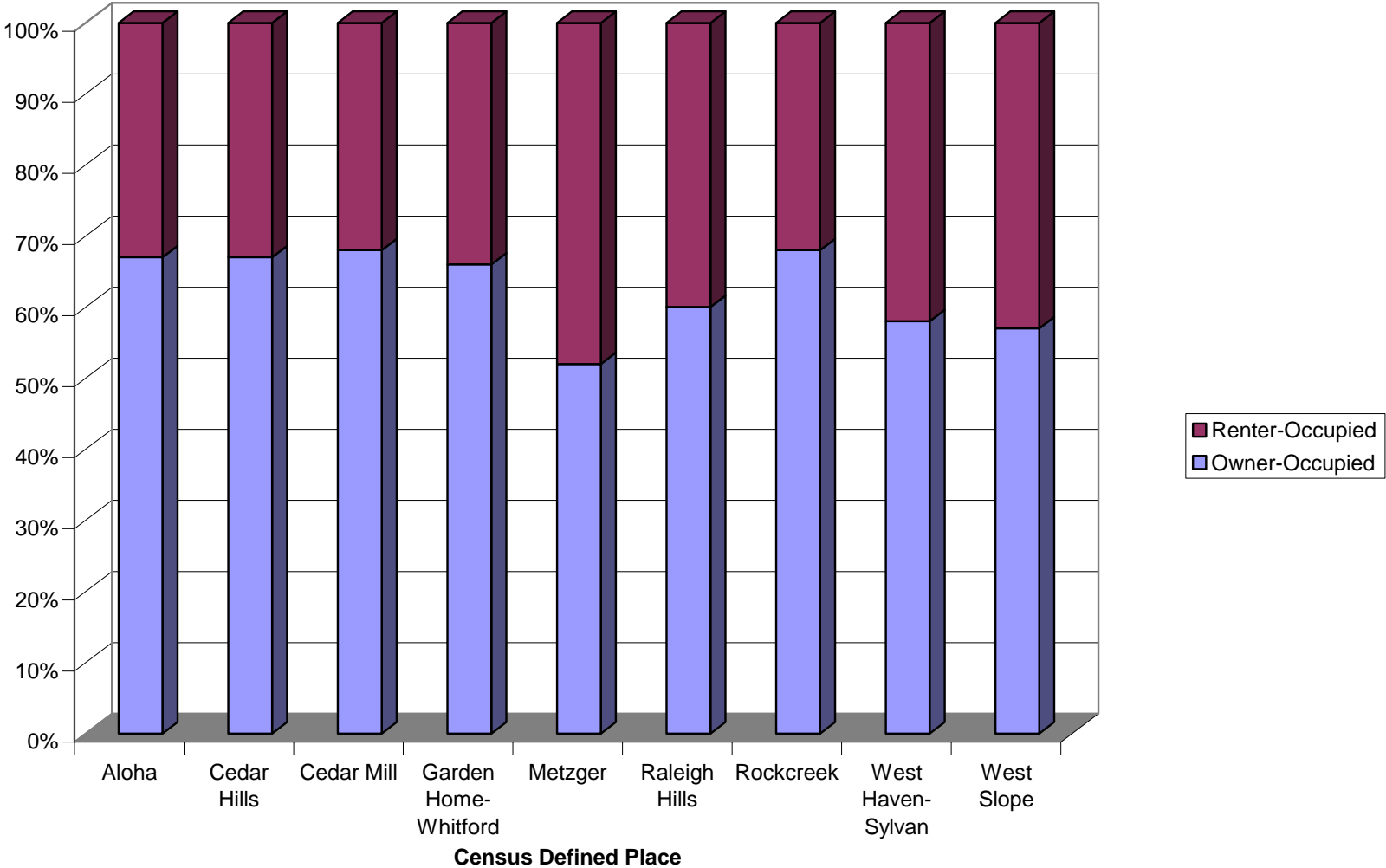
### Occupancy and Vacancy

Census Defined Place	Occupied Housing Units	Percent Occupied	Vacant Housing Units	Percent Vacant	Total Housing Units
Aloha	14,309	96.0%	596	4.0%	14,905
Cedar Hills	3,704	95.0%	196	5.0%	3,900
Cedar Mill	4,733	95.1%	242	4.9%	4,975
Garden Home-Whitford	3,061	95.9%	131	4.1%	3,192
Metzger	1,504	95.6%	69	4.4%	1,573
Raleigh Hills	2,496	93.3%	178	6.7%	2,674
Rockcreek	3,493	97.1%	104	2.9%	3,597
West Haven-Sylvan	3,419	95.6%	157	4.4%	3,576
West Slope	2,855	94.2%	175	5.8%	3,030

### Tenure of All Households

Census Defined Place	Owner-Occupied Housing Units	Percent Owner-Occupied	Renter-Occupied Housing Units	Percent Renter-Occupied	Total Owner-Occupied Housing Units
Aloha	9,626	67.3%	4,683	32.7%	14,309
Cedar Hills	2,475	66.8%	1,229	33.2%	3,704
Cedar Mill	3,244	68.5%	1,522	32.2%	4,733
Garden Home-Whitford	2,027	66.2%	1,034	33.8%	3,061
Metzger	778	51.7%	726	48.3%	1,504
Raleigh Hills	1,506	60.3%	990	39.7%	2,496
Rockcreek	2,386	68.3%	1,107	31.7%	3,493
West Haven-Sylvan	1,985	58.1%	1,434	41.9%	3,419
West Slope	1,628	57.0%	1,227	43.0%	2,855

### Housing Tenure

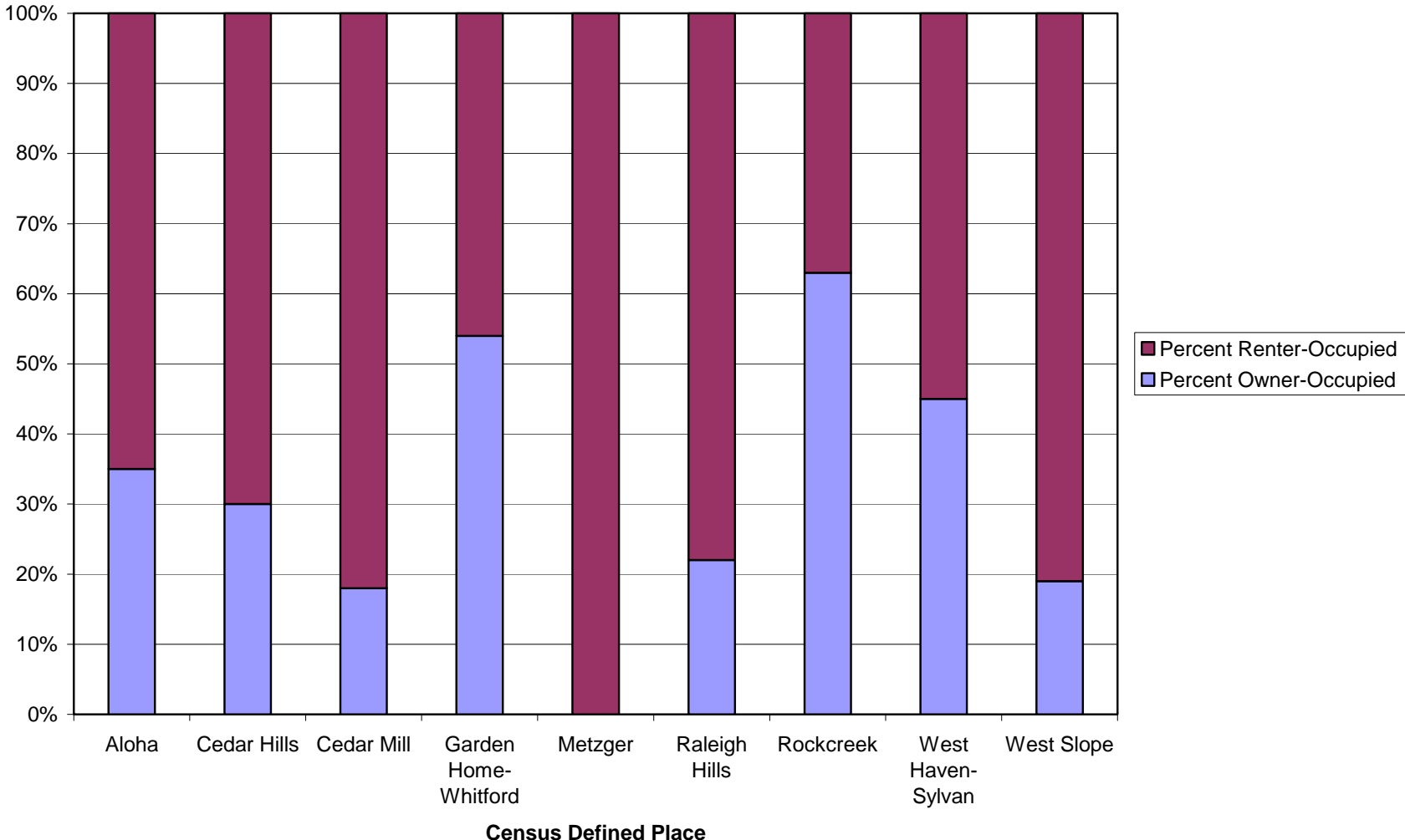


### Tenure (Hispanic or Latino)

Census Defined Place	Owner-Occupied Housing Units	Percent Owner-Occupied	Renter-Occupied Housing Units	Percent Renter-Occupied	Total Owner-Occupied Housing Units
Aloha	407	34.9%	758	65.1%	1,165
Cedar Hills	69	30.0%	161	70.0%	230
Cedar Mill	33	18.0%	150	82.0%	183
Garden Home-Whitford	26	54.2%	22	45.8%	48
Metzger	0	0.0%	76	100.0%	76
Raleigh Hills	12	22.2%	42	77.8%	54
Rockcreek	43	63.2%	25	36.8%	68
West Haven-Sylvan	39	44.8%	48	55.2%	87
West Slope	13	18.8%	56	81.2%	69



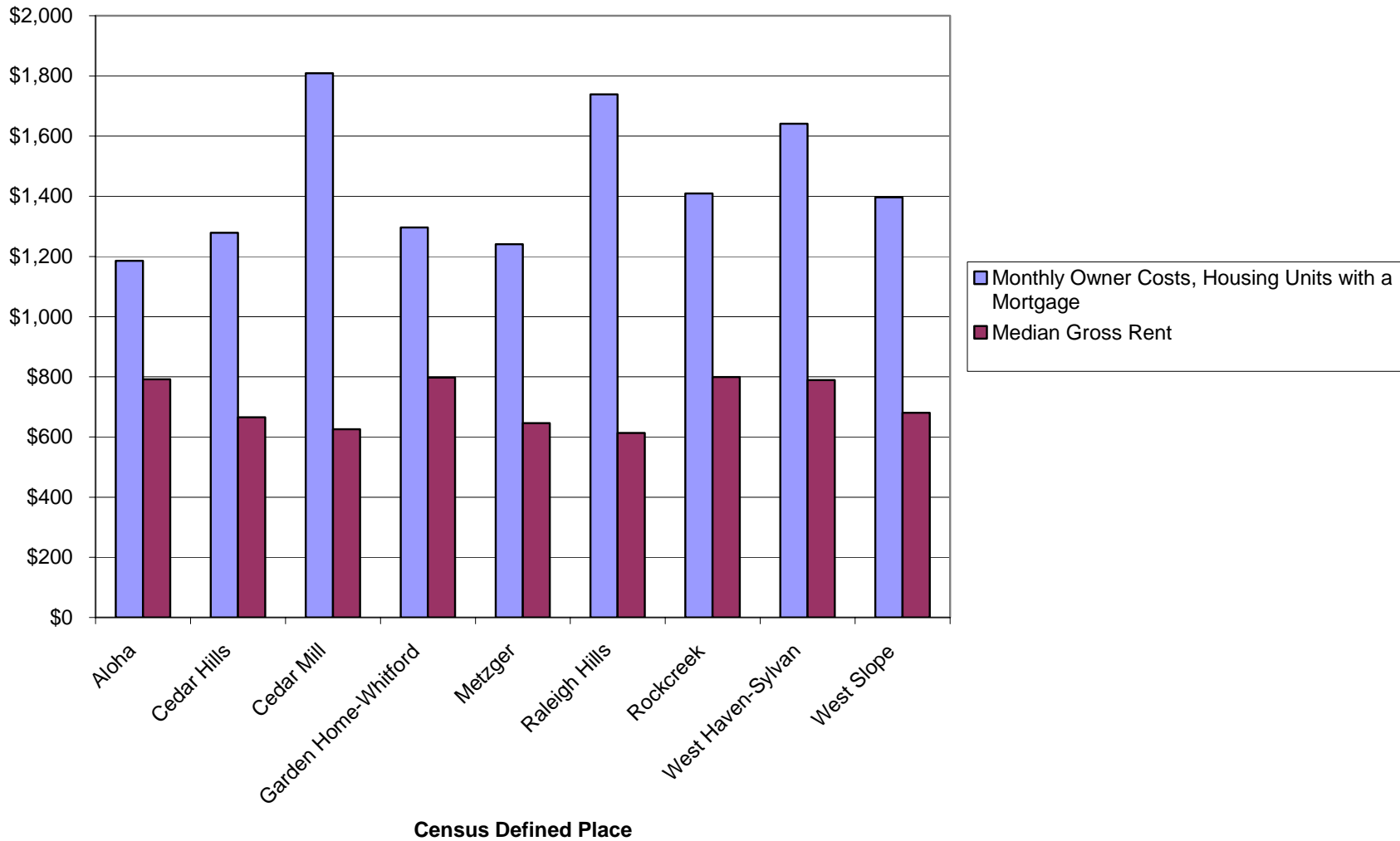
### Housing Tenure (Hispanic or Latino)



## Housing Costs

Census Defined Place	Median Housing Value	Monthly Owner Costs, Housing Units with a Mortgage	Median Gross Rent
Aloha	\$156,100	\$1,186	\$792
Cedar Hills	\$167,800	\$1,279	\$665
Cedar Mill	\$269,600	\$1,809	\$626
Garden Home-Whitford	\$186,600	\$1,296	\$798
Metzger	\$169,000	\$1,241	\$646
Raleigh Hills	\$291,500	\$1,739	\$613
Rockcreek	\$195,500	\$1,409	\$799
West Haven-Sylvan	\$257,700	\$1,641	\$789
West Slope	\$241,000	\$1,397	\$680

### Median Rent and Housing Costs



### Median Household and Family Income

Census Defined Place	Median Household Income	Median Family Income
Aloha	\$52,299	\$56,566
Cedar Hills	\$48,200	\$56,401
Cedar Mill	\$65,730	\$79,529
Garden Home-Whitford	\$52,321	\$60,703
Metzger	\$41,361	\$57,159
Raleigh Hills	\$60,714	\$83,300
Rockcreek	\$63,958	\$71,377
West Haven-Sylvan	\$56,286	\$82,928
West Slope	\$50,984	\$66,974

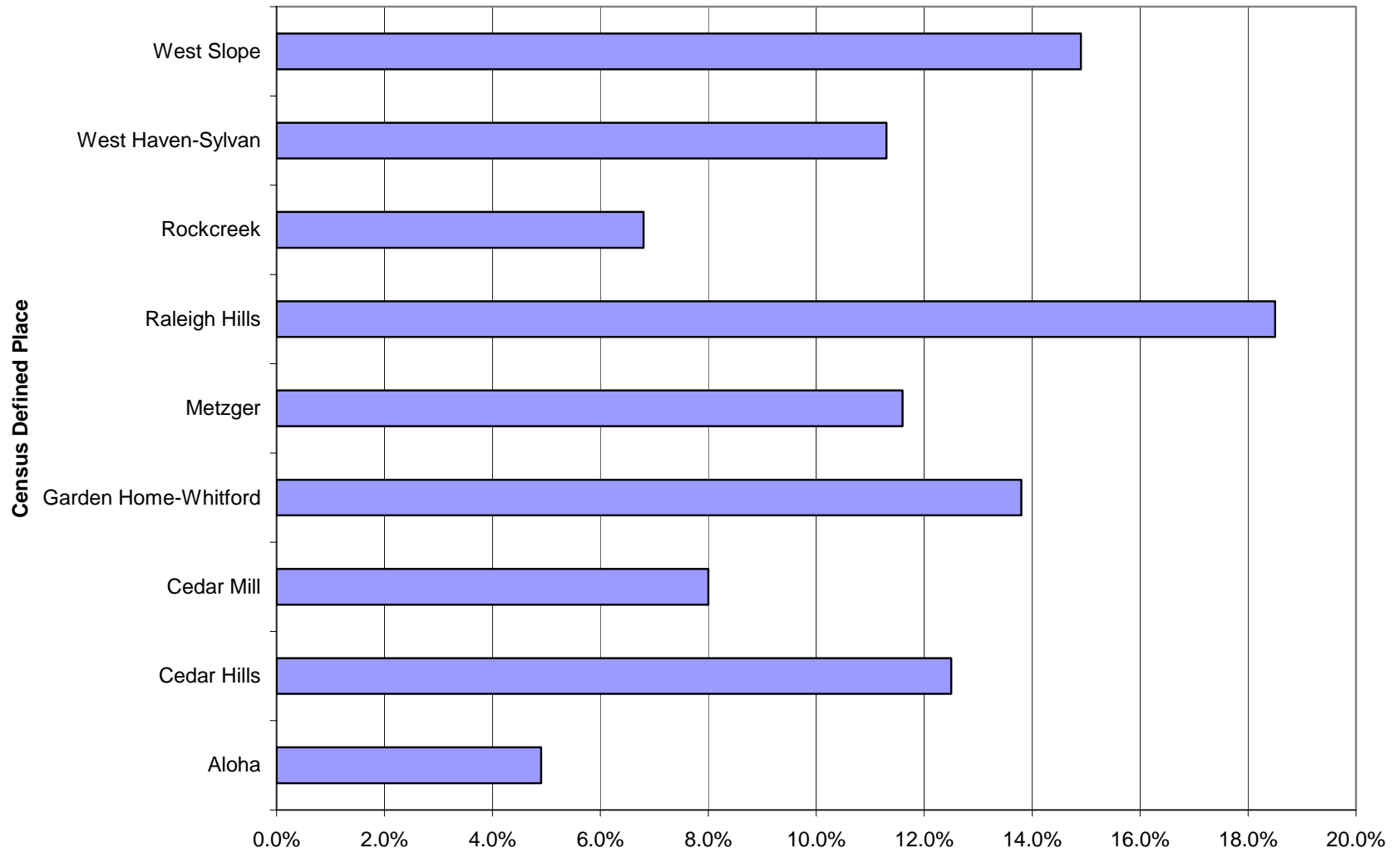
### Household Size

Census Defined Place	Number of Persons in Household							
	1	2	3	4	5	6	7+	Total
Aloha	2,354	4,508	2,771	2,600	1,254	500	322	14,309
Cedar Hills	1,087	1,346	536	478	227	23	7	3,704
Cedar Mill	908	1,628	876	854	310	111	46	4,733
Garden Home-Whitford	907	1,232	438	308	116	45	15	3,061
Metzger	496	490	190	225	84	19	0	1,504
Raleigh Hills	864	883	276	346	97	23	7	2,496
Rockcreek	685	1,204	607	657	232	50	58	3,493
West Haven-Sylvan	1,328	1,234	382	330	107	31	7	3,419
West Slope	951	1,102	385	260	92	37	28	2,855

## Age

Census Defined Place	Age										
	1-17	% 1-17	18-24	% 18-24	25-39	% 25-39	40-64	% 40-64	65+	% 65+	Total
Aloha	12,659	30.3%	3,783	9.1%	11,051	26.5%	12,199	29.2%	2,045	4.9%	41,737
Cedar Hills	1,950	21.9%	690	7.8%	2,363	26.6%	2,776	31.2%	1,110	12.5%	8,889
Cedar Mill	3,637	28.5%	920	7.2%	2,819	22.1%	4,375	34.2%	1,025	8.0%	12,776
Garden Home-Whitford	1,347	19.3%	384	5.5%	1,726	24.7%	2,563	36.7%	962	13.8%	6,982
Metzger	871	25.4%	199	5.8%	884	25.8%	1,073	31.3%	397	11.6%	3,424
Raleigh Hills	1,195	21.0%	352	6.2%	974	17.1%	2,112	37.2%	1050	18.5%	5,683
Rockcreek	2,684	28.4%	712	7.5%	2,089	22.1%	3,316	35.1%	644	6.8%	9,445
West Haven-Sylvan	1,250	17.8%	694	9.9%	1,787	25.4%	2,503	35.6%	795	11.3%	7,029
West Slope	1,297	20.8%	461	7.4%	1,454	23.3%	2,090	33.6%	927	14.9%	6,229

### Percentage of Population 65 and Older



### Housing Units Lacking Kitchen and/or Plumbing Facilities

Census Defined Place	Total Housing Units	Lacking Complete Kitchen Facilities	% Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities	% Lacking Complete Plumbing Facilities
Aloha	14,905	32	0.2%	40	0.3%
Cedar Hills	3,900	0	0.0%	17	0.4%
Cedar Mill	4,975	0	0.0%	6	0.1%
Garden Home-Whitford	3,192	8	0.3%	14	0.4%
Metzger	1,573	59	3.8%	7	0.4%
Raleigh Hills	2,674	8	0.3%	15	0.6%
Rockcreek	3,597	0	0.0%	0	0.0%
West Haven-Sylvan	3,576	34	1.0%	0	0.0%
West Slope	3,030	8	0.3%	8	0.3%

### Housing Size

Census Defined Place	Number of Bedrooms						Total Housing Units
	0	1	2	3	4	5+	
Aloha	167	1,006	2,520	8,514	2,307	394	14,905
Cedar Hills	93	400	1,090	1,539	571	207	3,900
Cedar Mill	60	474	1,093	1,433	1,585	330	4,975
Garden Home-Whitford	35	409	659	1,374	634	81	3,192
Metzger	85	259	441	656	124	8	1,573
Raleigh Hills	49	427	664	637	640	257	2,674
Rockcreek	118	191	492	1,549	1,114	133	3,597
West Haven-Sylvan	154	899	787	652	835	249	3,576
West Slope	51	413	1,062	851	535	118	3,030

**Overview of Countywide  
Demographic Characteristics and Trends,  
Washington County**

**Data Tables, Charts, and Maps**



**Overall Findings within Washington County during the 1990s:**

- Beaverton is the most populous city in Washington County and Hillsboro, which ranks second in population number, has the largest population of ethnic minorities of all cities in Washington County.
- All areas covered in this study except for North Plains followed the pattern of a decreasing white share of the population being replaced with an increasing share of minority groups, predominantly Hispanic and Asian.
- Although Hispanics represent the largest in number of the ethnic minority groups, Asian/Pacific Islanders are growing at high rates and in some areas, such as in Hillsboro, their numbers are approaching those of Hispanics.
- Typically, in all areas in Washington County, of all disabilities reported, most persons suffer from employment, physical, and go-outside of the home limitations.
- Persons ages 65 and older living in Beaverton, Tigard, Hillsboro, and King City combined, comprise almost half of Washington County's senior population.
- In all areas, except for Beaverton, the vacancy rate has increased from 1990 to 2000. Banks and Hillsboro have the highest vacancy rate of all areas in Washington County.
- The cities with the least amount of population in Washington County tend to have a larger proportion of single-family housing units and owner-occupied households than the larger cities.
- Over half, 56 percent, of Washington County's multi-family structures are in Beaverton, and unincorporated area.
- Of the households with an elderly householder, Portland (part), North Plains, and Forest Grove have the highest share of renter-occupied households with an elderly householder, (50% or more).
- Of the 13,500 single-parent families in Washington County, more than half live in Beaverton and the unincorporated area.
- Less populous cities in Washington County tend to have a larger average number of persons per household than the more populous cities.

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

- Cornelius had the highest average number of persons per household in the County in 2000 (3.31), followed by Gaston (3.06) and Banks (2.92)
- Most all of the areas in the County (nine of the fourteen areas, plus the County itself) experienced an increase in overcrowded housing conditions by well over 100 percent.
- Of the 9,000 overcrowded households in Washington County, the highest numbers of overcrowded households in 2000 were in the unincorporated area (2,641), Hillsboro (2,193), and Beaverton (1,823); both experienced a significant increase since 1990.
- Cornelius had the largest share of overcrowded households amongst all households (renter and owner-occupied); Sherwood has the lowest share in Washington County of households with overcrowded housing conditions
- Forest Grove, Portland (part), and Hillsboro had the highest *shares* of overcrowded owner-occupied households.
- The median housing value increased by at least 30% in all cities in Washington County from 1990 to 2000.
- Sherwood and Banks experienced the highest increase in median income from 1990 to 2000, both reaching above HUD's adjusted median family income.
- King City and Portland (part) had the lowest levels of median income in 2000 under \$29,000 in both cities.
- The highest poverty rates for the elderly occurred in North Plains, Durham, Sherwood, Cornelius, and Forest Grove in 2000.
- In 2000, the highest median monthly rent charged was in Hillsboro, and the lowest in Gaston.
- The highest median housing costs for homeowners were in Portland (part) at over \$2,000 per month, followed by Durham, where the median monthly cost is \$1,630.
- The number of cost-burdened households has increased in all areas in Washington County since 1990. The share households that were cost-burdened increased in all areas, except Banks.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

- Tigard, had the lowest proportion of cost-burdened households, (26 percent); still it was home to 1,818 cost-burdened households.
- The median housing value increased by at least 30% in all cities in Washington County from 1990 to 2000.
- The highest shares of cost-burdened renter households were in King City and Durham. Cost-burdened owner-occupied households represented the greatest share in Banks, Portland (part), and Sherwood.

### **Summary**

This overall and comparative analysis is limited to Washington County as one region, the County's unincorporated area (also treated as one unit), all of the incorporated cities, and two parts of cities whose boundaries extend into Washington County from other counties. The two city parts have a significant number of residents in Washington County and as such are included in this study. There are three additional cross-county cities with portions lying in Washington County that are mentioned, but not included in this study. The share of their population that resides just within the county boundary is so small that these three parts of cities have no significant impact on the demographic composition or trends in Washington County.

### Population

Beaverton, Hillsboro, and Tigard together comprise 42 percent of Washington County's population, and the unincorporated county area contributes 43 percent. The cities of Forest Grove, Sherwood, Cornelius, King City, North Plains, Durham, Banks, and Gaston; and the city parts of Tualatin (WA Co.), Portland(WA Co.), Lake Oswego(WA Co.), Rivergrove (WA Co.), and Wilsonville(WA Co.), account for only 15 percent of the County's population. Wilsonville, Lake Oswego, and Rivergrove are excluded from this study as the share of their populations each represent a small fraction of one percent of Washington County's total population.

Washington County's population grew by 43 percent, increasing its number from 311,554 in 1990 to 445,342 in 2000. This increase is over twice the rate of the Oregon

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

population change during the same period (20 percent) and almost twice as much as Washington County. The unincorporated area gained over 40,000 persons during this period, a 28 percent increase, but its share of the County's total population decreased from 48 percent to 43 percent. Due to annexation, 4,509 persons and 2,308 housing units were subtracted from the unincorporated area, and the majority was added to Beaverton, Tigard, and Hillsboro. Annexation influenced the amount of decrease experienced in the unincorporated area by an average of 12.5 percent for both population and housing.

The cities in Washington County to experience the greatest increase in the number of persons are Beaverton, Hillsboro, and Tigard, the three most populous cities in the County. Hillsboro and the smaller cities of Sherwood, Banks, and Durham had the highest growth rates during the 1990s each growing at least by 85 percent.

Children captured approximately 27% of the total population in Washington County and the unincorporated area. Children accounted for the largest share of a city's population in Gaston and Banks. The largest share that young adults represent is in Portland (part) and Forest Grove (13 percent and 14 percent respectively).

In 2000, Hillsboro and Beaverton had the largest number of minority population in the County, each with approximately 20,500 persons, followed by Tigard with almost 8,000. Cornelius, Forest Grove, and Tualatin (part) each have around 4,000 ethnic minority persons. Cornelius had the greatest *share* of ethnic minorities in its population.

The Asian population in Banks, Sherwood, and Hillsboro experienced the highest growth rates of all ethnic minority groups with an increase of over 2000 percent in Banks and Sherwood , and almost 500 percent in Hillsboro.

The Hispanic population grew at the fastest rates in Durham, Tualatin (part) and Tigard at rates of approximately 700 percent in Durham and Tualatin (part) and almost 450 percent in Tigard.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

Persons identified as "other race" grew to reach almost 5,000 persons in Washington County. The majority of this ethnic minority group, which includes mixed race persons, resides in Beaverton, Hillsboro, and Tigard.

### Special Needs Population

The majority of King City residents is elderly and account for 79 percent of the city's population. The elderly represent 14 percent of the population in Forest Grove and 11 percent in North Plains; they represent the smallest share of population in Banks and Gaston (4 percent).

Persons ages 65 and older living in Beaverton, Tigard, Hillsboro, and King City combined, comprise almost half of Washington County's senior population. In most areas in Washington County, at least 96 percent of the elderly live at home, except in Forest Grove, Beaverton, and Tualatin (part) where the percentages are lower (89%, 90% and 91%, respectively).

Of the 272 reported cases of AIDS in Washington County cities since 1986, 102 occurred in Beaverton, followed by Hillsboro with 42 cases. Sixty-six cases were not reported for a city, but were included in the Washington County total – some, if not all, may have occurred in the unincorporated area, or the city was unknown.

The number of persons residing in group quarters increased in all areas in Washington County but the unincorporated area. The majority of the population residing in group quarters was not institutionalized. Those who were institutionalized, however, decreased in number everywhere except in Hillsboro where 52 percent of institutionalized persons resided in 2000. Nursing homes and correctional facilities were home to the majority of the institutionalized population throughout Washington County.

Several cities had no group quarters population – Banks, Durham, Gaston, King City, Portland (part), and North Plains.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

### Housing and Households

Housing is distributed in a similar manner as population. Housing growth rates were similar to the rates of population growth, but were either higher or lower, largely depending on trends of household and family size, income, and vacancy rates. Forty-three percent of Washington County's housing units are located in Beaverton, Hillsboro, and Tigard. The unincorporated area captures 42 percent and the remaining 15 percent are dispersed amongst the other cities and city parts in the County.

Over half of Washington County's multi-family structures are in Beaverton, and in the unincorporated area. The highest proportions of housing units that are multi-family units are in Portland (part) and Beaverton. Banks, Sherwood, and North Plains have the largest share of single-family dwellings in their housing stock.

Of the 7,000 other types of dwellings such as mobile homes, trailers, and RVs in Washington County, 60 percent were located in the unincorporated area. Of the remaining other types of dwellings, Forest Grove captured the most with 675 units situated within its city limits, followed by Hillsboro with 600. The places with the highest share of this type of housing in their housing stock were Cornelius (14% of its housing), North Plains (11%), and Forest Grove (10%).

Correspondingly, Portland (part) has the largest proportion of renter-occupied households, and Banks and Sherwood are amongst the places with a majority of owner-occupied households. Most places in Washington County saw an increase in the proportion owner occupied units of all their housing units. Durham experienced the largest increase in its share of owner-occupied households during the 1990s (from 13 percent to 56 percent), but the numbers are small (from 33 to 296).

All areas in Washington County saw an increase in vacancy of housing except Beaverton. Beaverton had a large decrease in vacancy rates during the 1990s. Banks saw the greatest increase in vacancy rates, from 2 percent to over 10 percent during the same period; Hillsboro's rates almost doubled from 4 percent to 8 percent.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

Typically, single-family housing units have fewer persons per household than do multi-family units. In Washington County, most single-family households are located in the smaller cities, and conversely, there are more multi-family housing units in the larger cities. Residences in multi-family structures tend to have fewer children as occupants and more persons who are living alone.

For the reasons mentioned above, owner-occupied households usually have a higher average number of persons per household (pph) than those occupied by renters. This situation is true for most areas in Washington County except for Cornelius, where the pph is higher for renter-occupied households. In 2000, the average number of persons per owner-occupied household was 3.24, and for renter households, it was 3.49 persons. Cornelius also had the highest pph in the County for all households (3.31). The County's pph was 2.61 for all households during the same time.

Of Washington County's 9,000 overcrowded households in 2000, the highest numbers were in the unincorporated area (2,641), Hillsboro (2,193), and Beaverton (1,823). Most all of the areas in the County (nine of the fourteen areas, plus the County itself) experienced an increase in overcrowded housing conditions by well over 100 percent. The unincorporated area saw an increase of 98 percent. Gaston and Banks, however, underwent decreases. The area with the highest proportion of overcrowded housing conditions was Cornelius; thirty-one percent of its households were overcrowded (257). Hillsboro had a high rate of overcrowding - 2,193 households representing 9 percent of its households. In all areas in Washington County with overcrowded housing conditions, renter-occupied households experienced higher rates than owner-occupied households did. The share that overcrowded renter households represent of all renter households increased in all areas except Banks, North Plains, and Sherwood during 1990 to 2000; Cornelius experienced the largest increase by more than doubling the severity of its overcrowding situation.

Of all households in Banks, Sherwood, and Cornelius, most were occupied by married-couple families with children (41 percent, 39 percent, and 36 percent, respectively). Single-persons living in these cities represented the smallest shares in the entire County

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

with 16 percent, 17 percent, and 18 percent of their total households occupied by 1 person.

Of the 13,500 single-parent families in Washington County, more than half live in Beaverton and the unincorporated area. Although numbers are relatively small, Durham and Gaston have the highest proportions, 13 percent and 14 percent, of single-parent families of all their household types.

### Income<sup>1</sup> and Poverty

Sherwood and Banks experienced the biggest increase in median income from 1990 to 2000. Sherwood's median income in 2000 was \$62,520 and grew by 75 percent since 1990. Banks' median income reached \$57,500 and increased by 82 percent. The income in both cities surpassed HUD's adjusted median family income (\$53,700) for the area in 1999. King City and Portland (part) had the lowest levels of median income in 2000 under \$29,000 in both cities. Gaston and Durham, in addition to King City and Portland (part), were the only areas in Washington to experience decreases in median income.

Countywide, the poverty rate for the general population increased slightly to reach 7.4 percent in 2000. Some areas experienced an increase in rates, while others in the County saw a decrease. Areas that underwent the greatest change from 1990 to 2000 were the smaller cities. An increase from 1 percent to 11 percent was seen in Durham, 7 percent to 12 percent in Portland (part), and 10 percent to 16 percent in Cornelius.

In 2000, poverty was highest for children in Gaston, Cornelius and Forest Grove. The highest rates for the elderly occurred in North Plains, Durham, Sherwood, and Forest Grove where the elderly impoverished represented between 11 and 16 percent in their age group. Poverty only afflicted 2.1 percent of the elderly in King City.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Housing Costs<sup>1</sup>

The median housing value increased by at least thirty percent in all cities in Washington County from 1990 to 2000. Housing value in the unincorporated area increased by the lowest rate of 18 percent during the period, and King City by 31 percent. Sherwood, Portland (part), and Banks saw increases of over 100 percent. The highest median values in the County in 2000 were in Portland (part) and Durham, increasing to \$295,200 and \$248,300, respectively.

Median monthly rent in Washington County in 2000 ranged from \$514 in Gaston, to \$782 in Hillsboro. King City experienced the least amount of increase since 1990 although it charged the highest rent. The amount of increase in rent ranged from under 1 percent in King City to 36 percent in Sherwood during the 1990s. However, in 2000, the median rent was higher in King City at \$757 per month; rent in Sherwood was \$733.

Housing costs increased by at least 4 percent in all areas with the highest increase seen in Sherwood (87 percent). The highest housing costs were in Portland (part) at over \$2,000 per month, followed by Durham, where the median monthly cost is \$1,630. King City had the lowest median monthly owner housing costs of only \$845.

The areas in Washington County with the greatest numbers of cost-burdened households were the most populous – the unincorporated area, Beaverton, Hillsboro, and Tigard. Between them, they captured 82 percent of the County's 45,290 cost-burdened households.

The number of cost-burdened households has increased in all areas in Washington County since 1990, except in Banks and Gaston where the decreases were insignificant (three fewer in Banks and one fewer in Gaston). The share of the cost-burdened in Durham, Gaston, and Sherwood experienced the largest increases; they each increased by 21, 17, and 16 percentage points, respectively from 1990 to 2000.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

Despite the decrease in share that Banks experienced, it had one of the highest rates of housing cost-burden (37 percent) in Washington County. Portland (part), with a rate of 43 percent, was the only area to surpass Banks' rate. Thirty-six percent of households in the cities of Durham, Forest Grove, Cornelius, and King City were afflicted with unaffordable housing costs. Tualatin (part) had the lowest proportion of cost-burdened households, (26 percent); still it was home to 1,818 cost-burdened households.

Typically, the share of renter-occupied households that are cost-burdened is larger than those that are owner-occupied. This situation is true for all areas in Washington County except in Banks and Gaston where the share of the cost-burdened is greater for owner-occupied households than for renter households.

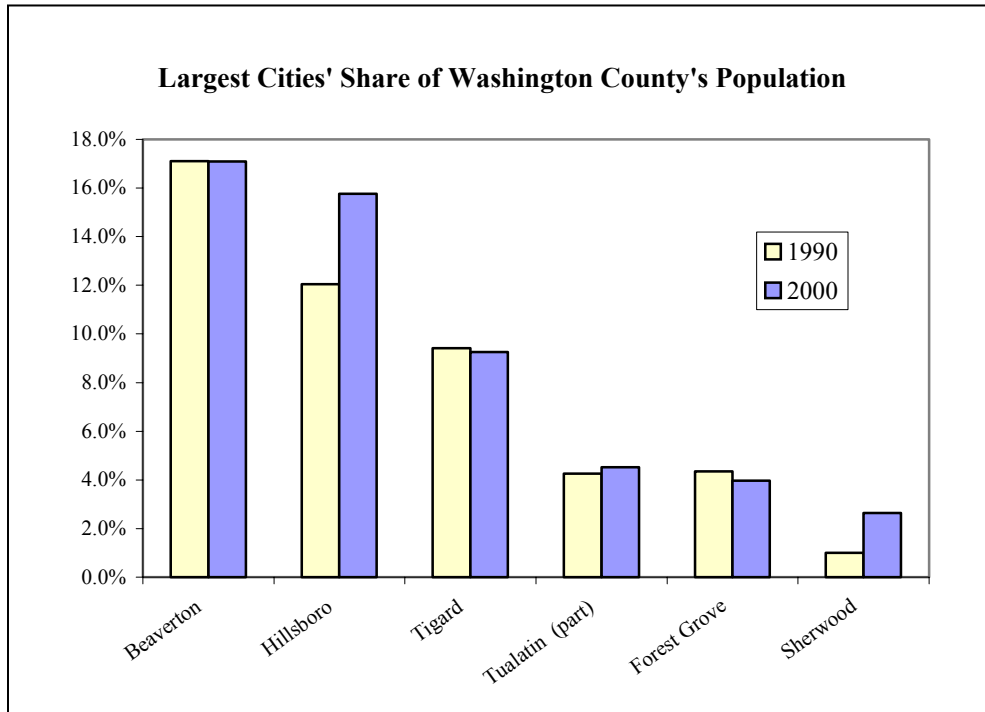
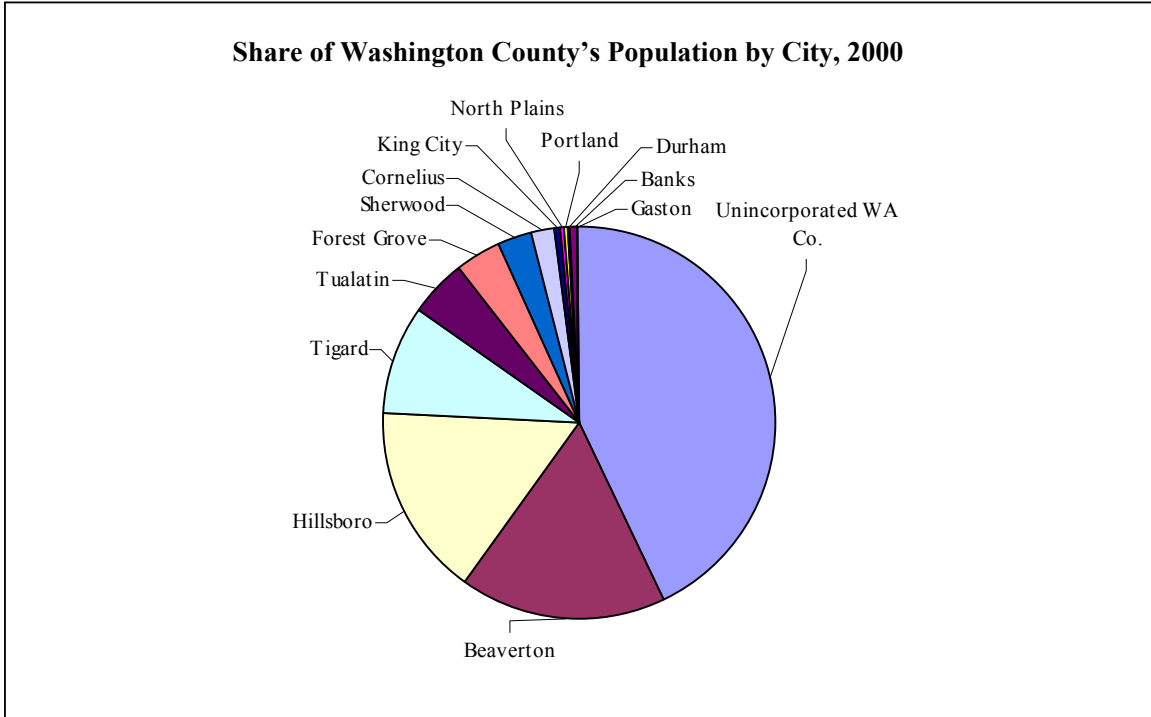
### Annexation<sup>2</sup>

From 1990 to 2000, 2,468 persons and 1,049 housing units were annexed from the county into Beaverton, Tigard, Hillsboro, Tualatin (part), Sherwood, Gaston, Forest Grove, and Cornelius. The majority of persons and housing units were added to Beaverton and Tigard, together accounting for over half of the total amount of annexations. Annexation had moderate influence on the growth rates in these two cities.

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<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

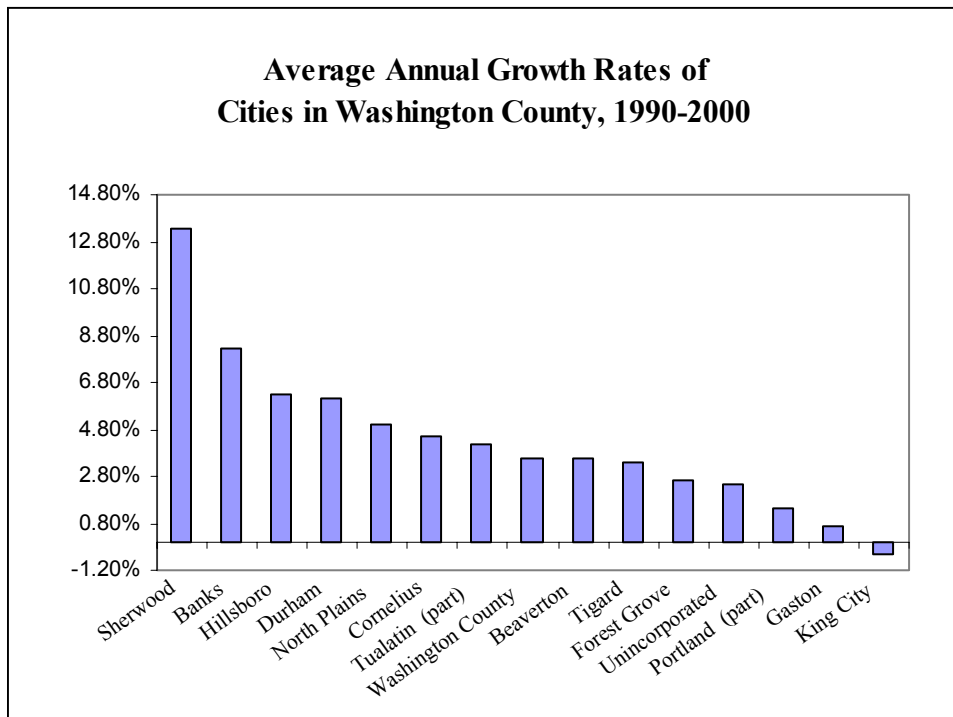
Distribution of Washington County's Total Population



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Total Population

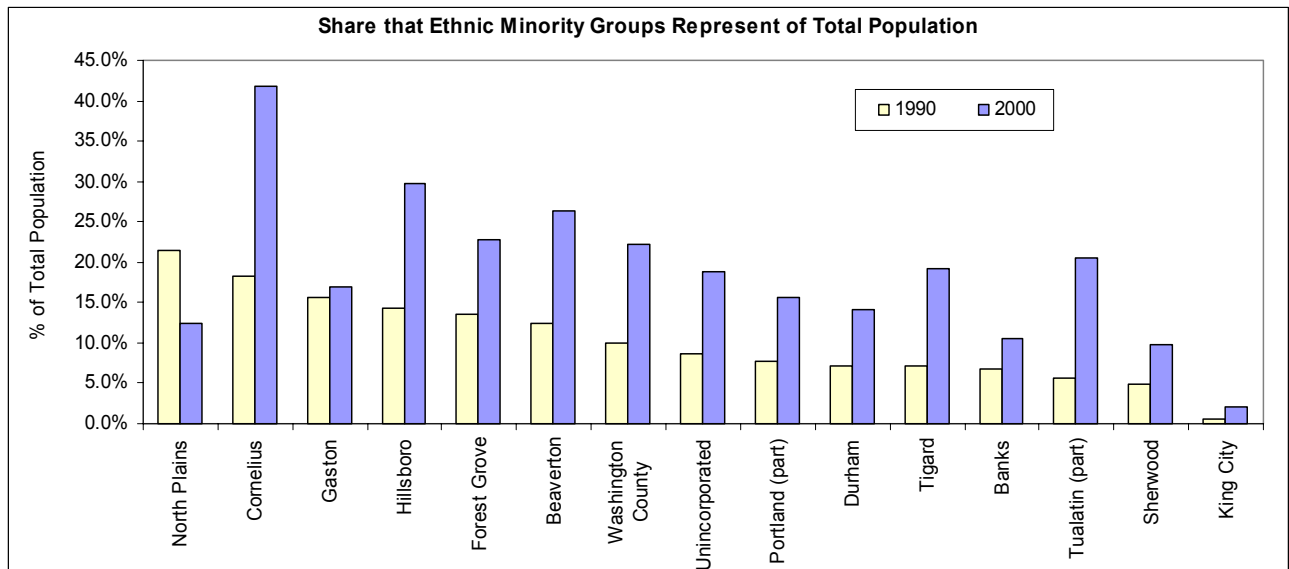
Population (universe: all persons)	Number of Persons		Share of County		1990-2000		Average Annual Growth
	1990	2000	1990	2000	Absolute Change	Percent Change	
<b>Banks</b>	563	1,286	0.2%	0.3%	723	128.4%	8.3%
<b>Beaverton</b>	53,310	76,129	17.1%	17.1%	22,819	42.8%	3.6%
<b>Cornelius</b>	6,148	9,652	2.0%	2.2%	3,504	57.0%	4.5%
<b>Durham</b>	748	1,382	0.2%	0.3%	634	84.8%	6.1%
<b>Forest Grove</b>	13,559	17,708	4.4%	4.0%	4,149	30.6%	2.7%
<b>Gaston</b>	563	600	0.2%	0.1%	37	6.6%	0.6%
<b>Hillsboro</b>	37,520	70,186	12.0%	15.8%	32,666	87.1%	6.3%
<b>King City</b>	2,060	1,949	0.7%	0.4%	-111	-5.4%	-0.6%
<b>Lake Oswego (part)</b>	6	15	0.0%	0.0%	9	150.0%	9.2%
<b>North Plains</b>	972	1,605	0.3%	0.4%	633	65.1%	5.0%
<b>Portland (part)</b>	1,197	1,388	0.4%	0.3%	191	16.0%	1.5%
<b>Rivergrove (part)</b>	27	37	0.0%	0.0%	10	37.0%	3.2%
<b>Sherwood</b>	3,093	11,791	1.0%	2.6%	8,698	281.2%	13.4%
<b>Tigard</b>	29,344	41,223	9.4%	9.3%	11,879	40.5%	3.4%
<b>Tualatin (part)</b>	13,257	20,127	4.3%	4.5%	6,870	51.8%	4.2%
<b>Wilsonville (part)</b>	10	4	0.0%	0.0%	-6	-60.0%	-9.2%
<b>Unincorporated</b>	149,177	190,260	47.9%	42.7%	41,083	27.5%	2.4%
<b>Washington County</b>	311,554	445,342	100.0%	100.0%	133,788	42.9%	3.6%



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

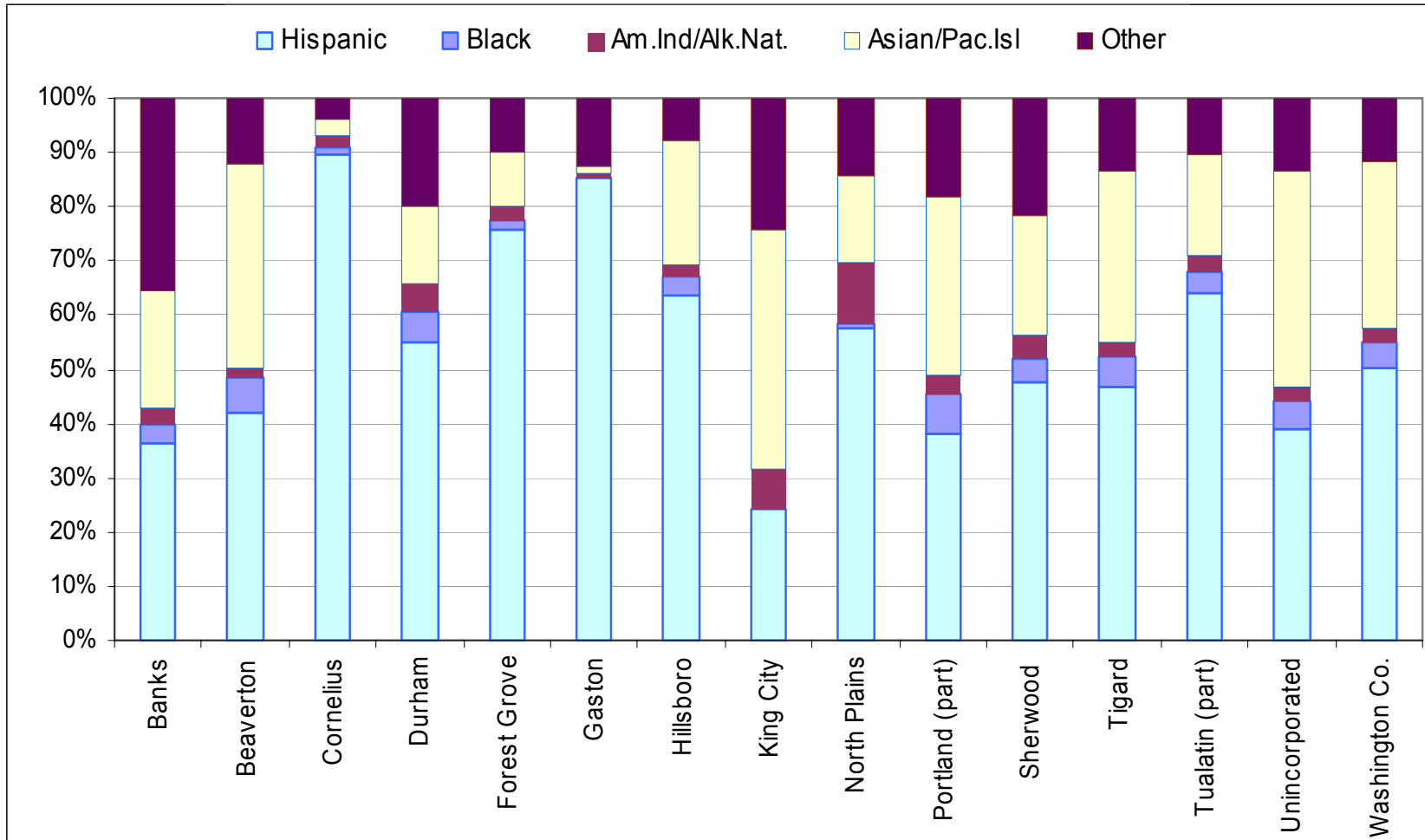
Share and Growth of Minority Population

Share of Minority Population (universe: all persons)	Minority Share of Total Population		Hispanic Share of Minority Population		Percent Change by Group 1990-2000		
	1990	2000	1990	2000	Hispanics	All Other Minorities	Whites
<b>Banks</b>	6.7%	10.5%	71.1%	36.3%	81.5%	681.8%	119.2%
<b>Beaverton</b>	12.4%	26.4%	26.7%	42.1%	380.6%	141.1%	19.9%
<b>Cornelius</b>	18.3%	41.8%	85.1%	89.4%	275.9%	153.6%	11.9%
<b>Durham</b>	7.1%	14.2%	24.5%	55.1%	730.8%	120.0%	70.6%
<b>Forest Grove</b>	13.6%	22.8%	71.0%	75.9%	133.8%	81.7%	16.7%
<b>Gaston</b>	15.6%	17.0%	88.6%	85.3%	11.5%	50.0%	4.8%
<b>Hillsboro</b>	14.4%	29.7%	78.0%	63.6%	215.5%	539.5%	53.6%
<b>King City</b>	0.5%	2.1%	80.0%	24.4%	25.0%	1450.0%	-6.9%
<b>North Plains</b>	21.4%	12.3%	88.0%	57.6%	-37.7%	236.0%	84.2%
<b>Portland (part)</b>	7.7%	15.6%	37.0%	38.2%	144.1%	131.0%	6.0%
<b>Sherwood</b>	4.9%	9.9%	67.3%	47.8%	440.8%	1116.0%	261.4%
<b>Tigard</b>	7.1%	19.2%	33.2%	46.6%	434.2%	204.5%	22.2%
<b>Tualatin (part)</b>	5.7%	20.6%	45.3%	64.0%	677.4%	263.0%	27.8%
<b>Unincorporated</b>	8.6%	18.9%	36.4%	38.9%	198.4%	167.7%	13.2%
<b>Washington County</b>	10.1%	22.3%	46.0%	50.2%	245.4%	191.8%	23.6%



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

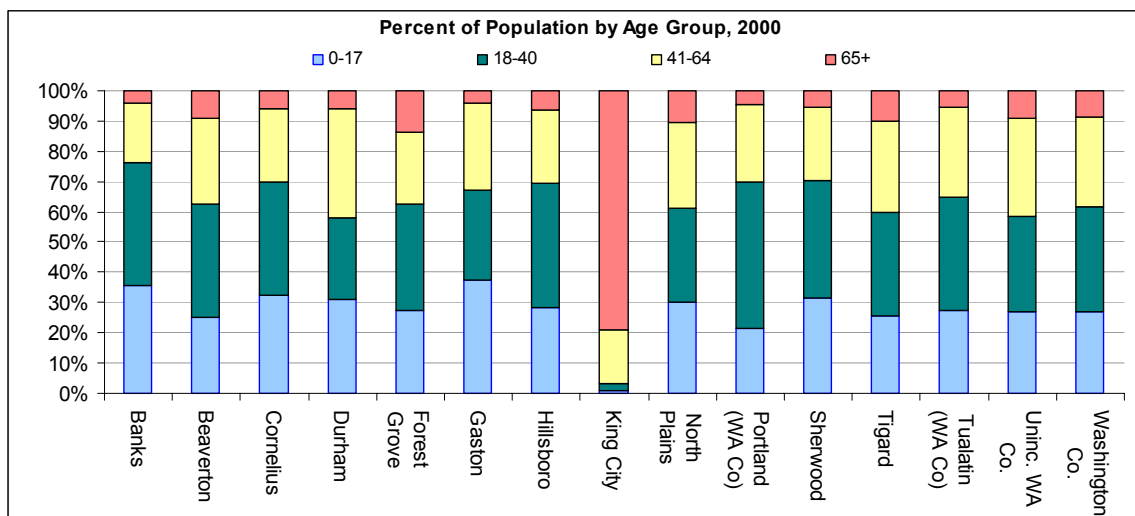
Composition of Minority Population



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Age Distribution of Population for Individual Cities or Areas, 2000

Age Composition of Population by Location, 2000 (universe: all persons)	Percent of Total Population				
	0-17 years	18-24 years	25-40 years	41-64 years	65+ years
<b>Banks</b>	35.8%	7.8%	32.5%	19.9%	4.0%
<b>Beaverton</b>	25.0%	10.6%	26.8%	28.7%	9.0%
<b>Cornelius</b>	32.5%	11.0%	26.5%	23.9%	6.1%
<b>Durham</b>	30.9%	6.5%	20.7%	36.0%	5.9%
<b>Forest Grove</b>	27.4%	13.4%	21.9%	23.7%	13.6%
<b>Gaston</b>	37.7%	9.5%	20.2%	28.7%	4.0%
<b>Hillsboro</b>	28.3%	11.4%	29.6%	24.4%	6.3%
<b>King City</b>	0.9%	0.5%	1.9%	17.8%	78.9%
<b>North Plains</b>	30.0%	5.6%	25.5%	28.2%	10.7%
<b>Portland (part)</b>	21.5%	13.8%	34.7%	25.5%	4.5%
<b>Sherwood</b>	31.7%	5.5%	33.3%	24.3%	5.3%
<b>Tigard</b>	25.5%	9.0%	25.4%	30.0%	10.0%
<b>Tualatin (part)</b>	27.6%	10.0%	27.2%	29.7%	5.6%
<b>Unincorporated</b>	26.8%	7.9%	23.8%	32.4%	9.1%
<b>Washington Co.</b>	26.9%	9.3%	25.7%	29.3%	8.8%



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

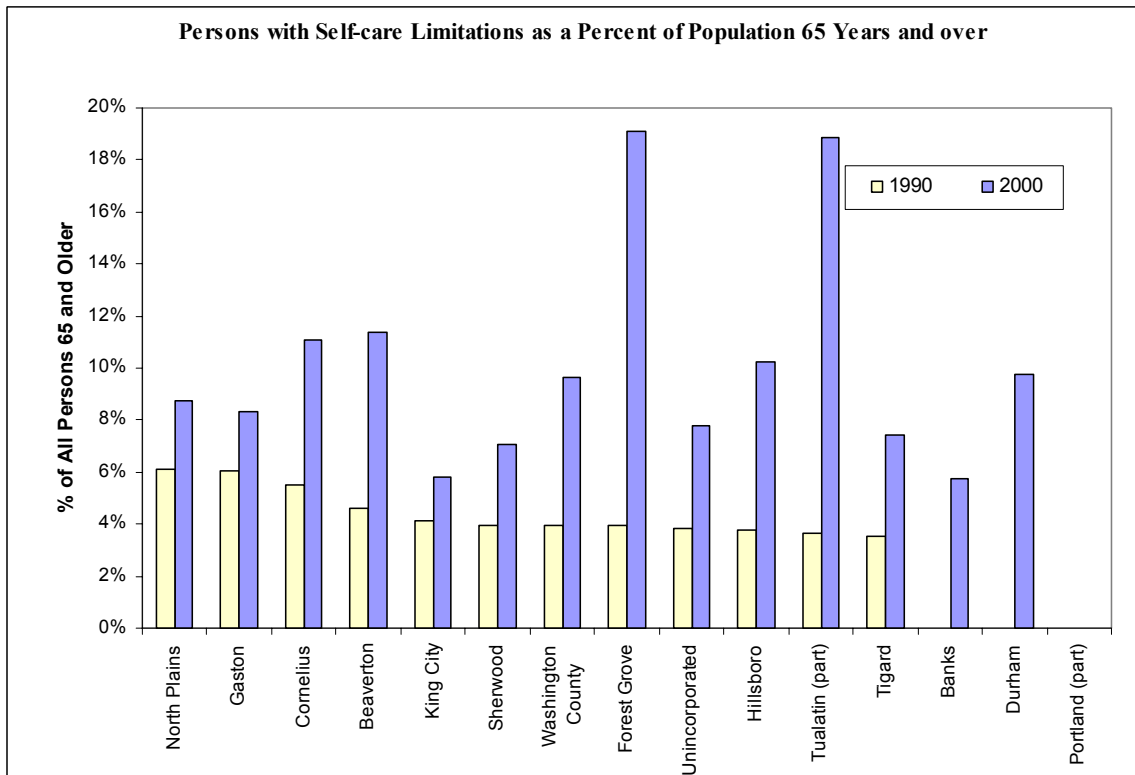
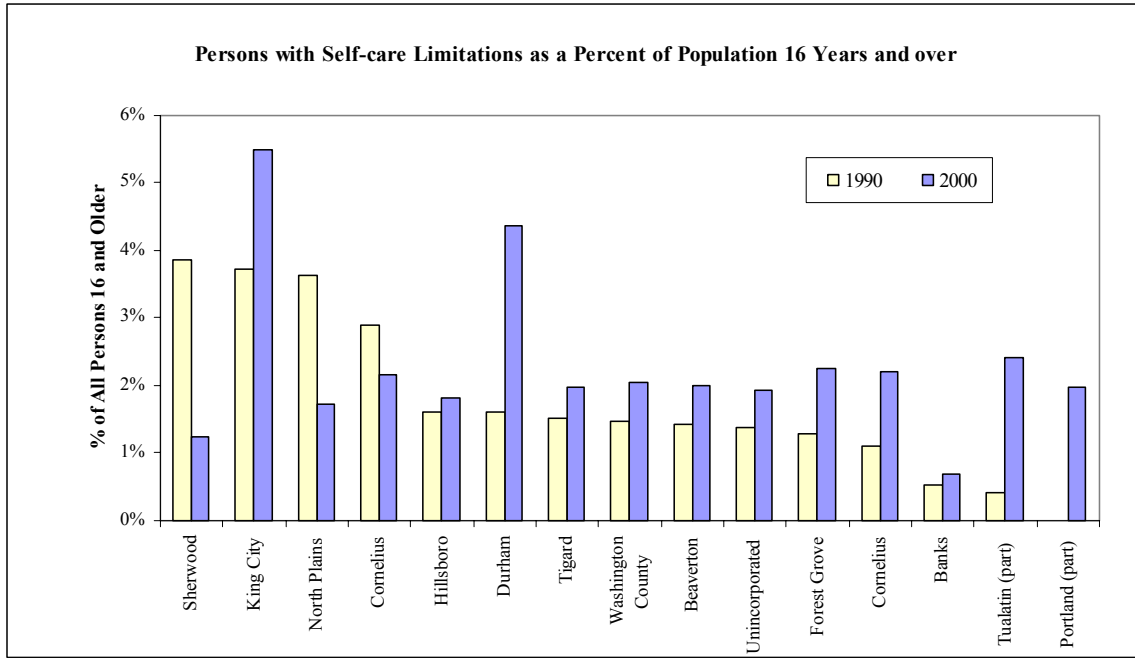
Special Needs Population Groups

Persons with Self-care Limitations (universe: persons 16 years and older)	Number of Persons		Percent of all Persons Ages 16 and Older	
	1990	2000	1990	2000
<b>Banks</b>	2	6	0.5%	0.7%
<b>Beaverton</b>	583	1,176	1.4%	2.0%
<b>Cornelius</b>	127	148	2.9%	2.2%
<b>Durham</b>	6	22	1.1%	2.2%
<b>Forest Grove</b>	165	581	1.6%	4.4%
<b>Gaston</b>	5	9	1.3%	2.3%
<b>Hillsboro</b>	434	946	1.6%	1.8%
<b>King City</b>	76	106	3.7%	5.5%
<b>North Plains</b>	26	20	3.6%	1.7%
<b>Portland (part)</b>	0	22	0.0%	2.0%
<b>Sherwood</b>	89	104	3.9%	1.2%
<b>Tigard</b>	347	627	1.5%	2.0%
<b>Tualatin (part)</b>	39	365	0.4%	2.4%
<b>Unincorporated</b>	1,558	2,811	1.4%	1.9%
<b>Washington County</b>	3,457	6,943	1.5%	2.1%

Persons with Self-care Limitations (universe: persons 65 years and older)	Number of Persons		Percent of all Persons Ages 65 and Older	
	1990	2000	1990	2000
<b>Banks</b>	0	3	0.0%	5.8%
<b>Beaverton</b>	223	777	4.6%	11.4%
<b>Cornelius</b>	31	65	5.5%	11.1%
<b>Durham</b>	0	8	0.0%	9.8%
<b>Forest Grove</b>	79	461	3.9%	19.1%
<b>Gaston</b>	2	2	6.1%	8.3%
<b>Hillsboro</b>	123	451	3.8%	10.3%
<b>King City</b>	72	89	4.1%	5.8%
<b>North Plains</b>	5	15	6.1%	8.8%
<b>Portland (part)</b>	0	0	0.0%	0.0%
<b>Sherwood</b>	14	44	4.0%	7.1%
<b>Tigard</b>	119	308	3.5%	7.4%
<b>Tualatin (part)</b>	23	213	3.6%	18.8%
<b>Unincorporated</b>	553	1,349	3.8%	7.8%
<b>Washington County</b>	1,244	3,785	3.9%	9.6%



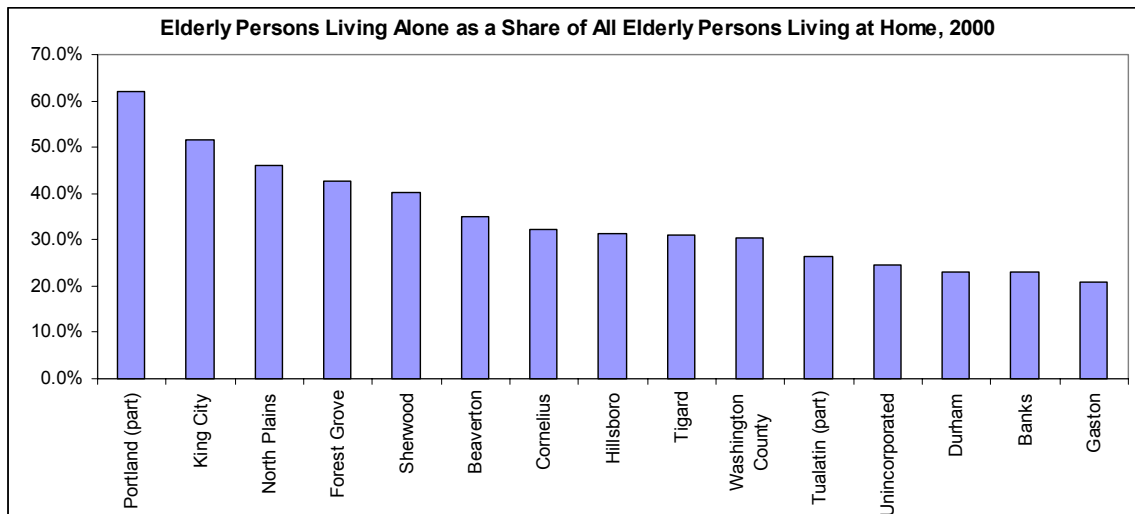
## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Elderly Housing

<b>Living Situations of the Elderly, 2000</b> (universe: population 65 years and older)	<b>Elderly Living at Home</b>	<b>Elderly Living at Home Alone</b>	<b>% Elderly Living at Home that Live Alone</b>	<b>Elderly Living in Group Quarters</b>	<b>% Elderly Living in Group Quarters</b>
<b>Banks</b>	52	12	23.1%	0	0.0%
<b>Beaverton</b>	6,187	2,171	35.1%	647	9.5%
<b>Cornelius</b>	578	186	32.2%	9	1.5%
<b>Durham</b>	82	19	23.2%	0	0.0%
<b>Forest Grove</b>	2,146	917	42.7%	270	11.2%
<b>Gaston</b>	24	5	20.8%	0	0.0%
<b>Hillsboro</b>	4,179	1,314	31.4%	221	5.0%
<b>King City</b>	1,538	794	51.6%	0	0.0%
<b>North Plains</b>	171	79	46.2%	0	0.0%
<b>Portland (part)</b>	63	39	61.9%	0	0.0%
<b>Sherwood</b>	610	246	40.3%	13	2.1%
<b>Tigard</b>	4,017	1,251	31.1%	120	2.9%
<b>Tualatin (part)</b>	1,031	273	26.5%	100	8.8%
<b>Unincorporated</b>	16,903	4,137	24.5%	383	2.2%
<b>Washington County</b>	37,688	11,451	30.4%	1,663	4.2%



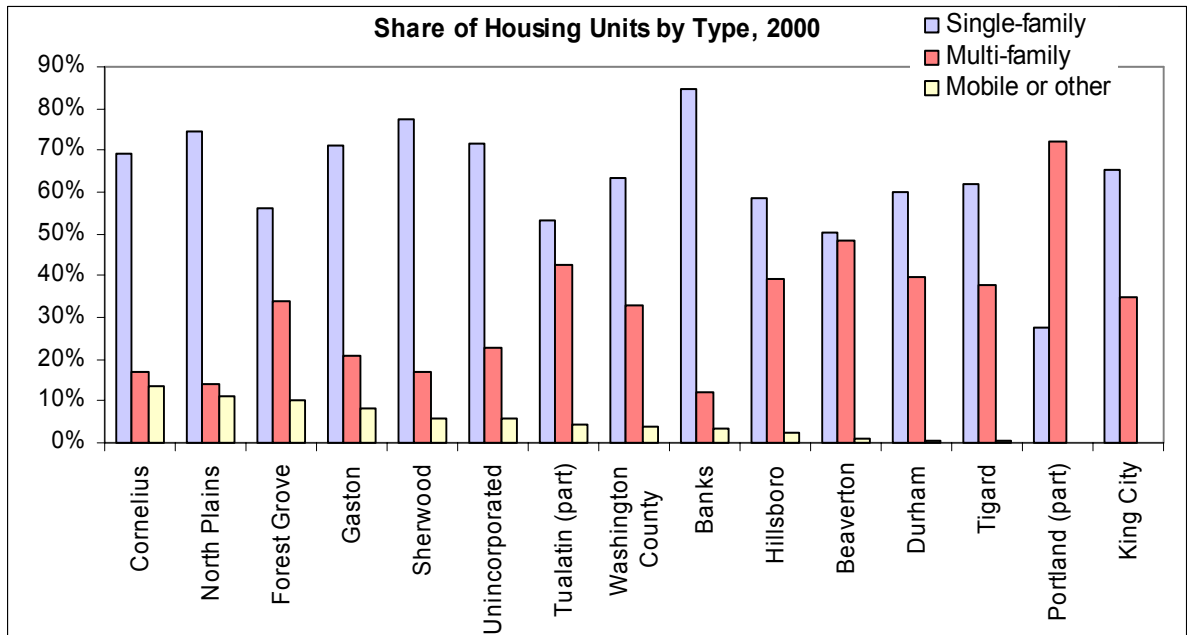
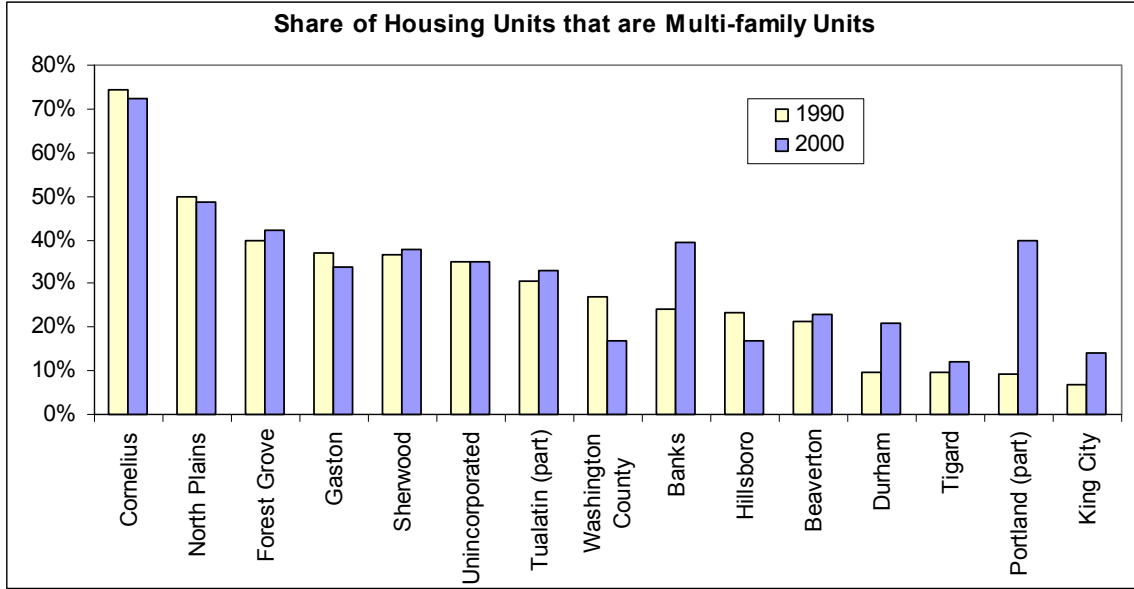
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Housing Units

<b>Housing Units</b> (universe: all housing units)	<b>Total Housing Units</b>		<b>Growth</b>	<b>Single-family</b>		<b>Multi-family</b>		<b>Other*</b>	
	<b>1990</b>	<b>2000</b>	<b>1990-2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
<b>Banks</b>	190	492	158.9%	162	407	19	58	15	17
<b>Beaverton</b>	24,083	32,500	34.9%	11,623	16,408	11,998	15,790	462	309
<b>Cornelius</b>	2,141	3,003	40.3%	1,326	2,088	500	509	315	411
<b>Durham</b>	268	552	106.0%	251	330	25	219	0	3
<b>Forest Grove</b>	5,102	6,702	31.4%	2,767	3,742	1,881	2,259	454	674
<b>Gaston</b>	176	204	15.9%	138	147	18	43	27	17
<b>Hillsboro</b>	13,347	27,211	103.9%	9,661	15,922	3,196	10,671	490	599
<b>King City</b>	1,456	1,488	2.2%	917	966	508	517	31	0
<b>North Plains</b>	306	633	106.9%	279	475	21	90	9	72
<b>Portland (part)</b>	637	714	12.1%	153	202	460	525	6	0
<b>Sherwood</b>	1,239	4,412	256.1%	744	3,445	332	753	163	258
<b>Tigard</b>	12,599	17,369	37.9%	7,904	10,752	4,604	6,562	91	72
<b>Tualatin (part)</b>	5,201	8,168	57.0%	2,762	4,347	2,075	3,454	366	346
<b>Unincorporated</b>	57,953	75,443	30.2%	41,775	54,046	12,453	17,181	3,727	4,207
<b>Washington County</b>	124,716	178,913	43.5%	80,470	113,297	38,090	58,631	6,156	6,985

\*Other dwelling types such as mobile homes, trailers, RVs, boats.

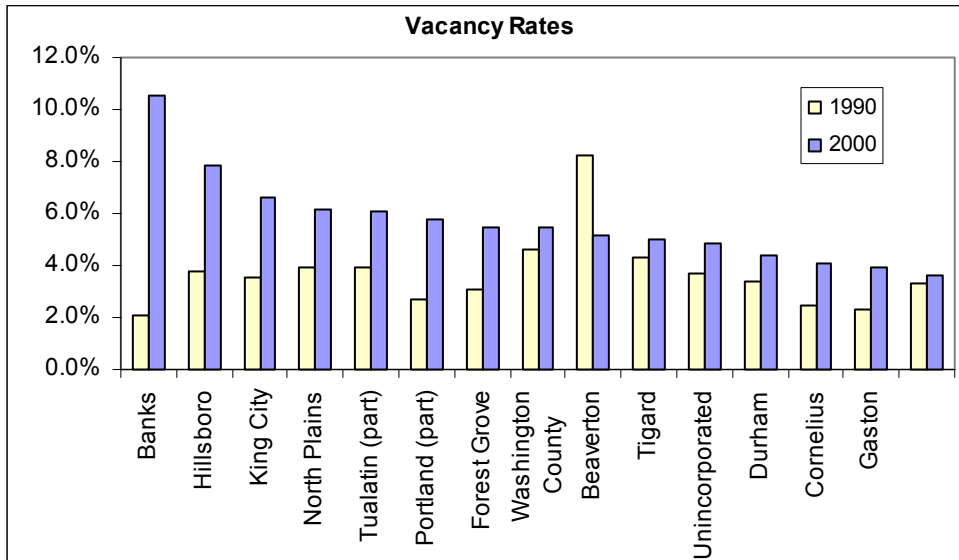
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Occupancy and Vacancy

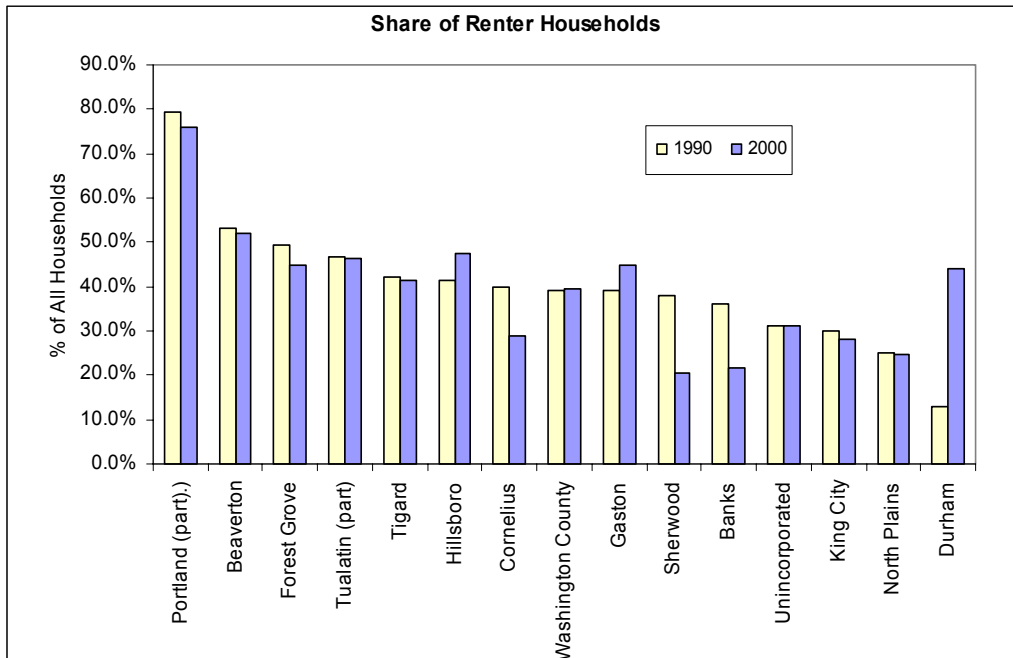
Occupancy and Vacancy Status (universe: housing units)	Occupied Housing Units		Vacancy Rate	
	1990	2000	1990	2000
<b>Banks</b>	186	440	2.1%	10.6%
<b>Beaverton</b>	22,100	30,821	8.2%	5.2%
<b>Cornelius</b>	2,089	2,880	2.4%	4.1%
<b>Durham</b>	259	528	3.4%	4.3%
<b>Forest Grove</b>	4,946	6,336	3.1%	5.5%
<b>Gaston</b>	172	196	2.3%	3.9%
<b>Hillsboro</b>	12,849	25,079	3.7%	7.8%
<b>King City</b>	1,405	1,389	3.5%	6.7%
<b>North Plains</b>	294	594	3.9%	6.2%
<b>Portland (part)</b>	620	673	2.7%	5.7%
<b>Sherwood</b>	1,198	4,253	3.3%	3.6%
<b>Tigard</b>	12,055	16,507	4.3%	5.0%
<b>Tualatin (part)</b>	4,997	7,671	3.9%	6.1%
<b>Unincorporated</b>	55,809	71,774	3.7%	4.9%
<b>Washington County</b>	118,997	169,162	4.6%	5.5%



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Tenure of All Households

<b>Tenure of Households</b> (universe: occupied housing units)	<b>1990 Owner Occupied</b>	<b>1990 Renter Occupied</b>	<b>2000 Owner Occupied</b>	<b>2000 Renter Occupied</b>	<b>1990 % Renters</b>	<b>2000 % Renters</b>
<b>Banks</b>	119	67	337	94	36.0%	21.8%
<b>Beaverton</b>	10,383	11,717	14,759	16,071	53.0%	52.1%
<b>Cornelius</b>	1,254	835	2,046	832	40.0%	28.9%
<b>Durham</b>	226	33	296	233	12.7%	44.0%
<b>Forest Grove</b>	2,503	2,443	3,471	2,832	49.4%	44.9%
<b>Gaston</b>	105	67	109	88	39.0%	44.7%
<b>Hillsboro</b>	7,529	5,320	13,118	11,912	41.4%	47.6%
<b>King City</b>	983	422	996	392	30.0%	28.2%
<b>North Plains</b>	220	74	449	146	25.2%	24.5%
<b>Portland (part.)</b>	127	493	163	515	79.5%	76.0%
<b>Sherwood</b>	743	455	3,410	883	38.0%	20.6%
<b>Tigard</b>	6,966	5,089	9,654	6,857	42.2%	41.5%
<b>Tualatin (part)</b>	2,656	2,341	4,085	3,553	46.8%	46.5%
<b>Unincorporated</b>	38,522	17,305	49,531	22,330	31.0%	31.1%
<b>Washington County</b>	72,336	46,661	102,424	66,738	39.2%	39.5%



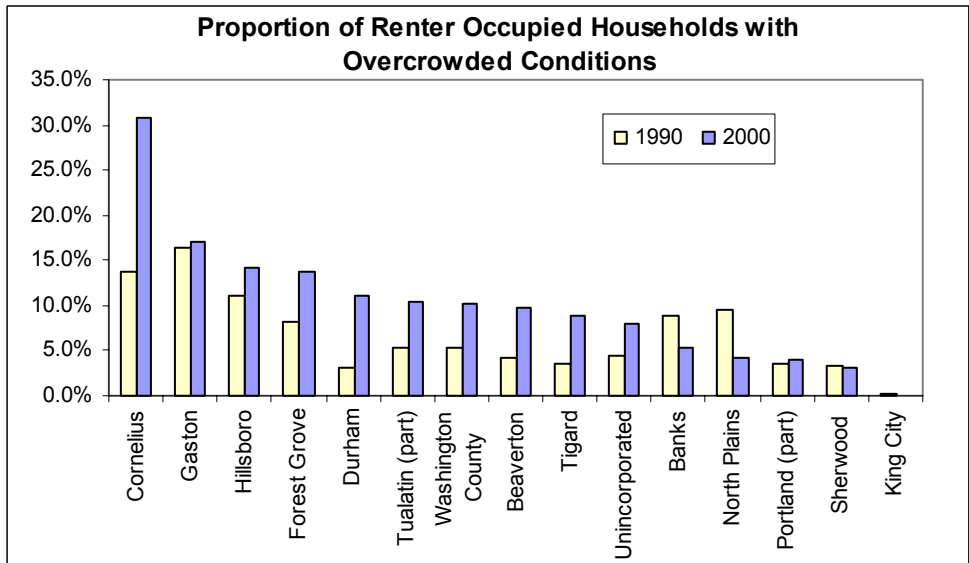
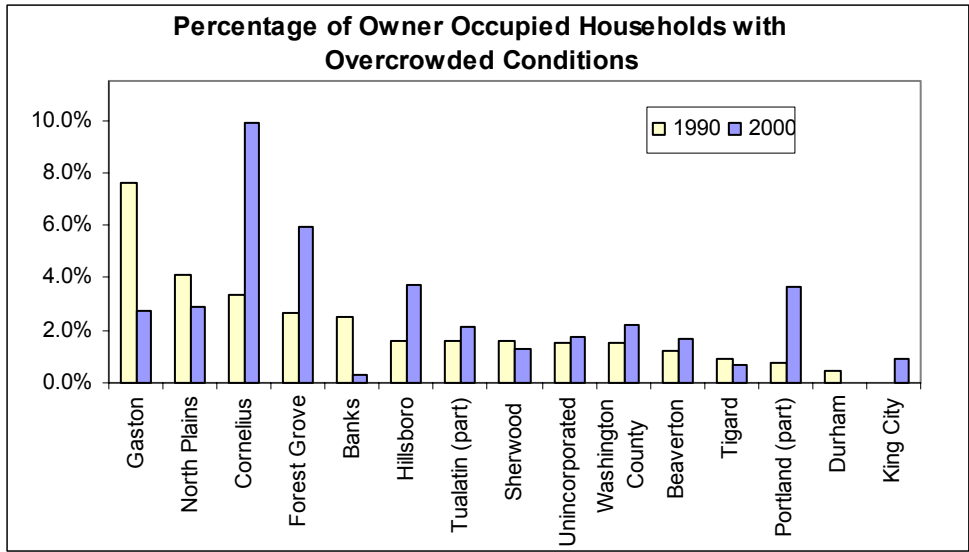
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Overcrowded Housing by Tenure

<b>Overcrowded* Households (universe: occupied housing units)</b>	<b>Owner Occupied Households</b>				<b>Renter Occupied Households</b>			
	<b>Number Overcrowded</b>		<b>Share of All Owner Occupied</b>		<b>Number Overcrowded</b>		<b>Share of All Renter Occupied</b>	
	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
<b>Banks</b>	3	1	2.5%	0.3%	6	5	9.0%	5.3%
<b>Beaverton</b>	126	252	1.2%	1.7%	484	1,571	4.1%	9.8%
<b>Cornelius</b>	42	203	3.3%	9.9%	115	257	13.8%	30.9%
<b>Durham</b>	1	0	0.4%	0.0%	1	26	3.0%	11.2%
<b>Forest Grove</b>	66	205	2.6%	5.9%	198	391	8.1%	13.8%
<b>Gaston</b>	8	3	7.6%	2.8%	11	15	16.4%	17.0%
<b>Hillsboro</b>	123	492	1.6%	3.8%	593	1,701	11.1%	14.3%
<b>King City</b>	0	9	0.0%	0.9%	1	0	0.2%	0.0%
<b>North Plains</b>	9	13	4.1%	2.9%	7	6	9.5%	4.1%
<b>Portland (part)</b>	1	6	0.8%	3.7%	18	20	3.7%	3.9%
<b>Sherwood</b>	12	45	1.6%	1.3%	15	27	3.3%	3.1%
<b>Tigard</b>	64	65	0.9%	0.7%	181	614	3.6%	9.0%
<b>Tualatin (part)</b>	43	87	1.6%	2.1%	122	372	5.2%	10.5%
<b>Unincorporated</b>	581	879	1.5%	1.8%	750	1,762	4.3%	7.9%
<b>Washington County</b>	1,079	2,260	1.5%	2.2%	2,502	6,767	5.4%	10.1%

\*More than 1 person per room

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

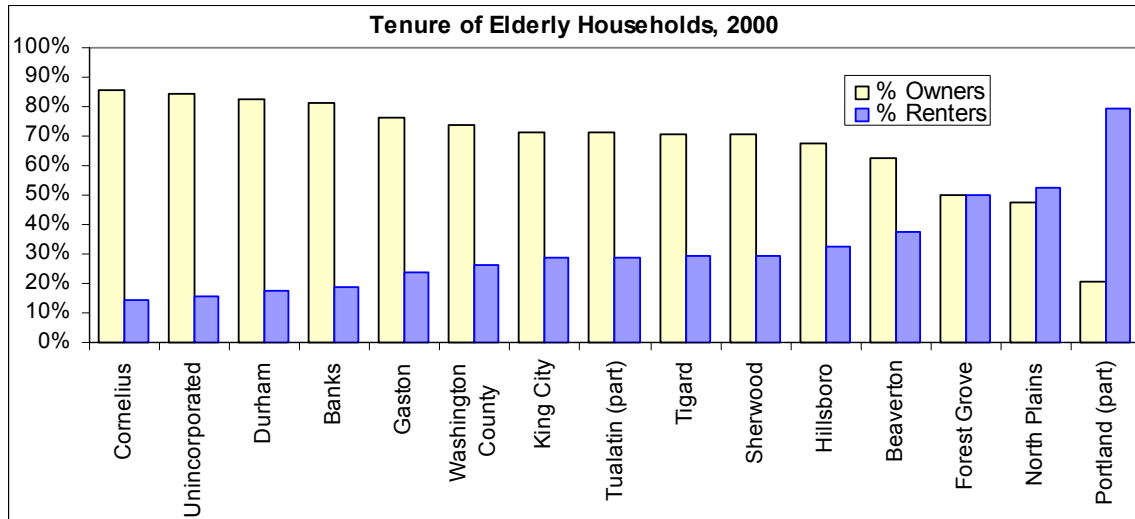




Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Tenure of Households with an Elderly Householder

Tenure of Elderly Households (universe: households with householder ages 65 year and older)	1990		2000		Share of Elderly 2000	
	Owner	Renter	Owner	Renter	Owner	Renter
	<b>Banks</b>	23	4	26	6	81.3%
<b>Beaverton</b>	1,767	1,316	2,596	1,570	62.3%	37.7%
<b>Cornelius</b>	319	56	313	52	85.8%	14.2%
<b>Durham</b>	25	2	42	9	82.4%	17.6%
<b>Forest Grove</b>	689	543	785	776	50.3%	49.7%
<b>Gaston</b>	16	4	13	4	76.5%	23.5%
<b>Hillsboro</b>	1,447	592	1,847	902	67.2%	32.8%
<b>King City</b>	868	377	841	335	71.5%	28.5%
<b>North Plains</b>	47	13	59	65	47.6%	52.4%
<b>Portland (part)</b>	15	50	10	38	20.8%	79.2%
<b>Sherwood</b>	156	99	301	127	70.3%	29.7%
<b>Tigard</b>	1,531	651	1,877	787	70.5%	29.5%
<b>Tualatin (part)</b>	282	108	469	187	71.5%	28.5%
<b>Unincorporated</b>	7,546	1,429	8,960	1,626	84.6%	15.4%
<b>Washington County</b>	14,732	5,245	18,144	6,484	73.7%	26.3%



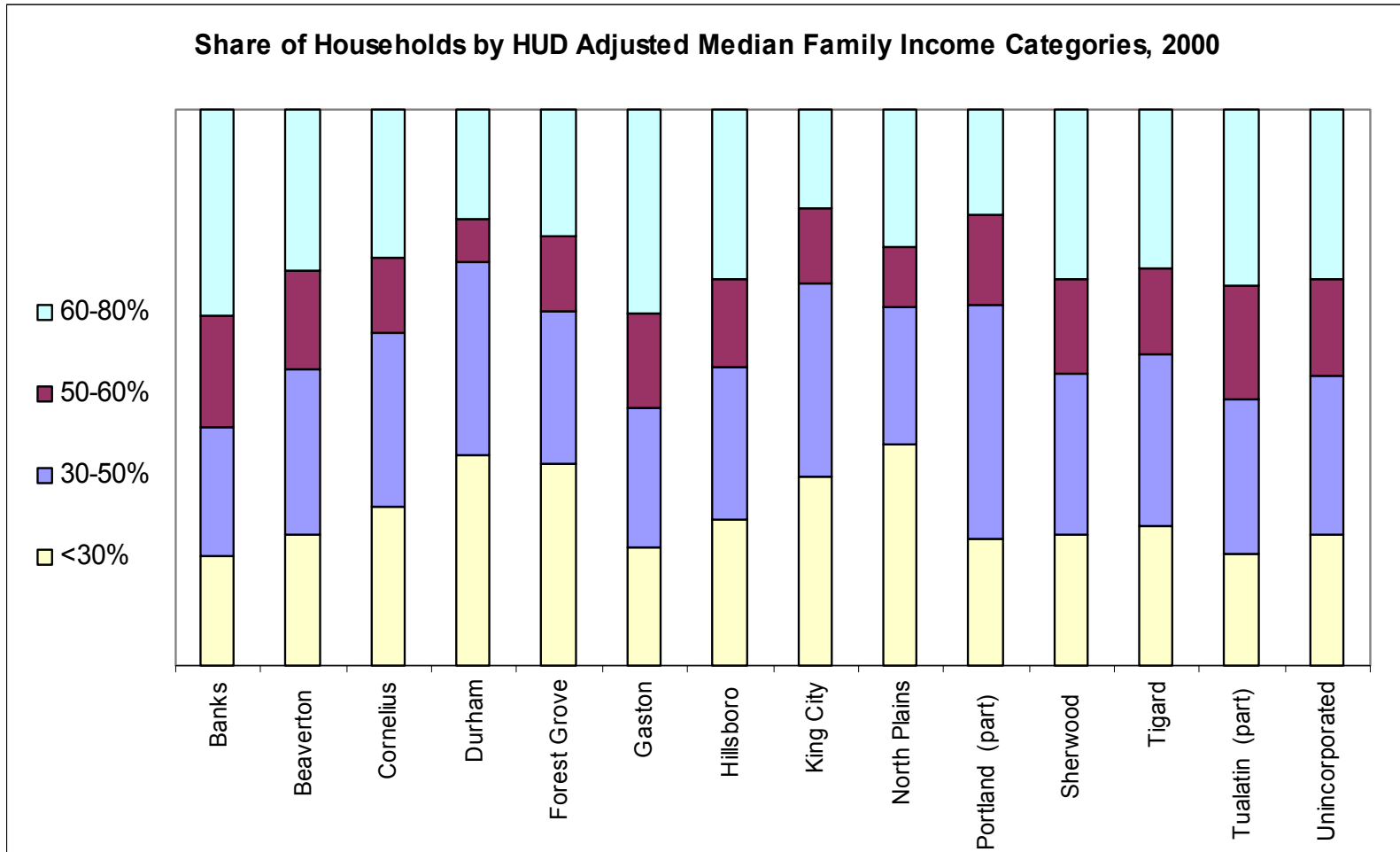
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Households by HAMFI\* Category

<b>2000 HAMFI</b>		<b>30%</b>	<b>50%</b>	<b>60%</b>	<b>80%</b>	<b>95%</b>	
\$ 53,700		\$16,110	\$26,850	\$32,220	\$42,960	\$51,015	
<b>Number of Households by HAMFI* Category, 2000 (universe: households)</b>	<b>Total Households</b>	<b>Percent of HAMFI and Number of Households</b>					
		<b>&lt;30%</b>	<b>30-50%</b>	<b>50-60%</b>	<b>60-80%</b>	<b>80-95%</b>	<b>&gt;95%</b>
<b>Banks</b>	456	28	33	29	53	47	265
<b>Beaverton</b>	30,833	3,110	3,980	2,370	3,832	2,957	14,584
<b>Cornelius</b>	2,885	353	384	167	331	396	1,255
<b>Durham</b>	517	84	76	18	43	34	261
<b>Forest Grove</b>	6,310	1,195	902	442	745	695	2,331
<b>Gaston</b>	196	24	29	20	42	23	58
<b>Hillsboro</b>	25,028	2,514	2,642	1,496	2,931	2,559	12,886
<b>King City</b>	1,386	317	326	128	166	160	290
<b>North Plains</b>	585	91	57	25	57	73	282
<b>Portland (part)</b>	722	114	207	81	94	37	189
<b>Sherwood</b>	4,340	282	353	205	367	350	2,783
<b>Tigard</b>	16,499	1,657	2,039	1,001	1,885	1,512	8,404
<b>Tualatin (part)</b>	7,668	550	750	554	862	821	4,132
<b>Unincorporated</b>	71,840	5,885	7,060	4,347	7,570	7,016	39,962
<b>Washington County</b>	169,287	16,215	18,838	10,884	18,977	16,680	87,693

\*Number of Households in 2000 by categories of HUD's 1999 Adjusted Median Family Income

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

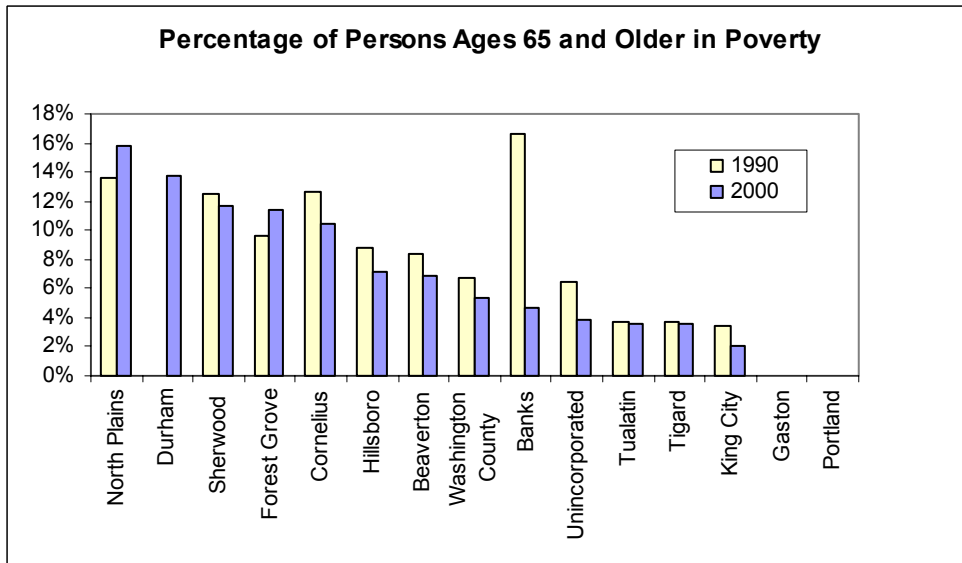
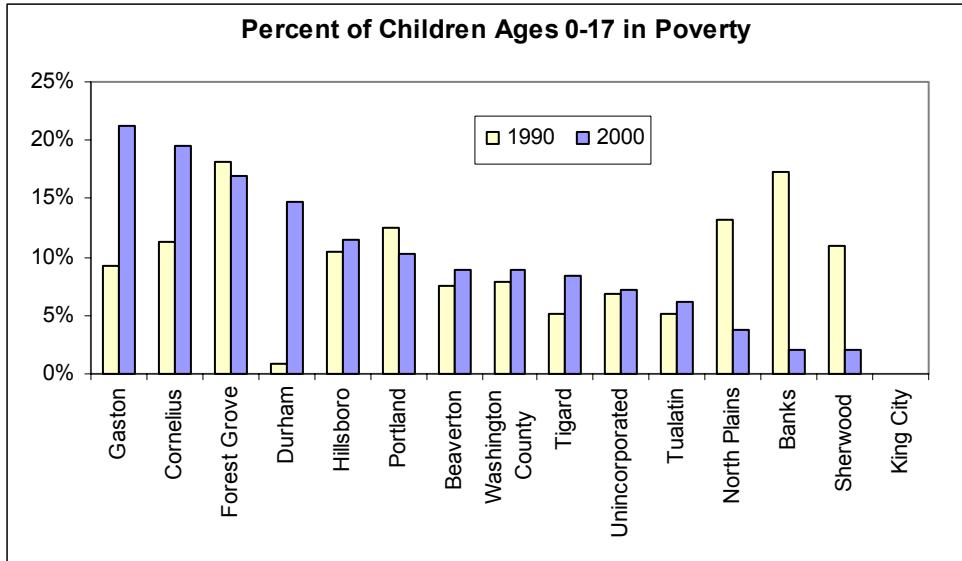


Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Persons in Poverty by Age

<b>Poverty Rates</b> (universe: persons for whom poverty status is determined)	<b>1990</b>			<b>2000</b>		
	<b>0-17</b>	<b>18-64</b>	<b>65+</b>	<b>0-17</b>	<b>18-64</b>	<b>65+</b>
<b>Banks</b>	17.3%	10.0%	16.7%	2.1%	3.8%	4.6%
<b>Beaverton</b>	7.5%	5.8%	8.4%	9.0%	7.5%	6.8%
<b>Cornelius</b>	11.3%	8.7%	12.7%	19.6%	14.9%	10.5%
<b>Durham</b>	0.9%	1.4%	0.0%	14.7%	8.5%	13.7%
<b>Forest Grove</b>	18.1%	16.1%	9.7%	16.9%	13.6%	11.4%
<b>Gaston</b>	9.2%	9.4%	0.0%	21.3%	6.4%	0.0%
<b>Hillsboro</b>	10.4%	7.1%	8.8%	11.4%	8.5%	7.2%
<b>King City</b>	0.0%	6.9%	3.4%	0.0%	3.6%	2.1%
<b>North Plains</b>	13.2%	20.8%	13.6%	3.8%	4.0%	15.8%
<b>Portland (part)</b>	12.5%	5.7%	0.0%	10.2%	12.7%	0.0%
<b>Sherwood</b>	11.0%	7.6%	12.5%	2.0%	2.3%	11.7%
<b>Tigard</b>	5.1%	4.8%	3.6%	8.3%	6.5%	3.6%
<b>Tualatin (part)</b>	5.1%	4.4%	3.7%	6.1%	6.3%	3.6%
<b>Unincorporated</b>	7.9%	6.0%	6.8%	8.8%	7.1%	5.3%
<b>Washington County</b>	6.8%	5.1%	6.4%	7.3%	6.0%	3.8%

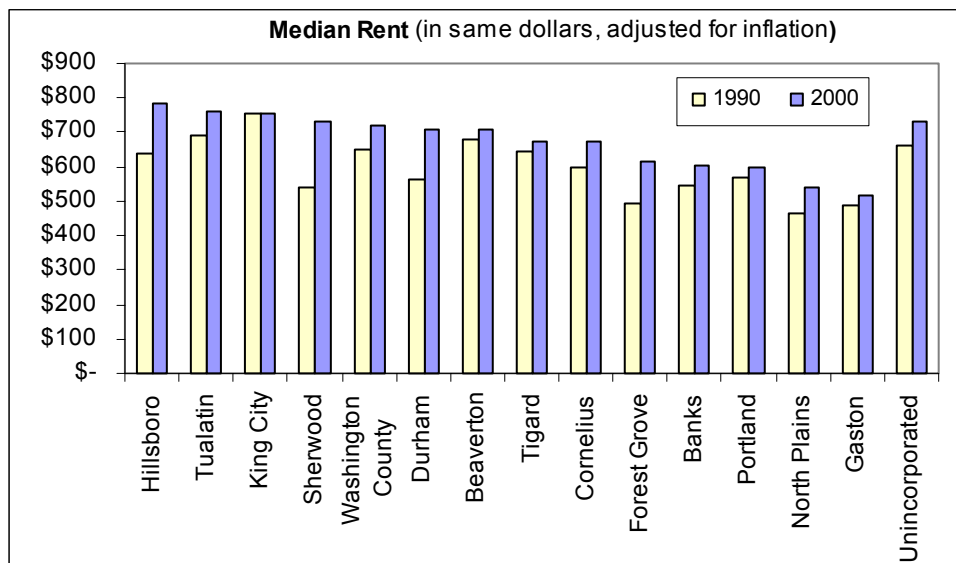
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

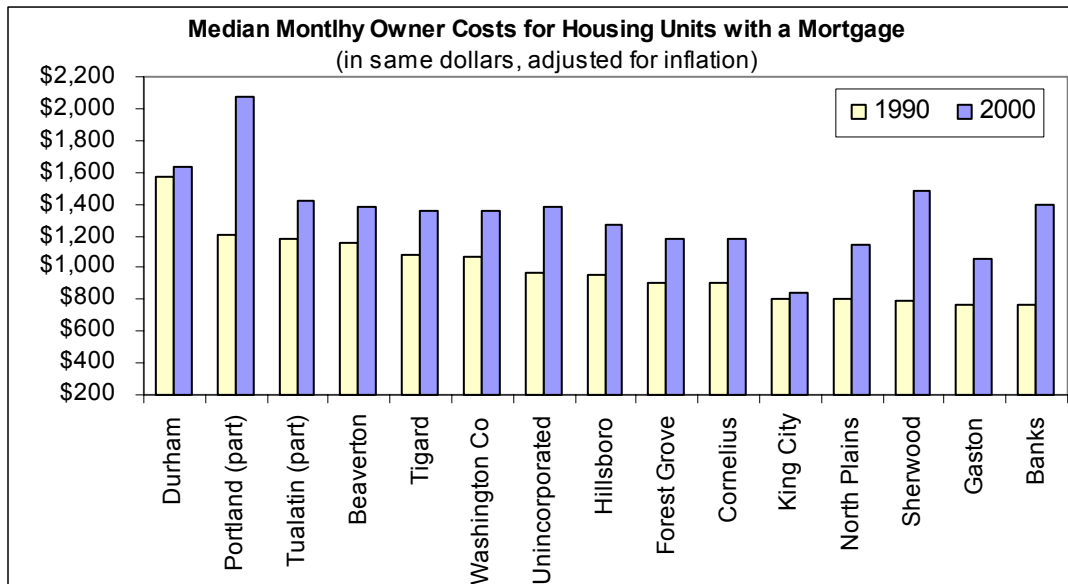
Median Rent

<b>Median Gross Rent</b> (universe: Specified renter occupied housing units paying cash rent)	<b>1990</b>	<b>1990</b> (1999 dollars)	<b>2000</b> (1999 dollars)
<b>Banks</b>	\$ 408	\$ 545	\$ 601
<b>Beaverton</b>	\$ 508	\$ 678	\$ 706
<b>Cornelius</b>	\$ 446	\$ 595	\$ 671
<b>Durham</b>	\$ 422	\$ 563	\$ 708
<b>Forest Grove</b>	\$ 370	\$ 494	\$ 614
<b>Gaston</b>	\$ 364	\$ 486	\$ 514
<b>Hillsboro</b>	\$ 480	\$ 641	\$ 782
<b>King City</b>	\$ 565	\$ 754	\$ 757
<b>North Plains</b>	\$ 347	\$ 463	\$ 539
<b>Portland (part)</b>	\$ 428	\$ 571	\$ 598
<b>Sherwood</b>	\$ 403	\$ 538	\$ 733
<b>Tigard</b>	\$ 484	\$ 646	\$ 673
<b>Tualatin (part)</b>	\$ 519	\$ 693	\$ 762
<b>Unincorporated</b>	\$ 497	\$ 664	\$ 730



**Median Monthly Owner Housing Costs**

<b>Median Monthly Owner Costs for Housing Units with a Mortgage (universe: Specified owner-occupied housing units)</b>	<b>1990</b>	<b>1990 (1999 dollars)</b>	<b>2000 (1999 dollars)</b>
<b>Banks</b>	\$ 571	\$ 762	\$ 1,398
<b>Beaverton</b>	\$ 862	\$ 1,150	\$ 1,387
<b>Cornelius</b>	\$ 680	\$ 908	\$ 1,179
<b>Durham</b>	\$ 1,179	\$ 1,574	\$ 1,630
<b>Forest Grove</b>	\$ 681	\$ 909	\$ 1,183
<b>Gaston</b>	\$ 577	\$ 770	\$ 1,056
<b>Hillsboro</b>	\$ 719	\$ 960	\$ 1,267
<b>King City</b>	\$ 602	\$ 803	\$ 845
<b>North Plains</b>	\$ 601	\$ 802	\$ 1,140
<b>Portland (part)</b>	\$ 900	\$ 1,201	\$ 2,076
<b>Sherwood</b>	\$ 595	\$ 794	\$ 1,482
<b>Tigard</b>	\$ 814	\$ 1,086	\$ 1,361
<b>Tualatin (part)</b>	\$ 889	\$ 1,187	\$ 1,421
<b>Unincorporated</b>	\$ 729	\$ 973	\$ 1,388
<b>Washington County</b>	\$ 797	\$ 1,064	\$ 1,358







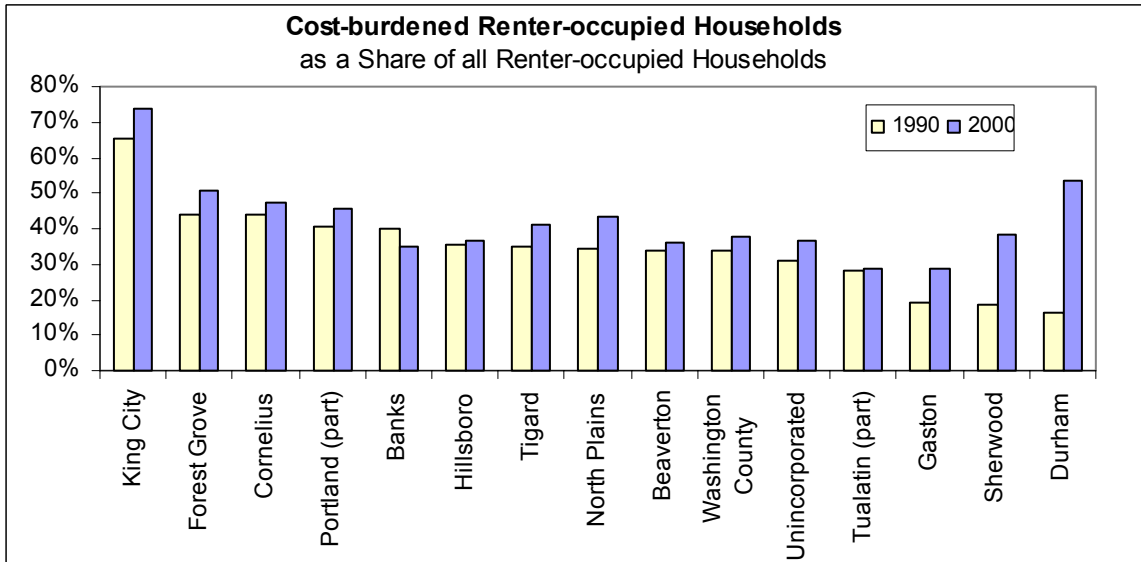
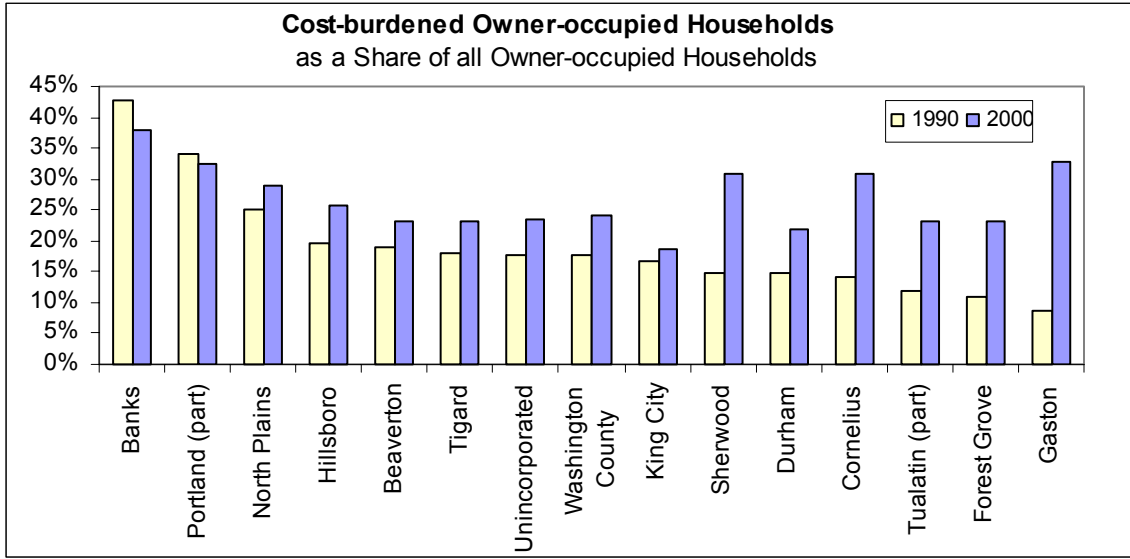
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Cost-burdened Households

Cost-burdened * Households (universe: specified owner or renter occupied units)	All Households				Owner-Occupied Housing				Renter-Occupied Housing			
	Number Cost-burdened		% of all Households		Number Cost-burdened		% of all Owner Occupied Households		Number Cost-burdened		% of all Renter Occupied Households	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
<b>Banks</b>	71	149	41.5%	37.3%	42	118	42.9%	38.1%	29	31	39.7%	34.8%
<b>Beaverton</b>	5,625	8,741	27.2%	30.2%	1,739	3,079	18.9%	23.3%	3,886	5,662	33.8%	36.1%
<b>Cornelius</b>	491	867	28.3%	36.2%	128	502	14.1%	30.9%	363	365	44.1%	47.6%
<b>Durham</b>	38	186	15.0%	36.0%	31	62	14.8%	21.8%	7	124	16.3%	53.7%
<b>Forest Grove</b>	1,274	1,936	29.0%	36.6%	217	620	10.9%	23.1%	1,057	1,316	44.2%	50.5%
<b>Gaston</b>	22	55	13.8%	30.9%	7	32	8.6%	32.7%	15	23	19.2%	28.8%
<b>Hillsboro</b>	3,126	7,297	26.5%	31.1%	1,290	3,055	19.5%	25.7%	1,836	4,242	35.4%	36.7%
<b>King City</b>	398	434	33.1%	35.6%	135	156	16.8%	18.5%	263	278	65.6%	73.7%
<b>North Plains</b>	76	165	27.7%	32.9%	49	106	25.1%	29.0%	27	59	34.2%	43.4%
<b>Portland (part)</b>	228	284	39.5%	42.7%	36	50	34.0%	32.5%	192	234	40.8%	45.8%
<b>Sherwood</b>	157	1,234	16.6%	32.3%	77	923	14.8%	30.7%	80	311	18.8%	38.1%
<b>Tigard</b>	2885	4,805	25.4%	31.0%	1,159	2,030	18.1%	23.2%	1,726	2,775	34.9%	41.3%
<b>Tualatin (part)</b>	902	1,818	19.9%	26.0%	265	820	11.7%	23.2%	637	998	28.0%	28.7%
<b>Unincorporated</b>	10,472	16,167	22.3%	27.9%	5,453	9,090	17.7%	23.6%	5,019	7,077	31.1%	36.4%
<b>Washington County</b>	25,769	45,289	24.5%	29.8%	10,632	21,271	17.7%	24.2%	15,137	24,018	33.8%	37.6%

\*Spending 30% or more of income on rent or housing costs.

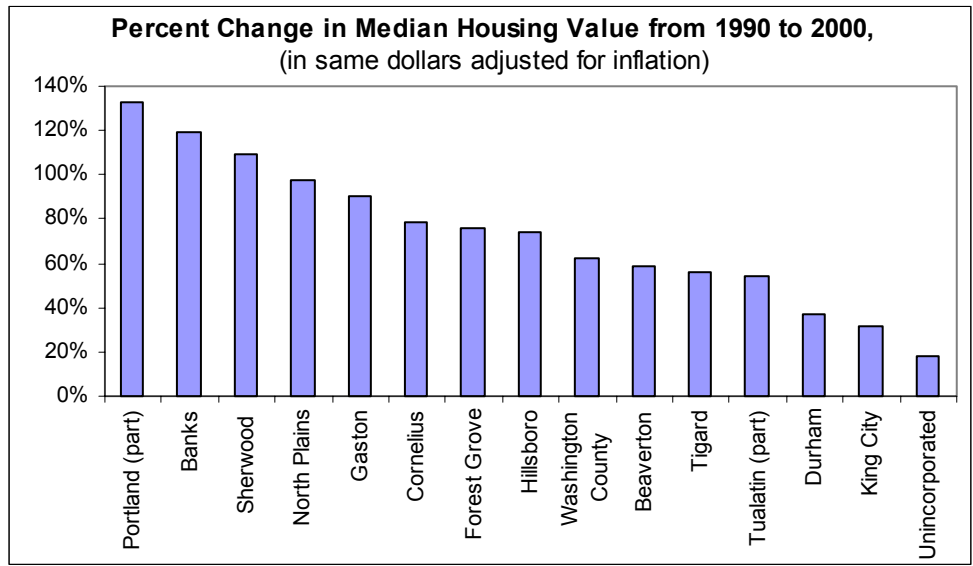
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Median Housing Value

<b>Median Housing Value</b> (universe: Specified owner occupied housing units)	<b>1990</b>	<b>1990 (1999 dollars)</b>	<b>2000 (1999 dollars)</b>	<b>Absolute Change</b> (in same dollars)	<b>Percent Change</b> (in same dollars)
<b>Banks</b>	\$ 56,500	\$ 75,408	\$ 165,100	\$ 89,692	118.9%
<b>Beaverton</b>	\$ 89,500	\$ 119,451	\$ 189,800	\$ 70,349	58.9%
<b>Cornelius</b>	\$ 58,500	\$ 78,077	\$ 139,400	\$ 61,323	78.5%
<b>Durham</b>	\$ 135,600	\$ 180,979	\$ 248,300	\$ 67,321	37.2%
<b>Forest Grove</b>	\$ 66,200	\$ 88,354	\$ 155,100	\$ 66,746	75.5%
<b>Gaston</b>	\$ 56,500	\$ 75,408	\$ 143,800	\$ 68,392	90.7%
<b>Hillsboro</b>	\$ 71,200	\$ 95,027	\$ 165,200	\$ 70,173	73.8%
<b>King City</b>	\$ 74,300	\$ 99,165	\$ 130,100	\$ 30,935	31.2%
<b>North Plains</b>	\$ 59,700	\$ 79,679	\$ 157,600	\$ 77,921	97.8%
<b>Portland (part)</b>	\$ 95,100	\$ 126,925	\$ 295,200	\$ 168,275	132.6%
<b>Sherwood</b>	\$ 67,100	\$ 89,555	\$ 187,500	\$ 97,945	109.4%
<b>Tigard</b>	\$ 90,400	\$ 120,652	\$ 188,600	\$ 67,948	56.3%
<b>Tualatin (part)</b>	\$ 92,000	\$ 122,788	\$ 189,100	\$ 66,312	54.0%
<b>Unincorporated</b>	\$ 88,274	\$ 117,815	\$ 138,987	\$ 21,172	18.0%
<b>Washington County</b>	\$ 85,100	\$ 113,579	\$ 184,800	\$ 71,221	62.7%



## Washington County Maps by Census Tract

The following is a list of the maps (in categories) that were prepared for the Washington County Housing Study.

### Reference Map

- Census tract identifiers

### Population Maps

- 2.Elderly (seniors)
- Children
- Minorities

### Household Maps

- Housing Tenure
- Cost-burdened Households

### Poverty Maps

- Impoverished
- Impoverished Elderly

### Land-use Maps

- Percent of Area Zoned Residential
- Vacant Residential Properties

The reference map is provided to identify the Census tract numbers in the thematic maps listed above.

Data by census tract for each map are located in the Excel file named ‘Mapped Data’ on the Washington County Housing Study and Data’ CD. Most of the data represent counts, or numbers, of persons, households, or tax lots. Some data represent a percentage, or share that a tract holds for a variable. Other data indicate only what the majority of the value represents (e.g. more renters than owners are indicated as ‘renters’).

Most maps display counts, or numbers that are present in the tract (e.g. number of persons). The ‘Tenure’ map shows the tracts according to what the majority of the households represent for each tract – either renter or owner-occupied. Additionally, the share, or percentage, that the majority represents of the total households in the tract is expressed by the shading and color of the tract. The lighter the color, the lower the percentage; conversely, the darker the color, the greater the share.

On other maps, the intensity of the color represents the gravity that the data value holds for the corresponding variable. The legend in the ‘Tenure’ map is color coded so that the tracts with a majority of renter households are indicated in shades of orange. Tracts with

a majority of owner-occupied households are in shades of green. The darker the shade, the greater the percentage that either renter, or owner-occupied households, represent of all households in the tract.

The data tables used to make the maps are shown following the brief summary of what is seen on each of the maps, and following the maps themselves. Some tables have the census tracts listed in ascending order so that a specific tract may easily be found to look up its data value. Data in other tables are sorted in the descending order of the data values. The higher values are located toward the top to view which tracts have the greatest quantity, or share of a particular variable.

Using the maps and the source tables (containing the mapped data) together provide the best technique to interpret the map and detect further the signs of areas where there might be housing needs or a target population. At the least, the maps indicate the areas, or more specifically, the census tracts that warrant further investigation to determine areas in housing need.

### **Summary: Map Interpretation**

#### **Population**

##### Elderly

Persons ages 65 years and older are concentrated in three main areas:

- 1) King City and the southern part of Tigard
- 2) Parts of Beaverton (north and west) and southwest Portland (part)
- 3) Forest Grove.

##### Children

The greatest numbers of children are residing mostly on the edge of city limits, except in Hillsboro and Cornelius, where they are more concentrated southwest and south of the city centers (respectively).

##### Minorities

The ethnic minority population is mostly concentrated in the central portion of the county, from Cornelius east along T.V. Highway, to Highway 217 and south along 217 to I-5.

#### **Poverty**

##### All Persons

All persons in poverty follow a similar pattern to the location of the ethnic minority population, except that the concentration of the impoverished starts in Forest Grove and is more pronounced near central Hillsboro, Beaverton, Tigard and Tualatin - virtually all of the city centers.

##### Seniors in Poverty

Seniors that are impoverished appear in the same areas as. However, there are additional tracts near the I-5/217 interchange and some rural tracts where there are concentrations of elderly residing that had income below the poverty level in 2000. The additional areas of concentrations not common to the other sub-population groups are North Plains and the north bank along the entire length of the Tualatin River.

### **Households**

#### Tenure

The tracts in the areas away from the more populous cities more commonly have more owner-occupied households than renter households. The highest concentrations of renter households are in Forest Grove, Tualatin (part), Tigard, and Beaverton, north of Canyon Road.

#### Cost-burdened Households

The highest concentrations of tracts are located in and around King City and north of Scholls Ferry Road. Another area where there are cost-burdened, is Portland (part), where housing value is high. Forest Grove and Hillsboro many cost-burdened households, as well.

### **Land-use and Zoning**

#### Residentially Zoned Property

The most concentrated areas with a large proportion of residentially zoned property are in and around Beaverton and King City; in the vicinity of Hillsboro, and in the Portland (part) area, north of highway 26. Forty-one tracts in Washington County have more than half of their land area zoned residential.

#### Land-use

The greatest numbers of vacant residential lots are in and around Sherwood, King City and Portland (part). Forest Grove and the tract that is adjacent to the north and the west of the city, and Hillsboro appear to have a large number of vacant residential lots.

*The maps begin on the next page.*

**Data used to Prepare the Washington County Housing Study Maps**

Population Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067030100	301.00	9,380	1,938	955	1,256
41067030200	302.00	5,707	1,196	975	638
41067030300	303.00	4,388	1,034	657	281
41067030401	304.01	4,154	896	668	646
41067030402	304.02	4,300	792	643	570
41067030501	305.01	4,797	963	783	565
41067030502	305.02	3,341	740	291	391
41067030600	306.00	5,145	1,199	468	669
41067030700	307.00	1,508	281	109	455
41067030801	308.01	5,713	1,328	452	908
41067030803	308.03	4,511	631	1,616	446
41067030804	308.04	5,872	1,575	620	937
41067030900	309.00	4,550	1,170	338	1,493
41067031003	310.03	7,644	2,011	824	1,309
41067031004	310.04	6,869	1,916	459	1,086
41067031005	310.05	5,424	1,265	665	1,793
41067031006	310.06	6,065	1,448	487	1,320
41067031100	311.00	2,458	546	227	770
41067031200	312.00	6,719	1,446	1,290	2,244
41067031300	313.00	6,609	1,477	453	2,558
41067031402	314.02	2,629	460	85	801
41067031403	314.03	4,565	1,145	461	860
41067031404	314.04	5,284	1,252	621	1,208
41067031504	315.04	6,190	1,622	480	809
41067031506	315.06	3,880	1,054	357	709
41067031507	315.07	4,984	1,370	468	926
41067031508	315.08	5,735	1,637	416	818
41067031509	315.09	1,960	549	99	364
41067031510	315.10	11,858	3,656	795	3,429
41067031511	315.11	3,225	1,070	156	692
41067031512	315.12	5,177	1,566	187	1,379
41067031605	316.05	9,294	3,011	379	2,763
41067031606	316.06	5,176	1,527	300	1,296
41067031608	316.08	6,781	1,084	210	2,348

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067031609	316.09	5,610	1,389	482	1,425
41067031610	316.10	6,546	1,663	578	1,603
41067031611	316.11	6,344	1,637	236	2,412
41067031612	316.12	1,589	517	69	439
41067031613	316.13	4,973	1,209	334	1,793
41067031703	317.03	4,591	1,372	244	971
41067031704	317.04	6,744	1,980	414	1,237
41067031705	317.05	3,837	1,137	242	982
41067031706	317.06	4,508	1,209	263	1,594
41067031804	318.04	4,534	1,413	243	820
41067031805	318.05	5,948	1,827	313	1,051
41067031806	318.06	5,203	1,475	374	1,038
41067031807	318.07	3,519	768	480	676
41067031808	318.08	8,363	2,704	561	1,690
41067031809	318.09	7,878	2,123	279	1,763
41067031903	319.03	9,078	2,493	631	1,633
41067031904	319.04	2,758	743	267	400
41067031905	319.05	10,131	3,248	485	1,972
41067031906	319.06	9,126	1,870	2,628	851
41067032001	320.01	4,970	1,281	573	476
41067032002	320.02	9,255	2,418	317	2,887
41067032103	321.03	6,344	1,896	460	665
41067032104	321.04	4,385	1,465	169	322
41067032105	321.05	6,416	1,926	339	715
41067032106	321.06	2,142	647	142	163
41067032200	322.00	5,146	1,418	463	462
41067032300	323.00	2,768	793	276	522
41067032403	324.03	8,588	2,812	416	5,274
41067032404	324.04	6,498	1,968	497	1,003
41067032405	324.05	6,598	2,038	245	1,537
41067032406	324.06	7,047	2,143	487	1,467
41067032500	325.00	6,764	1,817	741	1,928
41067032603	326.03	6,377	2,204	343	765
41067032604	326.04	5,664	1,495	453	1,600
41067032605	326.05	7,010	1,697	319	1,515
41067032606	326.06	6,147	1,804	689	1,552
41067032700	327.00	4,544	1,245	454	509
41067032800	328.00	1,375	326	180	152
41067032901	329.01	3,858	1,119	376	1,216
41067032902	329.02	7,059	2,262	555	2,752
41067033000	330.00	5,599	1,533	588	684
41067033100	331.00	6,099	1,687	855	1,104



Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067033200	332.00	5,880	1,436	977	1,992
41067033300	333.00	7,839	2,338	706	867
41067033400	334.00	2,222	614	175	142
41067033500	335.00	3,315	1,004	226	236
41067033600	336.00	2,261	600	213	163

Data are sorted from greatest to least number of persons.

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067031510	315.10	11,858
41067031905	319.05	10,131
41067030100	301.00	9,380
41067031605	316.05	9,294
41067032002	320.02	9,255
41067031906	319.06	9,126
41067031903	319.03	9,078
41067032403	324.03	8,588
41067031808	318.08	8,363
41067031809	318.09	7,878
41067033300	333.00	7,839
41067031003	310.03	7,644
41067032902	329.02	7,059
41067032406	324.06	7,047
41067032605	326.05	7,010
41067031004	310.04	6,869
41067031608	316.08	6,781
41067032500	325.00	6,764
41067031704	317.04	6,744
41067031200	312.00	6,719
41067031300	313.00	6,609
41067032405	324.05	6,598
41067031610	316.10	6,546
41067032404	324.04	6,498
41067032105	321.05	6,416
41067032603	326.03	6,377
41067031611	316.11	6,344
41067032103	321.03	6,344
41067031504	315.04	6,190

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067031510	315.10	3,656
41067031905	319.05	3,248
41067031605	316.05	3,011
41067032403	324.03	2,812
41067031808	318.08	2,704
41067031903	319.03	2,493
41067032002	320.02	2,418
41067033300	333.00	2,338
41067032902	329.02	2,262
41067032603	326.03	2,204
41067032406	324.06	2,143
41067031809	318.09	2,123
41067032405	324.05	2,038
41067031003	310.03	2,011
41067031704	317.04	1,980
41067032404	324.04	1,968
41067030100	301.00	1,938
41067032105	321.05	1,926
41067031004	310.04	1,916
41067032103	321.03	1,896
41067031906	319.06	1,870
41067031805	318.05	1,827
41067032500	325.00	1,817
41067032606	326.06	1,804
41067032605	326.05	1,697
41067033100	331.00	1,687
41067031610	316.10	1,663
41067031508	315.08	1,637
41067031611	316.11	1,637

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067032606	326.06	6,147
41067033100	331.00	6,099
41067031006	310.06	6,065
41067031805	318.05	5,948
41067033200	332.00	5,880
41067030804	308.04	5,872
41067031508	315.08	5,735
41067030801	308.01	5,713
41067030200	302.00	5,707
41067032604	326.04	5,664
41067031609	316.09	5,610
41067033000	330.00	5,599
41067031005	310.05	5,424
41067031404	314.04	5,284
41067031806	318.06	5,203
41067031512	315.12	5,177
41067031606	316.06	5,176
41067032200	322.00	5,146
41067030600	306.00	5,145
41067031507	315.07	4,984
41067031613	316.13	4,973
41067032001	320.01	4,970
41067030501	305.01	4,797
41067031703	317.03	4,591
41067031403	314.03	4,565
41067030900	309.00	4,550
41067032700	327.00	4,544
41067031804	318.04	4,534
41067030803	308.03	4,511
41067031706	317.06	4,508
41067030300	303.00	4,388
41067032104	321.04	4,385
41067030402	304.02	4,300
41067030401	304.01	4,154
41067031506	315.06	3,880
41067032901	329.01	3,858
41067031705	317.05	3,837
41067031807	318.07	3,519
41067030502	305.02	3,341
41067033500	335.00	3,315
41067031511	315.11	3,225

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067031504	315.04	1,622
41067030804	308.04	1,575
41067031512	315.12	1,566
41067033000	330.00	1,533
41067031606	316.06	1,527
41067032604	326.04	1,495
41067031300	313.00	1,477
41067031806	318.06	1,475
41067032104	321.04	1,465
41067031006	310.06	1,448
41067031200	312.00	1,446
41067033200	332.00	1,436
41067032200	322.00	1,418
41067031804	318.04	1,413
41067031609	316.09	1,389
41067031703	317.03	1,372
41067031507	315.07	1,370
41067030801	308.01	1,328
41067032001	320.01	1,281
41067031005	310.05	1,265
41067031404	314.04	1,252
41067032700	327.00	1,245
41067031613	316.13	1,209
41067031706	317.06	1,209
41067030600	306.00	1,199
41067030200	302.00	1,196
41067030900	309.00	1,170
41067031403	314.03	1,145
41067031705	317.05	1,137
41067032901	329.01	1,119
41067031608	316.08	1,084
41067031511	315.11	1,070
41067031506	315.06	1,054
41067030300	303.00	1,034
41067033500	335.00	1,004
41067030501	305.01	963
41067030401	304.01	896
41067032300	323.00	793
41067030402	304.02	792
41067031807	318.07	768
41067031904	319.04	743

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067032300	323.00	2,768
41067031904	319.04	2,758
41067031402	314.02	2,629
41067031100	311.00	2,458
41067033600	336.00	2,261
41067033400	334.00	2,222
41067032106	321.06	2,142
41067031509	315.09	1,960
41067031612	316.12	1,589
41067030700	307.00	1,508
41067032800	328.00	1,375

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067030502	305.02	740
41067032106	321.06	647
41067030803	308.03	631
41067033400	334.00	614
41067033600	336.00	600
41067031509	315.09	549
41067031100	311.00	546
41067031612	316.12	517
41067031402	314.02	460
41067032800	328.00	326
41067030700	307.00	281

Data are sorted from greatest to least number of persons.

WA Co. Census Tracts		Elderly
Census ID	Tract Number	Persons 65 and over
41067031906	319.06	2,628
41067030803	308.03	1,616
41067031200	312.00	1,290
41067033200	332.00	977
41067030200	302.00	975
41067030100	301.00	955
41067033100	331.00	855
41067031003	310.03	824
41067031510	315.10	795
41067030501	305.01	783
41067032500	325.00	741
41067033300	333.00	706
41067032606	326.06	689
41067030401	304.01	668
41067031005	310.05	665
41067030300	303.00	657
41067030402	304.02	643
41067031903	319.03	631
41067031404	314.04	621
41067030804	308.04	620
41067033000	330.00	588
41067031610	316.10	578
41067032001	320.01	573

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Elderly</b>
Census ID	Tract Number	Persons 65 and over
41067031808	318.08	561
41067032902	329.02	555
41067032404	324.04	497
41067031006	310.06	487
41067032406	324.06	487
41067031905	319.05	485
41067031609	316.09	482
41067031504	315.04	480
41067031807	318.07	480
41067030600	306.00	468
41067031507	315.07	468
41067032200	322.00	463
41067031403	314.03	461
41067032103	321.03	460
41067031004	310.04	459
41067032700	327.00	454
41067031300	313.00	453
41067032604	326.04	453
41067030801	308.01	452
41067031508	315.08	416
41067032403	324.03	416
41067031704	317.04	414
41067031605	316.05	379
41067032901	329.01	376
41067031806	318.06	374
41067031506	315.06	357
41067032603	326.03	343
41067032105	321.05	339
41067030900	309.00	338
41067031613	316.13	334
41067032605	326.05	319
41067032002	320.02	317
41067031805	318.05	313
41067031606	316.06	300
41067030502	305.02	291
41067031809	318.09	279
41067032300	323.00	276
41067031904	319.04	267
41067031706	317.06	263
41067032405	324.05	245
41067031703	317.03	244

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Elderly</b>
Census ID	Tract Number	Persons 65 and over
41067031804	318.04	243
41067031705	317.05	242
41067031611	316.11	236
41067031100	311.00	227
41067033500	335.00	226
41067033600	336.00	213
41067031608	316.08	210
41067031512	315.12	187
41067032800	328.00	180
41067033400	334.00	175
41067032104	321.04	169
41067031511	315.11	156
41067032106	321.06	142
41067030700	307.00	109
41067031509	315.09	99
41067031402	314.02	85
41067031612	316.12	69

Data are sorted from greatest to least number of persons.

<b>WA Co. Census Tracts</b>		<b>Minority Population</b>
Census ID	Tract Number	Persons other than White Non-Hispanic
41067032403	324.03	5,274
41067031510	315.10	3,429
41067032002	320.02	2,887
41067031605	316.05	2,763
41067032902	329.02	2,752
41067031300	313.00	2,558
41067031611	316.11	2,412
41067031608	316.08	2,348
41067031200	312.00	2,244
41067033200	332.00	1,992
41067031905	319.05	1,972
41067032500	325.00	1,928
41067031005	310.05	1,793

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Minority Population</b>
Census ID	Tract Number	Persons other than White Non-Hispanic
41067031613	316.13	1,793
41067031809	318.09	1,763
41067031808	318.08	1,690
41067031903	319.03	1,633
41067031610	316.10	1,603
41067032604	326.04	1,600
41067031706	317.06	1,594
41067032606	326.06	1,552
41067032405	324.05	1,537
41067032605	326.05	1,515
41067030900	309.00	1,493
41067032406	324.06	1,467
41067031609	316.09	1,425
41067031512	315.12	1,379
41067031006	310.06	1,320
41067031003	310.03	1,309
41067031606	316.06	1,296
41067030100	301.00	1,256
41067031704	317.04	1,237
41067032901	329.01	1,216
41067031404	314.04	1,208
41067033100	331.00	1,104
41067031004	310.04	1,086
41067031805	318.05	1,051
41067031806	318.06	1,038
41067032404	324.04	1,003
41067031705	317.05	982
41067031703	317.03	971
41067030804	308.04	937
41067031507	315.07	926
41067030801	308.01	908
41067033300	333.00	867
41067031403	314.03	860
41067031906	319.06	851
41067031804	318.04	820
41067031508	315.08	818
41067031504	315.04	809
41067031402	314.02	801
41067031100	311.00	770

<b>WA Co. Census Tracts</b>		<b>Minority Population</b>
Census ID	Tract Number	Persons other than White Non-Hispanic
41067032603	326.03	765
41067032105	321.05	715
41067031506	315.06	709
41067031511	315.11	692
41067033000	330.00	684
41067031807	318.07	676
41067030600	306.00	669
41067032103	321.03	665
41067030401	304.01	646
41067030200	302.00	638
41067030402	304.02	570
41067030501	305.01	565
41067032300	323.00	522
41067032700	327.00	509
41067032001	320.01	476
41067032200	322.00	462
41067030700	307.00	455
41067030803	308.03	446
41067031612	316.12	439
41067031904	319.04	400
41067030502	305.02	391
41067031509	315.09	364
41067032104	321.04	322
41067030300	303.00	281
41067033500	335.00	236
41067032106	321.06	163
41067033600	336.00	163
41067032800	328.00	152
41067033400	334.00	142

Household Maps

Data are sorted by Census tract number in ascending order.

<b>WA County Census Tracts</b>	<b>Household Maps, 2000 Data</b>
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Countywide Overview - Washington County Housing Study Maps

Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost-Burdened
41067030100	301.00	3,790	Owners	54.4	1,245
41067030200	302.00	2,412	Owners	64.4	734
41067030300	303.00	1,754	Owners	73.7	499
41067030401	304.01	1,692	Renters	-51.1	587
41067030402	304.02	2,048	Renters	-60.9	655
41067030501	305.01	2,044	Owners	64.2	760
41067030502	305.02	1,456	Owners	57.8	553
41067030600	306.00	2,047	Owners	59.0	738
41067030700	307.00	640	Renters	-80.8	181
41067030801	308.01	2,126	Owners	51.3	613
41067030803	308.03	2,202	Owners	54.8	861
41067030804	308.04	2,167	Owners	57.0	775
41067030900	309.00	1,722	Renters	-73.4	652
41067031003	310.03	2,764	Owners	67.8	806
41067031004	310.04	2,528	Owners	63.3	900
41067031005	310.05	1,977	Renters	-52.5	666
41067031006	310.06	2,418	Renters	-69.1	745
41067031100	311.00	1,019	Renters	-67.3	357
41067031200	312.00	2,726	Renters	-71.6	1,166
41067031300	313.00	2,573	Renters	-73.4	932
41067031402	314.02	1,160	Renters	-98.4	351
41067031403	314.03	1,728	Owners	63.9	574
41067031404	314.04	1,981	Owners	63.9	671
41067031504	315.04	2,383	Owners	61.4	714
41067031506	315.06	1,503	Owners	52.5	588
41067031507	315.07	1,850	Owners	55.2	584
41067031508	315.08	1,931	Owners	78.0	628
41067031509	315.09	660	Owners	65.9	149
41067031510	315.10	4,125	Owners	82.4	1,530
41067031511	315.11	1,028	Owners	82.0	302
41067031512	315.12	1,821	Owners	65.0	488
41067031605	316.05	2,800	Owners	72.7	966
41067031606	316.06	1,745	Owners	58.5	646
41067031608	316.08	3,440	Renters	-99.8	1,037
41067031609	316.09	1,715	Renters	-71.4	599
41067031610	316.10	2,171	Renters	-55.0	798
41067031611	316.11	2,461	Renters	-61.4	631
41067031612	316.12	531	Owners	50.7	256
41067031613	316.13	1,807	Renters	-65.7	693
41067031703	317.03	1,501	Owners	67.2	510



Countywide Overview - Washington County Housing Study Maps

WA County Census Tracts		Household Maps, 2000 Data			
Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost-Burdened
41067031704	317.04	2,205	Owners	76.9	780
41067031705	317.05	1,405	Renters	-61.6	503
41067031706	317.06	1,761	Renters	-74.2	572
41067031804	318.04	1,331	Owners	68.7	483
41067031805	318.05	1,921	Owners	85.2	558
41067031806	318.06	1,698	Owners	79.0	557
41067031807	318.07	1,410	Owners	62.3	384
41067031808	318.08	2,694	Owners	80.8	1,154
41067031809	318.09	3,164	Renters	-58.3	1,037
41067031903	319.03	3,261	Owners	66.6	1,207
41067031904	319.04	931	Owners	82.2	251
41067031905	319.05	3,337	Owners	75.6	1,572
41067031906	319.06	3,375	Owners	66.4	1,257
41067032001	320.01	1,642	Owners	64.6	427
41067032002	320.02	3,599	Renters	-80.8	1,083
41067032103	321.03	2,077	Owners	70.1	960
41067032104	321.04	1,402	Owners	84.7	575
41067032105	321.05	2,136	Owners	85.5	722
41067032106	321.06	569	Owners	88.0	252
41067032200	322.00	1,258	Owners	85.1	418
41067032300	323.00	670	Owners	74.0	250
41067032403	324.03	2,230	Renters	-59.1	777
41067032404	324.04	2,106	Owners	77.7	667
41067032405	324.05	2,141	Owners	70.0	683
41067032406	324.06	2,351	Owners	68.8	1,071
41067032500	325.00	1,852	Owners	60.8	691
41067032603	326.03	1,953	Owners	77.9	659
41067032604	326.04	1,787	Owners	55.5	655
41067032605	326.05	2,801	Renters	-52.6	792
41067032606	326.06	1,962	Owners	57.1	705
41067032700	327.00	994	Owners	72.0	314
41067032800	328.00	281	Owners	71.9	78
41067032901	329.01	911	Owners	54.8	352
41067032902	329.02	1,780	Owners	76.0	678
41067033000	330.00	1,074	Owners	75.4	388
41067033100	331.00	2,136	Owners	52.6	788
41067033200	332.00	1,712	Renters	-81.9	740

Countywide Overview - Washington County Housing Study Maps

WA County Census Tracts		Household Maps, 2000 Data			
Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost-Burdened
41067033300	333.00	2,289	Owners	75.3	690
41067033400	334.00	442	Owners	85.3	121
41067033500	335.00	871	Owners	81.1	360
41067033600	336.00	481	Owners	80.7	202

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067031510	315.10	4,125
41067030100	301.00	3,790
41067032002	320.02	3,599
41067031608	316.08	3,440
41067031906	319.06	3,375
41067031905	319.05	3,337
41067031903	319.03	3,261
41067031809	318.09	3,164
41067032605	326.05	2,801
41067031605	316.05	2,800
41067031003	310.03	2,764
41067031200	312.00	2,726
41067031808	318.08	2,694
41067031300	313.00	2,573
41067031004	310.04	2,528
41067031611	316.11	2,461
41067031006	310.06	2,418
41067030200	302.00	2,412
41067031504	315.04	2,383
41067032406	324.06	2,351
41067033300	333.00	2,289
41067032403	324.03	2,230
41067031704	317.04	2,205
41067030803	308.03	2,202
41067031610	316.10	2,171

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067030804	308.04	2,167
41067032405	324.05	2,141
41067032105	321.05	2,136
41067033100	331.00	2,136
41067030801	308.01	2,126
41067032404	324.04	2,106
41067032103	321.03	2,077
41067030402	304.02	2,048
41067030600	306.00	2,047
41067030501	305.01	2,044
41067031404	314.04	1,981
41067031005	310.05	1,977
41067032606	326.06	1,962
41067032603	326.03	1,953
41067031508	315.08	1,931
41067031805	318.05	1,921
41067032500	325.00	1,852
41067031507	315.07	1,850
41067031512	315.12	1,821
41067031613	316.13	1,807
41067032604	326.04	1,787
41067032902	329.02	1,780
41067031706	317.06	1,761
41067030300	303.00	1,754
41067031606	316.06	1,745
41067031403	314.03	1,728
41067030900	309.00	1,722
41067031609	316.09	1,715
41067033200	332.00	1,712
41067031806	318.06	1,698
41067030401	304.01	1,692
41067032001	320.01	1,642
41067031506	315.06	1,503
41067031703	317.03	1,501
41067030502	305.02	1,456
41067031807	318.07	1,410
41067031705	317.05	1,405
41067032104	321.04	1,402
41067031804	318.04	1,331

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067032200	322.00	1,258
41067031402	314.02	1,160
41067033000	330.00	1,074
41067031511	315.11	1,028
41067031100	311.00	1,019
41067032700	327.00	994
41067031904	319.04	931
41067032901	329.01	911
41067033500	335.00	871
41067032300	323.00	670
41067031509	315.09	660
41067030700	307.00	640
41067032106	321.06	569
41067031612	316.12	531
41067033600	336.00	481
41067033400	334.00	442
41067032800	328.00	281

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Renter Households
41067030401	304.01	Renters
41067030402	304.02	Renters
41067030700	307.00	Renters
41067030900	309.00	Renters
41067031005	310.05	Renters
41067031006	310.06	Renters
41067031100	311.00	Renters
41067031200	312.00	Renters
41067031300	313.00	Renters
41067031402	314.02	Renters
41067031608	316.08	Renters
41067031609	316.09	Renters

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Renter Households
41067031610	316.10	Renters
41067031611	316.11	Renters
41067031613	316.13	Renters
41067031705	317.05	Renters
41067031706	317.06	Renters
41067031809	318.09	Renters
41067032002	320.02	Renters
41067032403	324.03	Renters
41067032605	326.05	Renters
41067033200	332.00	Renters

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Owner Households
41067030100	301.00	Owners
41067030200	302.00	Owners
41067030300	303.00	Owners
41067030501	305.01	Owners
41067030502	305.02	Owners
41067030600	306.00	Owners
41067030801	308.01	Owners
41067030803	308.03	Owners
41067030804	308.04	Owners
41067031003	310.03	Owners
41067031004	310.04	Owners
41067031403	314.03	Owners
41067031404	314.04	Owners
41067031504	315.04	Owners
41067031506	315.06	Owners
41067031507	315.07	Owners
41067031508	315.08	Owners
41067031509	315.09	Owners
41067031510	315.10	Owners

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Tenure</b>
Census ID	Tract Number	Majority Owner Households
41067031511	315.11	Owners
41067031512	315.12	Owners
41067031605	316.05	Owners
41067031606	316.06	Owners
41067031612	316.12	Owners
41067031703	317.03	Owners
41067031704	317.04	Owners
41067031804	318.04	Owners
41067031805	318.05	Owners
41067031806	318.06	Owners
41067031807	318.07	Owners
41067031808	318.08	Owners
41067031903	319.03	Owners
41067031904	319.04	Owners
41067031905	319.05	Owners
41067031906	319.06	Owners
41067032001	320.01	Owners
41067032103	321.03	Owners
41067032104	321.04	Owners
41067032105	321.05	Owners
41067032106	321.06	Owners
41067032200	322.00	Owners
41067032300	323.00	Owners
41067032404	324.04	Owners
41067032405	324.05	Owners
41067032406	324.06	Owners
41067032500	325.00	Owners
41067032603	326.03	Owners
41067032604	326.04	Owners
41067032606	326.06	Owners
41067032700	327.00	Owners
41067032800	328.00	Owners
41067032901	329.01	Owners
41067032902	329.02	Owners
41067033000	330.00	Owners
41067033100	331.00	Owners
41067033300	333.00	Owners
41067033400	334.00	Owners

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Owner Households
41067033500	335.00	Owners
41067033600	336.00	Owners

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Cost-burdened Households
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067031905	319.05	1,572
41067031510	315.10	1,530
41067031906	319.06	1,257
41067030100	301.00	1,245
41067031903	319.03	1,207
41067031200	312.00	1,166
41067031808	318.08	1,154
41067032002	320.02	1,083
41067032406	324.06	1,071
41067031608	316.08	1,037
41067031809	318.09	1,037
41067031605	316.05	966
41067032103	321.03	960
41067031300	313.00	932
41067031004	310.04	900
41067030803	308.03	861
41067031003	310.03	806
41067031610	316.10	798
41067032605	326.05	792
41067033100	331.00	788
41067031704	317.04	780
41067032403	324.03	777
41067030804	308.04	775
41067030501	305.01	760
41067031006	310.06	745
41067033200	332.00	740
41067030600	306.00	738

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Cost-burdened Households</b>
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067030200	302.00	734
41067032105	321.05	722
41067031504	315.04	714
41067032606	326.06	705
41067031613	316.13	693
41067032500	325.00	691
41067033300	333.00	690
41067032405	324.05	683
41067032902	329.02	678
41067031404	314.04	671
41067032404	324.04	667
41067031005	310.05	666
41067032603	326.03	659
41067030402	304.02	655
41067032604	326.04	655
41067030900	309.00	652
41067031606	316.06	646
41067031611	316.11	631
41067031508	315.08	628
41067030801	308.01	613
41067031609	316.09	599
41067031506	315.06	588
41067030401	304.01	587
41067031507	315.07	584
41067032104	321.04	575
41067031403	314.03	574
41067031706	317.06	572
41067031805	318.05	558
41067031806	318.06	557
41067030502	305.02	553
41067031703	317.03	510
41067031705	317.05	503
41067030300	303.00	499
41067031512	315.12	488
41067031804	318.04	483
41067032001	320.01	427
41067032200	322.00	418
41067033000	330.00	388



WA Co. Census Tracts		Cost-burdened Households
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067031807	318.07	384
41067033500	335.00	360
41067031100	311.00	357
41067032901	329.01	352
41067031402	314.02	351
41067032700	327.00	314
41067031511	315.11	302
41067031612	316.12	256
41067032106	321.06	252
41067031904	319.04	251
41067032300	323.00	250
41067033600	336.00	202
41067030700	307.00	181
41067031509	315.09	149
41067033400	334.00	121
41067032800	328.00	78

Poverty Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Poverty Maps, 2000 Data	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067030100	301.00	679	65
41067030200	302.00	318	61
41067030300	303.00	243	5
41067030401	304.01	356	16
41067030402	304.02	364	17
41067030501	305.01	280	26
41067030502	305.02	207	0
41067030600	306.00	427	27
41067030700	307.00	205	8
41067030801	308.01	265	16
41067030803	308.03	168	24

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Poverty Maps, 2000 Data</b>	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067030804	308.04	349	46
41067030900	309.00	675	49
41067031003	310.03	403	26
41067031004	310.04	282	18
41067031005	310.05	469	24
41067031006	310.06	543	28
41067031100	311.00	211	18
41067031200	312.00	922	53
41067031300	313.00	1,191	22
41067031402	314.02	224	10
41067031403	314.03	365	7
41067031404	314.04	356	12
41067031504	315.04	459	5
41067031506	315.06	168	15
41067031507	315.07	323	9
41067031508	315.08	184	34
41067031509	315.09	53	9
41067031510	315.10	324	25
41067031511	315.11	150	8
41067031512	315.12	172	0
41067031605	316.05	438	23
41067031606	316.06	598	6
41067031608	316.08	512	19
41067031609	316.09	526	19
41067031610	316.10	679	10
41067031611	316.11	268	0
41067031612	316.12	156	0
41067031613	316.13	751	20
41067031703	317.03	270	4
41067031704	317.04	526	24
41067031705	317.05	498	9
41067031706	317.06	585	67
41067031804	318.04	224	7
41067031805	318.05	124	5
41067031806	318.06	230	19
41067031807	318.07	194	112
41067031808	318.08	165	66
41067031809	318.09	429	13

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Poverty Maps, 2000 Data</b>	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067031903	319.03	442	15
41067031904	319.04	93	10
41067031905	319.05	520	0
41067031906	319.06	236	52
41067032001	320.01	217	23
41067032002	320.02	942	22
41067032103	321.03	212	42
41067032104	321.04	100	32
41067032105	321.05	177	0
41067032106	321.06	165	7
41067032200	322.00	97	12
41067032300	323.00	163	17
41067032403	324.03	1,749	37
41067032404	324.04	397	0
41067032405	324.05	240	28
41067032406	324.06	537	72
41067032500	325.00	578	42
41067032603	326.03	251	10
41067032604	326.04	559	60
41067032605	326.05	222	0
41067032606	326.06	895	38
41067032700	327.00	219	38
41067032800	328.00	121	0
41067032901	329.01	510	51
41067032902	329.02	1,103	40
41067033000	330.00	397	10
41067033100	331.00	707	83
41067033200	332.00	1,388	164
41067033300	333.00	388	17
41067033400	334.00	133	0
41067033500	335.00	233	11
41067033600	336.00	76	0

Data are sorted from greatest to least number of persons.

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Impoverished Population, 2000 Data</b>
Census ID	Tract Number	Persons with income below poverty level
41067032403	324.03	1,749
41067033200	332.00	1,388
41067031300	313.00	1,191
41067032902	329.02	1,103
41067032002	320.02	942
41067031200	312.00	922
41067032606	326.06	895
41067031613	316.13	751
41067033100	331.00	707
41067030100	301.00	679
41067031610	316.10	679
41067030900	309.00	675
41067031606	316.06	598
41067031706	317.06	585
41067032500	325.00	578
41067032604	326.04	559
41067031006	310.06	543
41067032406	324.06	537
41067031609	316.09	526
41067031704	317.04	526
41067031905	319.05	520
41067031608	316.08	512
41067032901	329.01	510
41067031705	317.05	498
41067031005	310.05	469
41067031504	315.04	459
41067031903	319.03	442
41067031605	316.05	438
41067031809	318.09	429
41067030600	306.00	427
41067031003	310.03	403
41067032404	324.04	397
41067033000	330.00	397
41067033300	333.00	388
41067031403	314.03	365
41067030402	304.02	364
41067030401	304.01	356
41067031404	314.04	356

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Impoverished Population, 2000 Data</b>
Census ID	Tract Number	Persons with income below poverty level
41067030804	308.04	349
41067031510	315.10	324
41067031507	315.07	323
41067030200	302.00	318
41067031004	310.04	282
41067030501	305.01	280
41067031703	317.03	270
41067031611	316.11	268
41067030801	308.01	265
41067032603	326.03	251
41067030300	303.00	243
41067032405	324.05	240
41067031906	319.06	236
41067033500	335.00	233
41067031806	318.06	230
41067031402	314.02	224
41067031804	318.04	224
41067032605	326.05	222
41067032700	327.00	219
41067032001	320.01	217
41067032103	321.03	212
41067031100	311.00	211
41067030502	305.02	207
41067030700	307.00	205
41067031807	318.07	194
41067031508	315.08	184
41067032105	321.05	177
41067031512	315.12	172
41067030803	308.03	168
41067031506	315.06	168
41067031808	318.08	165
41067032106	321.06	165
41067032300	323.00	163
41067031612	316.12	156
41067031511	315.11	150
41067033400	334.00	133
41067031805	318.05	124
41067032800	328.00	121

<b>WA Co. Census Tracts</b>		<b>Impoverished Population, 2000 Data</b>
Census ID	Tract Number	Persons with income below poverty level
41067032104	321.04	100
41067032200	322.00	97
41067031904	319.04	93
41067033600	336.00	76
41067031509	315.09	53

Data are sorted from greatest to least number of persons.

<b>WA Co. Census Tracts</b>		<b>Impoverished Elderly, 2000 Data</b>
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067033200	332.00	164
41067031807	318.07	112
41067033100	331.00	83
41067032406	324.06	72
41067031706	317.06	67
41067031808	318.08	66
41067030100	301.00	65
41067030200	302.00	61
41067032604	326.04	60
41067031200	312.00	53
41067031906	319.06	52
41067032901	329.01	51
41067030900	309.00	49
41067030804	308.04	46
41067032103	321.03	42
41067032500	325.00	42
41067032902	329.02	40
41067032606	326.06	38
41067032700	327.00	38
41067032403	324.03	37
41067031508	315.08	34
41067032104	321.04	32

<b>WA Co. Census Tracts</b>		<b>Impoverished Elderly, 2000 Data</b>
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067031006	310.06	28
41067032405	324.05	28
41067030600	306.00	27
41067030501	305.01	26
41067031003	310.03	26
41067031510	315.10	25
41067030803	308.03	24
41067031005	310.05	24
41067031704	317.04	24
41067031605	316.05	23
41067032001	320.01	23
41067031300	313.00	22
41067032002	320.02	22
41067031613	316.13	20
41067031608	316.08	19
41067031609	316.09	19
41067031806	318.06	19
41067031004	310.04	18
41067031100	311.00	18
41067030402	304.02	17
41067032300	323.00	17
41067033300	333.00	17
41067030401	304.01	16
41067030801	308.01	16
41067031506	315.06	15
41067031903	319.03	15
41067031809	318.09	13
41067031404	314.04	12
41067032200	322.00	12
41067033500	335.00	11
41067031402	314.02	10
41067031610	316.10	10
41067031904	319.04	10
41067032603	326.03	10
41067033000	330.00	10
41067031507	315.07	9
41067031509	315.09	9
41067031705	317.05	9

WA Co. Census Tracts		Impoverished Elderly, 2000 Data
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067030700	307.00	8
41067031511	315.11	8
41067031403	314.03	7
41067031804	318.04	7
41067032106	321.06	7
41067031606	316.06	6
41067030300	303.00	5
41067031504	315.04	5
41067031805	318.05	5
41067031703	317.03	4
41067030502	305.02	0
41067031512	315.12	0
41067031611	316.11	0
41067031612	316.12	0
41067031905	319.05	0
41067032105	321.05	0
41067032404	324.04	0
41067032605	326.05	0
41067032800	328.00	0
41067033400	334.00	0
41067033600	336.00	0

Land-use and Zoning Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067030100	301.00	87.9	447
41067030200	302.00	93.9	105
41067030300	303.00	89.0	73
41067030401	304.01	44.8	23



Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067030402	304.02	73.4	77
41067030501	305.01	71.2	69
41067030502	305.02	96.3	71
41067030600	306.00	88.2	119
41067030700	307.00	29.1	41
41067030801	308.01	73.8	58
41067030803	308.03	93.8	54
41067030804	308.04	69.6	70
41067030900	309.00	87.8	104
41067031003	310.03	98.0	37
41067031004	310.04	100.0	38
41067031005	310.05	68.5	14
41067031006	310.06	69.3	35
41067031100	311.00	92.3	32
41067031200	312.00	90.1	35
41067031300	313.00	77.9	67
41067031402	314.02	40.7	15
41067031403	314.03	82.3	28
41067031404	314.04	83.5	11
41067031504	315.04	61.7	64
41067031506	315.06	94.5	13
41067031507	315.07	76.5	157
41067031508	315.08	94.9	300
41067031509	315.09	26.6	50
41067031510	315.10	97.6	510
41067031511	315.11	90.2	11
41067031512	315.12	97.9	162
41067031605	316.05	89.3	162
41067031606	316.06	88.1	73
41067031608	316.08	42.0	13
41067031609	316.09	41.2	239
41067031610	316.10	79.5	48
41067031611	316.11	64.5	144
41067031612	316.12	89.5	186
41067031613	316.13	83.3	140
41067031703	317.03	68.0	49
41067031704	317.04	92.2	55
41067031705	317.05	82.4	91

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067031706	317.06	90.4	80
41067031804	318.04	47.4	290
41067031805	318.05	93.4	227
41067031806	318.06	99.8	123
41067031807	318.07	97.4	79
41067031808	318.08	97.6	356
41067031809	318.09	87.5	214
41067031903	319.03	91.1	77
41067031904	319.04	94.4	57
41067031905	319.05	98.5	486
41067031906	319.06	48.8	329
41067032001	320.01	40.4	47
41067032002	320.02	31.6	67
41067032103	321.03	56.6	397
41067032104	321.04	54.2	77
41067032105	321.05	42.4	36
41067032106	321.06	58.5	336
41067032200	322.00	25.2	279
41067032300	323.00	13.4	106
41067032403	324.03	79.2	57
41067032404	324.04	98.8	132
41067032405	324.05	73.6	276
41067032406	324.06	88.4	117
41067032500	325.00	25.6	176
41067032603	326.03	29.2	81
41067032604	326.04	83.8	159
41067032605	326.05	17.2	239
41067032606	326.06	92.8	68
41067032700	327.00	3.4	105
41067032800	328.00	2.4	26
41067032901	329.01	26.5	115
41067032902	329.02	18.9	97
41067033000	330.00	12.1	193
41067033100	331.00	23.2	74
41067033200	332.00	25.7	36
41067033300	333.00	10.5	274
41067033400	334.00	3.7	73
41067033500	335.00	2.6	122

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067033600	336.00	1.4	96

Data are sorted from greatest to lowest percentage.

Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential
41067031004	310.04	100.0
41067031806	318.06	99.8
41067032404	324.04	98.8
41067031905	319.05	98.5
41067031003	310.03	98.0
41067031512	315.12	97.9
41067031510	315.10	97.6
41067031808	318.08	97.6
41067031807	318.07	97.4
41067030502	305.02	96.3
41067031508	315.08	94.9
41067031506	315.06	94.5
41067031904	319.04	94.4
41067030200	302.00	93.9
41067030803	308.03	93.8
41067031805	318.05	93.4
41067032606	326.06	92.8
41067031100	311.00	92.3
41067031704	317.04	92.2
41067031903	319.03	91.1
41067031706	317.06	90.4
41067031511	315.11	90.2
41067031200	312.00	90.1
41067031612	316.12	89.5
41067031605	316.05	89.3
41067030300	303.00	89.0
41067032406	324.06	88.4
41067030600	306.00	88.2
41067031606	316.06	88.1

Countywide Overview - Washington County Housing Study Maps

<b>Census ID</b>	<b>Tract Number</b>	<b>Percent of Tax lot Area that is Zoned Residential</b>
41067030100	301.00	87.9
41067030900	309.00	87.8
41067031809	318.09	87.5
41067032604	326.04	83.8
41067031404	314.04	83.5
41067031613	316.13	83.3
41067031705	317.05	82.4
41067031403	314.03	82.3
41067031610	316.10	79.5
41067032403	324.03	79.2
41067031300	313.00	77.9
41067031507	315.07	76.5
41067030801	308.01	73.8
41067032405	324.05	73.6
41067030402	304.02	73.4
41067030501	305.01	71.2
41067030804	308.04	69.6
41067031006	310.06	69.3
41067031005	310.05	68.5
41067031703	317.03	68.0
41067031611	316.11	64.5
41067031504	315.04	61.7
41067032106	321.06	58.5
41067032103	321.03	56.6
41067032104	321.04	54.2
41067031906	319.06	48.8
41067031804	318.04	47.4
41067030401	304.01	44.8
41067032105	321.05	42.4
41067031608	316.08	42.0
41067031609	316.09	41.2
41067031402	314.02	40.7
41067032001	320.01	40.4
41067032002	320.02	31.6
41067032603	326.03	29.2
41067030700	307.00	29.1
41067031509	315.09	26.6
41067032901	329.01	26.5
41067033200	332.00	25.7

Countywide Overview - Washington County Housing Study Maps

<b>Census ID</b>	<b>Tract Number</b>	<b>Percent of Tax lot Area that is Zoned Residential</b>
41067032500	325.00	25.6
41067032200	322.00	25.2
41067033100	331.00	23.2
41067032902	329.02	18.9
41067032605	326.05	17.2
41067032300	323.00	13.4
41067033000	330.00	12.1
41067033300	333.00	10.5
41067033400	334.00	3.7
41067032700	327.00	3.4
41067033500	335.00	2.6
41067032800	328.00	2.4
41067033600	336.00	1.4

Data are sorted from greatest to lowest number of tax lots.

<b>WA Co. Census Tracts</b>		<b>Land-use, 2002 Data</b>
<b>Census ID</b>	<b>Tract Number</b>	<b>Number of Vacant Tax lots Zoned Residential</b>
41067031510	315.10	510
41067031905	319.05	486
41067030100	301.00	447
41067032103	321.03	397
41067031808	318.08	356
41067032106	321.06	336
41067031906	319.06	329
41067031508	315.08	300
41067031804	318.04	290
41067032200	322.00	279
41067032405	324.05	276
41067033300	333.00	274
41067031609	316.09	239

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Land-use, 2002 Data</b>
Census ID	Tract Number	Number of Vacant Tax lots Zoned Residential
41067032605	326.05	239
41067031805	318.05	227
41067031809	318.09	214
41067033000	330.00	193
41067031612	316.12	186
41067032500	325.00	176
41067031512	315.12	162
41067031605	316.05	162
41067032604	326.04	159
41067031507	315.07	157
41067031611	316.11	144
41067031613	316.13	140
41067032404	324.04	132
41067031806	318.06	123
41067033500	335.00	122
41067030600	306.00	119
41067032406	324.06	117
41067032901	329.01	115
41067032300	323.00	106
41067030200	302.00	105
41067032700	327.00	105
41067030900	309.00	104
41067032902	329.02	97
41067033600	336.00	96
41067031705	317.05	91
41067032603	326.03	81
41067031706	317.06	80
41067031807	318.07	79
41067030402	304.02	77
41067031903	319.03	77
41067032104	321.04	77
41067033100	331.00	74
41067030300	303.00	73
41067031606	316.06	73
41067033400	334.00	73
41067030502	305.02	71
41067030804	308.04	70
41067030501	305.01	69

Countywide Overview - Washington County Housing Study Maps

<b>WA Co. Census Tracts</b>		<b>Land-use, 2002 Data</b>
Census ID	Tract Number	Number of Vacant Tax lots Zoned Residential
41067032606	326.06	68
41067031300	313.00	67
41067032002	320.02	67
41067031504	315.04	64
41067030801	308.01	58
41067031904	319.04	57
41067032403	324.03	57
41067031704	317.04	55
41067030803	308.03	54
41067031509	315.09	50
41067031703	317.03	49
41067031610	316.10	48
41067032001	320.01	47
41067030700	307.00	41
41067031004	310.04	38
41067031003	310.03	37
41067032105	321.05	36
41067033200	332.00	36
41067031006	310.06	35
41067031200	312.00	35
41067031100	311.00	32
41067031403	314.03	28
41067032800	328.00	26
41067030401	304.01	23
41067031402	314.02	15
41067031005	310.05	14
41067031506	315.06	13
41067031608	316.08	13
41067031404	314.04	11
41067031511	315.11	11

# Appendix F

Housing Needs Questionnaire and Results

Non-Housing Needs Questionnaire

Stakeholder Meeting Summaries





**MEMORANDUM**

**DATE:** February 5, 2004

**TO:** Housing or Social Service Providers, Advocates and Stakeholders

**FROM:** Peggy Scheer, Program Manager  
Office of Community Development

Matt Hastie  
Cogan Owens Cogan

**RE: Washington County Consolidated Plan Housing Needs Assessment Survey**

The Washington County Office of Community Development is in the process of updating its Consolidated Plan for 2005-2010. This plan describes and provides guidance for meeting housing and non-housing needs for Washington County and its incorporated cities. It also guides allocation of funding from the federal Community Development Block Grant (CDBG) and HOME programs.

As part of the process of identifying future housing needs for low-income households, the homeless and those with special needs, we are distributing the attached questionnaire to a variety of groups and individuals who help meet these needs or provide associated programs and services to these populations. We hope you can take the time to complete this questionnaire. Also, please feel free to distribute copies to other Boards, Committees or groups you know of that also play a role in meeting these needs. The responses will be very helpful in supplementing other data and analysis of housing and homeless needs, as well as the results of stakeholder group and public meetings on this topic.

**PLEASE COMPLETE AND RETURN THE QUESTIONNAIRE  
NO LATER THAN Friday, February 27, 2004.**

Questionnaires can be completed and returned in one of two ways:

1. Write or type responses on a paper copy of the questionnaire and mail or fax to:

Cogan Owens Cogan, LLC c/o Pam Pickens  
813 SW Alder Street, Suite 320  
Portland, Oregon 97205-3111  
Fax: 503-225-0224

2. Send an edited electronic file to [ppickens@coganowens.com](mailto:ppickens@coganowens.com) or [coc@coganowens.com](mailto:coc@coganowens.com). If you did not receive this questionnaire via e-mail, you may obtain an electronic copy via the County's Web site ([www.co.washington.or.us/cdbq](http://www.co.washington.or.us/cdbq), click on "Planning").

A reply of receipt of the electronic submittal will be returned to you. If you do not receive a reply of receipt, please call Pam Pickens at 503-225-0192. You may be advised to resend the questionnaire.

Because we are distributing this questionnaire through a variety of means, you may receive more than one copy. If so, we apologize for any duplication. You only need to complete and return one copy. However, we encourage you to give any extra copies you may receive to others who also may have an interest in completing the questionnaire.

Non-housing needs will be addressed through a separate questionnaire and needs assessment process, also linked to the County's Consolidated Planning process. Inquiries about both processes can be directed to Pam Pickens at 503-225-0192 ([ppickens@coganowens.com](mailto:ppickens@coganowens.com)) or Jennie Proctor at 503-846-8663 ([jennie\\_proctor@co.washington.or.us](mailto:jennie_proctor@co.washington.or.us)). Thank you for your valuable assistance in this effort.

# Washington County Consolidated Planning Process

## HOUSING NEEDS SURVEY

1. What will be the most urgent housing needs for our low- and moderate-income residents over the next five years? For this exercise, imagine you have a budget of \$100 to spend on creating and/or preserving housing units. Please indicate how many dollars you would spend on each activity.

- \$ \_\_\_\_\_ 1. Create new rental housing units for low-income households.
  - \$ \_\_\_\_\_ 2. Purchase and/or preserve existing housing for low-income households.
  - \$ \_\_\_\_\_ 3. Increase affordable home ownership opportunities.
  - \$ \_\_\_\_\_ 4. Provide down payment assistance for first-time home buyers.
  - \$ \_\_\_\_\_ 5. Acquire land for future low-income housing development.
  - \$ \_\_\_\_\_ 6. Rehabilitate low-income rental housing units.
  - \$ \_\_\_\_\_ 7. Provide rehabilitation assistance to low-income homeowners.
  - \$ \_\_\_\_\_ 8. Provide emergency repair financial assistance for homeowners.
  - \$ \_\_\_\_\_ 9. Make accessibility and/or weatherization improvements for renters and homeowners with disabilities.
  - \$ \_\_\_\_\_ 10. Support programs to allow transition from subsidized to non-subsidized housing.
  - \$ \_\_\_\_\_ 11. Reduce affordable housing development costs through reductions or waivers of planning or systems development charges or regulatory requirements.
  - \$ \_\_\_\_\_ 12. Other (please describe) \_\_\_\_\_
- \$ 100.00 TOTAL

2. What of the following groups do you think are in most need of assistance for affordable housing units. Please rank the groups from 1 to 8, where 1 = highest relative need and 8 = lowest relative need. Please use each ranking only once.

- \_\_\_\_\_ Low-income households with children
- \_\_\_\_\_ Low-income seniors
- \_\_\_\_\_ Victims of domestic violence
- \_\_\_\_\_ Persons with disabilities or other special needs (excluding homeless)
- \_\_\_\_\_ Persons with substance abuse or dependency issues
- \_\_\_\_\_ Low-income or homeless youth
- \_\_\_\_\_ Farm workers
- \_\_\_\_\_ Low-income single adults (excluding categories above)

3. What will be the most urgent needs for homeless persons over the next five years? For this exercise, you have a budget of \$100 to spend on activities to assist the homeless. Please indicate how many dollars you would spend on each activity.

\$ \_\_\_\_\_ 1. Homeless prevention services (eviction and foreclosure intervention, etc.).

\$ \_\_\_\_\_ 2. Emergency shelter space.

\$ \_\_\_\_\_ 3. Transitional housing with services for treatment (stay between 6-24 months).

\$ \_\_\_\_\_ 4. Permanent housing and permanent supportive housing.

\$ \_\_\_\_\_ 5. Homeless support services (transportation vouchers, service centers, etc.)

\$ \_\_\_\_\_ 6. Homeless assistance (security deposit assistance, rental assistance, etc.).

\$ \_\_\_\_\_ 7. Other (please describe.) \_\_\_\_\_

\$ 100.00 TOTAL

4. Use the space below to list other low- and moderate-income housing priorities, needs, or underserved populations that you see increasing in Washington County over the next five years.

5. What affordable housing and housing services does your organization currently provide? (please fill in table below and/or attach additional information, as needed)

<i>Name of facility or program</i>	<i>Type of housing or service</i>	<i># Units or clients served</i>	<i>Approximate Location (city or portion of County)</i>	<i>Additional Information</i>

6. With what type of organization are you affiliated? (please check one item)

- Non-profit housing provider   
  Faith-based organization   
  Other non-profit organization  
 For-profit developer   
  Local government elected official   
  Local government staff  
 Local business

*Contact Information (optional)*

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*Name*

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*Organization/Affiliation* *Title/Position*

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*Address* *City*      *State*    *Zip*

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*Phone* *Fax* *E-mail*

Please complete and return by **February 27** to:

Pam Pickens  
 Cogan Owens Cogan  
 813 SW Alder Street, Suite 320  
 Portland, OR 97205  
 e-mail: [ppickens@coganowens.com](mailto:ppickens@coganowens.com); fax: 503-225-0224



## **HOUSING NEEDS QUESTIONNAIRE RESULTS**

### **SUMMARY**

**Prepared by Cogan Owens Cogan**

**March 2, 2004**

### **BACKGROUND**

As part of the process of updating the Washington County's Consolidated Plan, Washington County Office of Community Development staff and Cogan Owens Cogan prepared and distributed a brief questionnaire to solicit information about housing needs and priorities in the County. Approximately 200 questionnaires were distributed via mail, e-mail and at a Housing Forum sponsored by the Vision Action Network of Washington County. In addition, questionnaire recipients were encouraged to share and distribute copies to others with an interest in housing issues.

Questionnaire respondents were asked to comment on the following:

- Relative priorities for funding different types of activities or programs aimed at creating and preserving housing to meet the needs of low and moderate income households.
- Relative needs among different types of households or populations.
- Relative priorities for funding different types of programs or activities to address needs of the homeless.
- Other low and moderate-income housing needs and underserved populations.
- Housing services or facilities provided by respondents or their organizations.

As of March 1, 2004, 66 individuals representing non-profit housing providers, faith-based organizations, other non-profit groups, for-profit developers, local government staff and officials, local business owners and other citizens completed and returned questionnaires. Following is a brief summary of key findings and results by question.

## OVERALL FINDINGS AND OBSERVATIONS

- Respondents represented a variety of organizations. However, the bulk of respondents are affiliated with faith based organizations, non-profit housing providers or other non-profit groups (combined total of 60% of all respondents). Only one for-profit developer and one local government elected official responded.
- Overall, top priorities, in order of importance, for creating and/or preserving affordable housing units included creating new low income rental units, purchasing or preserving existing units for low income residents, and buying land for development of new low income units.
- Overall, groups identified with the greatest (three highest) relative housing need included low-income families with children, persons with disabilities or other special housing needs, and low-income seniors.
- Overall, the top three priorities for programs to address the needs of the homeless included, in order of importance, emergency shelter space, permanent housing and supportive services, and transitional housing or services.

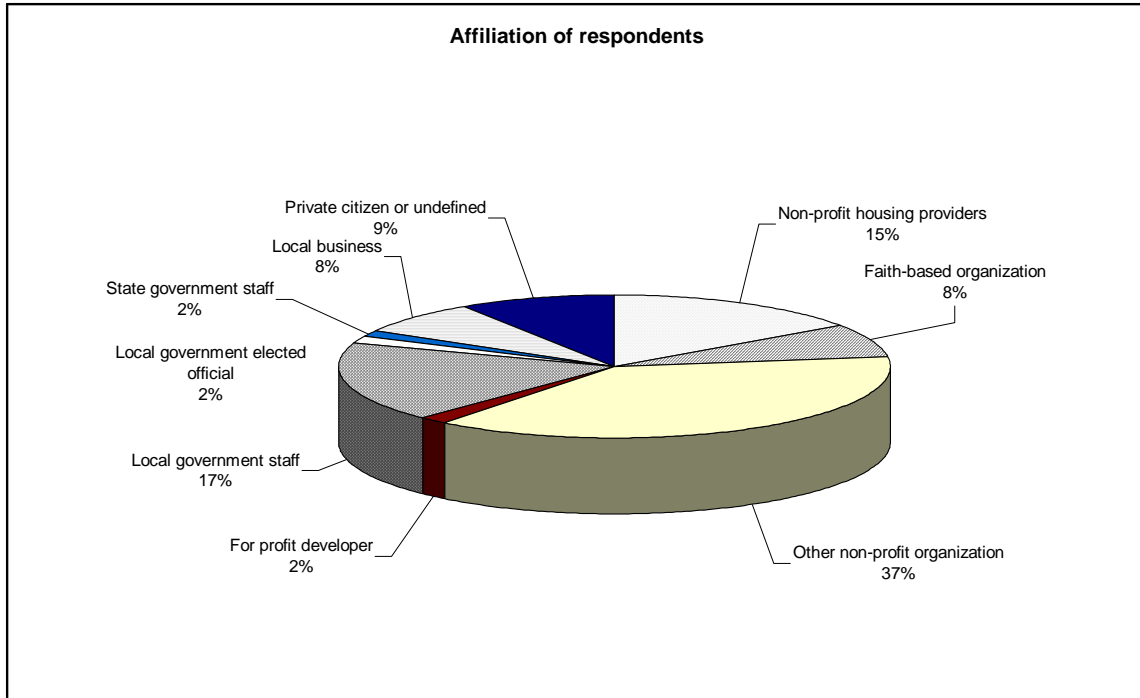
Following is a more detailed summary of results by topic.

## RESULTS BY TOPIC

### AFFILIATION OF RESPONDENTS

Respondents represented a variety of groups, though a majority are affiliated with some type of nonprofit organization. Local government staff account for the next largest category, while for-profit developers and local government elected officials account for the smallest number of respondents.

<b><i>Affiliation</i></b>	<b><i>Number</i></b>	<b><i>Percent</i></b>
Non-profit housing providers	10	15.2%
Faith-based organization	5	7.6%
Other non-profit organization	25	37.9%
For profit developer	1	1.5%
Local government staff	12	18.2%
Local government elected official	1	1.5%
State government staff	1	1.5%
Local business	5	7.6%
Private citizen or undefined	6	9.1%



**QUESTION #1 - PRIORITIES/SPENDING FOR CREATING AND/OR PRESERVING HOUSING UNITS TO MEET THE MOST URGENT NEEDS OF LOW AND MODERATE-INCOME RESIDENTS OVER THE NEXT FIVE YEARS:**

<i>Category</i>	<i>Average amount spent (out of \$100)</i>	<i>Overall ranking</i>
Create new low-income rental units	\$18.53	1
Purchase and/or preserve existing housing for low-income households	\$16.78	2
Acquire land for future low-income housing development	\$9.20	3
Rehabilitate low-income rental housing units.	\$9.13	4
Increase affordable home ownership	\$8.61	5
Reduce affordable housing development costs	\$7.39	6
Provide down payment assistance for first-time home buyers	\$6.88	7
Other*	\$6.06	8
Support programs to allow transition from subsidized to non-subsidized housing	\$4.88	9
Make accessibility and/or weatherization improvements	\$4.46	10
Provide emergency repair financial assistance for homeowners	\$4.16	11
Provide rehabilitation assistance to low-income homeowners	\$3.93	12

\* Other (14 respondents, spent \$10 to \$50 on the following items)

- Rental assistance to preserve housing.
- Mixed income housing along light rail lines.



- Home Maintenance classes for low income to help them maintain and budget for repairs
- Fund/promote co-location of affordable housing with services for low income, e.g., senior housing with health clinics, family (including farm worker) housing with childcare centers, senior housing with health clinics, etc.
- Mixed income
- Provide rental subsidies for families below 50% AMI (there are many units available, but even 50-60% AMI rents often exceed the affordability threshold for low-income households)
- Homeless shelter for singles; tax abatement (5 for shelter, 15 for abatement)
- 10 housing for single homeless, 10 for pre-development funds
- Actively work to secure a new, regional source of funding for affordable housing
- Rental or mortgage assistance
- Create low-income housing for seniors
- Singles shelter/emergency shelter
- Create more transitional housing
- Work on establishing a real estate transfer fee
- MAX Light Rail Station based housing

#### Similarities and differences among types of respondents

- Most groups identified the same top two priorities as the group as a whole except as noted below
- Local business representatives are relatively more supportive of home ownership options - ranked increasing affordable home ownership and assistance for first time homebuyers #1 and #2, respectively.
- Faith-based groups and other non-profits ranked rehabilitation of rental units #3, compared to overall ranking of #4.
- Non-profit housing developers ranked reducing affordable housing development costs #3, compared to #6 overall
- Private citizen/non-affiliated respondents ranked the following items #1, #2 and #3 respectively: purchase and/or preserve existing units for low-income housing; acquire land for low-income housing development; and reduce affordable housing development costs.

## QUESTION #2. RELATIVE NEED OF SPECIFIC POPULATIONS

Affiliation	Average Ranking	Relative ranking
Low-income households with children	2.47	1
Persons with disabilities or other special needs (excluding homeless)	2.86	2
Low-income seniors	3.52	3
Victims of domestic violence	4.46	4
Farm workers	5.46	5
Low-income or homeless youth	5.50	6
Persons with substance abuse or dependency issues	5.61	7
Low income single adults	5.94	8

*Note: Lowest value = highest relative need*

Similarities and differences among types of respondents included the following:

- Most groups identified low-income households with children as having the greatest relative need except as noted below. There was more variation in the responses among different groups, in comparison to the results for question #1.
- Local business representatives ranked persons with disabilities, low-income households with children, and victims of domestic violence #1, #2 and #3, respectively.
- Faith-based groups ranked farmworkers #2, compared to an overall ranking of #5; they ranked victims of domestic violence higher and low-income seniors lower than the group as a whole.
- The top three rankings by non-profit housing developers were the same as for the group as a whole, though their #4 and #5 rankings were reversed, in comparison to the overall rankings.
- Private citizen/non-affiliated respondents ranked the following items #1, #2 and #3 respectively: persons with disabilities or other special needs; low-income households with children; and low-income seniors.

**QUESTION #3 - PRIORITIES/SPENDING FOR HOMELESS ASSISTANCE PROGRAMS**

<i>Program/need</i>	<i>Average amount spent (out of \$100)</i>	<i>Overall ranking</i>
Emergency shelter space	\$22.34	1
Permanent housing and supportive services	\$21.60	2
Transitional housing services or treatment	\$18.49	3
Homeless prevention services	\$13.81	4
Homeless assistance (security deposit assistance, rental assistance, etc.)	\$12.70	5
Homeless support services (transportation vouchers, service centers, etc.)	\$9.37	6
Other – seven (7) respondents spent \$5 to \$30 on the following:	\$1.69	7
<ul style="list-style-type: none"> <li>• Employment enhancement training(work skills, hygiene advice, resume writing)</li> <li>• Access to affordable health care, especially for chronic health problems.</li> <li>• Drug treatment, mental health treatment.</li> <li>• De-criminalization of homelessness. Work to stop police from arresting people for trying to sleep.</li> <li>• Training on how to find jobs and training on gaining work skills</li> <li>• Youth and mentally ill.</li> <li>• Establishment of real estate transfer fee.</li> </ul>		

Similarities and differences among types of respondents included the following:

- Responses to this question showed the most variation among respondents' top three rankings in comparison to questions #1 and #2, though most groups ranked emergency shelters as a top funding priority.
- Local business representatives ranked transitional housing #2, followed by homeless prevention services and permanent housing, which tied for #3.
- Faith-based groups ranked transitional housing with services as their #1 priority; they ranked permanent housing and emergency shelter space #2 and #3 respectively but with almost identical average scores.
- Local government staff ranked transitional housing #2 and permanent housing #3.
- The top three rankings by non-profit housing developers were permanent housing and support services, prevention services, and emergency shelter space, respectively.
- Other non-profit groups ranked permanent housing and services, emergency shelter space, and transitional housing #1, #2 and #3, respectively.

- Private citizen/unaffiliated respondents' top three rankings matched those of the group as a whole.

**QUESTION #4 – OTHER LOW AND MODERATE-INCOME HOUSING PRIORITIES OR UNDERSERVED POPULATIONS.**

A variety of needs, populations and trends were identified. The following were mentioned most frequently. A complete listing of comments is available upon request. Numbers in parentheses refer to the number of times each topic was mentioned.

*Underserved populations (mentioned more than once)*

- Low-income seniors (6)
- Drug and alcohol abuse affected individuals (6)
- Very low income single mothers or single parents with children (5)
- Immigrant populations (5)
- Families unable to purchase a home, including large families (5)
- Persons with mental health issues (5)
- Lowest income groups (4)
- Adults with developmental disabilities (4)
- Victims of domestic abuse (4)
- Farmworkers (3)
- At-risk youth (3)
- Mobile home occupants (3)
- First-time homebuyers (3)
- Ex-offenders (3)
- Homeless singles (2)

*Program needs or strategies (mentioned more than once)*

- Rental assistance (4)
- Homeless shelter space (2)

Date: January 12, 2004  
To: City and County Officials, Nonprofit Organizations, and Interested Parties  
From: Washington County Office of Community Development (OCD) and  
Cogan Owens Cogan, Consultant to OCD  
Re: Request for Information to Identify Non-Housing Community Development Needs

Your assistance is needed to identify non-housing community development needs, as the first step in preparing the 2005-2010 Consolidated Plan for Washington County. The plan will describe community needs, outline objectives, list activities that may be eligible for CDBG funding and provide criteria for selecting projects.

For your convenience, two public workshops will be held on:  
**Tuesday, January 20, 2004** from 2:00 – 4:00 p.m. at the PCC Hillsboro Education Center, 102 SE Washington, Room 109.  
**Thursday, January 22, 2004** from 2:00 – 4:00 p.m. at the PCC Hillsboro Education Center, 102 SE Washington Room 109.  
(Topics covered on both days will be the same)

The workshop is your opportunity to ask any questions you may have about the Needs Questionnaire or the consolidated planning process. The meeting room is accessible to persons with disabilities. Assisted listening devices are available for persons with impaired hearing and can be scheduled for this workshop by calling (503) 846-8814 or (503) 846-4598 no later than 5:00 p.m. Friday, January 16, 2004 or Monday, January 19, 2004 (respective to each meeting date).

Future project applications must be based on the needs listed in the 2005-2010 Consolidated Plan. Therefore, your response to this questionnaire is a key element in the identification of non-housing community needs and possible methods of meeting those needs. **It is very important to note that you will be projecting needs for the five-year time period July 1, 2005 through June 30, 2010.**

Questionnaires will be distributed at the workshops or will be available on line after January 16, 2004 ([www.co.washington.or.us/cdbg](http://www.co.washington.or.us/cdbg), Click on Planning). Questionnaires are due **Tuesday, February 10, 2004** and must be returned to the consultant at the following address:

Pam Pickens  
Cogan Owens Cogan LLC  
813 SW Alder Street, Suite 320  
Portland, OR 97205-3111

If you should have any questions, call Pam Pickens at 503-225-0192.



## **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM GUIDE**

### **A. DESCRIPTION OF THE PROGRAM**

The Community Development Block Grant (CDBG) program is established by Federal law and administered by the Federal Department of Housing and Urban Development (HUD). Every year, HUD allocates and distributes funds for the program to “entitlement” communities throughout the United States. Washington County has been an entitlement community for almost 25 years.

Entitlement communities are responsible for making actual CDBG awards within the terms of the Federal guidelines. Funds may be used for a wide range of projects, provided they are directed towards one of the three national objectives of the program, listed below, and the proposed activities meet federal eligibility criteria.

This CDBG Needs Assessment process addresses NON-HOUSING needs only, except for shelters, group homes, and residential treatment facilities. Housing needs will be handled through a separate questionnaire and needs assessment process, also linked to the County’s Consolidated Planning process. Inquiries about the housing needs process should be directed to Jennie Proctor at 503-846-8663.

Historically, the Washington County CDBG program has operated on a three-year cycle. However, it recently has transitioned to a **five-year planning cycle** linked with the County’s Consolidated Plan, which covers non-housing and housing needs. Completion of the attached Needs Questionnaire is a crucial first step if your organization is to effectively compete for CDBG funds in the **2005-2010** cycle. Needs should include all of those anticipated in this five-year period. In addition, starting this year the County will solicit CDBG applications for specific projects on an annual basis. This represents a substantial change from previous years.

If you have any concerns or questions, please do not hesitate to contact the individual listed at the conclusion of this Guide.

### **B. PROGRAM ELIGIBILITY DEFINITIONS**

While federal legislation and regulations establish rules that all CDBG funded activities must meet, the Washington County CDBG Program sets its own program and funding priorities. All program activities must meet one or more of the following three national objectives.

#### 1. Benefit low and moderate income persons

The federal government requires entitlement communities demonstrate that at least 70 percent of each year’s funding be used to address the first national objective by providing benefit to low

and moderate income persons. In Washington County, virtually all of the activities funded have been directed towards this objective.

Low to moderate income persons are defined as those living in households earning less than 80% of area median income. For an activity to meet this objective, the project must:

- Serve an area where 51% or more of the residents are low and moderate income;
- Serve a population group that is 51% or more low and moderate income; or
- Serve a target population (or limited clientele group) as identified by HUD. These groups are: abused children, elderly persons, battered spouses, homeless persons, adults meeting the Bureau of Census' definition of severely disabled persons, illiterate adults, persons living with AIDS, and migrant farm workers.

HUD LOW AND MODERATE INCOME STANDARDS EFFECTIVE February 2003			
Size of Household	Moderate Income Household: 80% of Median	Low Income Household: 50% of Median	Extremely Low Income Household: 30% of Median
1	\$36,850	\$23,050	\$13,800
2	\$42,100	\$26,300	\$15,800
3	\$47,400	\$29,600	\$17,750
4	\$52,650	\$32,900	\$19,750
5	\$56,850	\$35,550	\$21,300
6	\$61,050	\$38,150	\$22,900
7	\$65,250	\$40,800	\$24,500
8	\$69,500	\$43,450	\$26,050

Source: U.S. Department of Housing and Urban Development (HUD)

**2. Aid in the prevention or elimination of slums and blight.**

To meet this national objective, the activity must be designed to address the conditions causing the slums and blight. The Washington County CDBG Program uses the following definition of slums and blight: at least 30% of the structures are unsafe and public infrastructure is insufficient to meet current or projected needs. Unsafe structures are in violation of the standards of building, fire, health, or safety codes, or a threat to life, health or safety. This objective has rarely been used in Washington County to qualify CDBG projects. Addressing blighted conditions to remove health and safety conditions on a spot basis is also allowed; for example, bringing an historic structure up to safety standards.

**3. Urgent Community Need.**

To qualify under this third national objective, it must be demonstrated that the proposed project will address a serious and immediate threat to the community health or welfare, which is of recent origin, or became urgent within the past 18 months; and other financial resources are not available. In Washington County, this objective has only been applied once or twice in the history of the local program.

## **C. PROGRAM CATEGORIES**

The federal government has listed the following Program Categories for CDBG funding; Public Facilities, Infrastructure, Public Service, Anti-Crime Programs, Youth Programs and Senior Programs. The attached Needs Questionnaire includes a chart listing these categories and the subcategories within each.

In all cases, the population to be served must be primarily low and moderate income and/or one of the target groups identified by HUD and listed on page 2. Again, please note that the Washington County CDBG Program and the Needs Questionnaire address only non-housing needs.

Activities that are NOT eligible for CDBG funding under Federal guidelines include:

- Buildings used for the general conduct of government
- General government expenses
- Political activities
- Purchase of equipment
- Operating and maintenance expenses
- Income payments and
- New housing construction.

In addition, the following activities are NOT eligible for CDBG funding under Washington County Program policies:

- General planning
- Economic development

## **D. INSTRUCTIONS FOR COMPLETING THE NEEDS QUESTIONNAIRE**

Please identify only one Need per form. One questionnaire is provided in this packet; make as many additional copies of the form as you require.

### **PART A RESPONDENT**

The contact person(s) listed should be those responsible for preparing or authorizing the Needs Questionnaire. These are the people we will contact if any points in your completed questionnaire must be clarified.

### **PART B: PROGRAM IDENTIFICATION**

This brief program description will be used to create a table listing all identified Needs in Washington County. Please note that this Questionnaire includes only non-housing Needs, with the exception of shelters, group homes and residential treatment facilities.

### **PART C: FOCUSED NEED ASSESSMENT QUESTIONS**

Population served. The actual area that will benefit from a project is considered to be the "service area". In some cases, this CDBG service area may be county-wide. For other CDBG eligible activities, a specific geographic area may be served and could be expressed



as a city or specific part of the unincorporated area in the County. Alternatively, a need may serve clients who are either part of a limited clientele group or if a majority (51%) meet the low and moderate income test. The number of people served, approximate cost, percentage of cost expected to be covered by CDBG funds, and other funding sources also should be identified in this section.

**PART D: DETAILED DESCRIPTION OF NEED**

Documentation is important. Please attach additional information or list references that will support your statement of Need and provide enough detail to allow the reference sources to be easily obtained.

For example, if your identified Need involves the acquisition, construction, or reconstruction of a public facility or describes a public entity's need for infrastructure improvements, you should indicate the specific area to be served, if not identified specifically in Part C. Also, if not already identified in section C, a Needs statement that describes the Need for initially providing a public or human service, or an expansion of an existing service, should also define the low and moderate income beneficiaries to be served, where they will be served, and whether those clients will be located in a defined "service area" or serve a targeted clientele.

Most importantly, you should show that the facility or infrastructure Need you cite is to be located in a logically defined "service area" and 51% of the residents or users of that improvement are, clearly, at low to moderate-income levels.

If you have any questions, please call:

Pam Pickens  
Cogan Owens Cogan, LLC  
503-225-0192  
[ppickens@coganowens.com](mailto:ppickens@coganowens.com)

**PLEASE COMPLETE AND RETURN THE NEEDS QUESTIONNAIRE**

**NO LATER THAN Tuesday, February 10, 2004.**

Questionnaires can be completed and returned in one of two ways:

1. Write or type responses on the attached questionnaire (one Need per questionnaire) as needed, and mail or fax to:

Cogan Owens Cogan, LLC  
813 SW Alder Street, Suite 320  
Portland, Oregon 97205-3111  
Fax: 503-225-0224

2. Obtain an electronic copy of the questionnaire via the County's Web site ([www.co.washington.or.us/cdbg](http://www.co.washington.or.us/cdbg), click on "Planning"), edit the file (provided in Microsoft Word format), and e-mail to [ppickens@coganowens.com](mailto:ppickens@coganowens.com) or [coc@coganowens.com](mailto:coc@coganowens.com).

A reply of receipt of the electronic submittal will be returned to you. If you do not receive a reply of receipt, please call Pam Pickens at 503-225-0192. You may be advised to resend the questionnaire.

# YEAR 2005 - 2010 NEEDS ASSESSMENT QUESTIONNAIRE

Welcome to Washington County's Community Development Block Grant (CDBG) Program. Completion of this Needs Assessment Questionnaire is the first step in a process that will categorize your identified Need in anticipation of potentially competing for a Block Grant award in the years 2005-2010. PLEASE IDENTIFY ONLY ONE NEED PER FORM. Make as many copies of this form as you require. If you did not receive the CDBG Program Guide, which explains the process, goals and requirements of the Program, please contact one of the individuals listed at the end of this questionnaire and they will send you a copy. Or, you can find the questionnaire at the County's website ([www.co.washington.or.us/cdbg](http://www.co.washington.or.us/cdbg), click on Planning).

## PART A: RESPONDENT

Agency/Jurisdiction: _____
Department/Division (as applicable): _____
Street Address: _____
Mailing Address: _____
City and Zip Code: _____
Contact Name(s) & Title(s)
1. _____
_____
Phone: _____ e-mail: _____ Fax: _____
2. _____
_____
Phone: _____ e-mail: _____ Fax: _____

## PART B: PROGRAM IDENTIFICATION

B.1. Please provide a brief title or description of your identified Need in one or two sentences. This may be expressed as a generalized concept or in very specific terms.

B.2. The six primary program categories and subcategories are listed below. Please select the **one subcategory** you feel most appropriately includes your identified Need.

**PUBLIC FACILITY NEEDS**

- Neighborhood Facilities
- Parks & Recreation Facilities
- Health Facilities
- Parking Facilities
- Solid Waste Disposal Improvements
- Asbestos Removal
- Non-Residential Historic Preservation
- Other Public Facilities Needs

**PUBLIC SERVICE NEEDS**

- Handicapped Services
- Transportation Services
- Substance Abuse
- Employment Training
- Health Services
- Other Public Service Needs

**INFRASTRUCTURE IMPROVEMENTS**

- Water Improvements
- Sewer Improvements
- Sidewalk Improvements
- Street Improvements
- Flood Drain Improvements
- Other Infrastructure Needs

**ANTI-CRIME PROGRAMS**

- Crime Awareness
- Other Anti-Crime Programs

**YOUTH PROGRAMS**

- Youth Centers
- Childcare Centers
- Youth Services
- Childcare Services
- Other Youth Programs

**SENIOR PROGRAMS**

- Senior Centers
- Senior Services
- Other Senior Programs

**PART C: FOCUSED NEED ASSESSMENT QUESTIONS**

C.1. Identify the geographic or service area within which your Need occurs:

- County-wide
- City (name): \_\_\_\_\_
- Unincorporated portion of County (non County-wide)
  - East     West     North     South

C.2. If your Need involves benefit to a target population or limited clientele, rather than low and moderate income individuals in general, please identify the group below. If you check more than one box, please be sure that your detailed Need Description in Part D explains why.

- |  |   |
|--|---|
| <input type="checkbox"/> Abused children,  | <input type="checkbox"/> Homeless persons,  |
| <input type="checkbox"/> Elderly persons,  | <input type="checkbox"/> Illiterate adults, |
| <input type="checkbox"/> Battered spouses, |   |

- \_\_\_ Persons living with AIDS, and \_\_\_\_\_ definition of severely disabled persons,
- \_\_\_ Adults meeting the Bureau of Census' \_\_\_\_\_ Migrant farm workers.

C.3. Please estimate the number of people in the designated geographic or service area (C.1.) who are subject to the Need you have identified. Provide estimates for each of the groups you identified previously (C.2.). Any overlap should be clarified in your Need Description (Part D).

C.4. Depending on the nature of the Need or specific project you have identified, it would be helpful to have your estimate of the costs involved. Please indicate whether your rough estimate of cost is one-time or potentially reoccurring, and why.

Total Estimated Cost \$ \_\_\_\_\_

\_\_\_\_\_ One time cost  
 \_\_\_\_\_ Recurring cost (please explain) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

C.5. To what extent do you anticipate that CDBG funds will have to be used to meet the costs of addressing your identified Need? If possible, please express this as a percentage of total cost. What other funding sources are available/anticipated to help meet the costs?

\_\_\_\_\_ (%) of total cost of need met by CDBG funds

Other potential funding sources

**PART D: DETAILED DESCRIPTION OF NEED**

D.1. Please provide details of your identified Need. The Need usually will be expressed as a general concept (i.e. "provide shelter and job training for the homeless"), but can be more specific (i.e. construct a 32 bed homeless shelter in western Washington County"). Please review your answers to the questions in Part C. If available, provide more detailed information about the nature of the need on the following page. Such information may be helpful in determining eligibility under the federal criteria listed in the accompanying instructions, estimating the cost of meeting the need, or categorizing the need (see question B.2).

Supplemental information could include reason(s) for the Need; characteristics of the Need; specific resources required (staff, buildings, land, materials, etc.); cost assumptions; and/or how the Need could be satisfied through the CDBG Program.

*(D.1 continued)*

D.2. If there are additional sources of information (reports, statistics, etc.) that will assist in documenting your Need, please identify them below or attach them to your submitted form. For references, please provide enough detail so that the documentation may be obtained easily.

ANY QUESTIONS? We recognize that with a program as diverse as this one, it may be difficult to provide answers to all of the questions posed in this form. Do NOT assume that your inability to answer a question will disqualify you from submitting a Needs Questionnaire. Instead, give us a call.

Pam Pickens  
Cogan Owens Cogan  
503-225-0192

**Please return this form NO LATER THAN Tuesday, February 10, 2004 to:**

Pam Pickens  
Cogan Owens Cogan, LLC  
813 SW Alder Street, Suite 320  
Portland, Oregon 97205-3111  
503-225-0224 (fax)  
[ppickens@coganowens.com](mailto:ppickens@coganowens.com)



## Stakeholder Meeting #1

February 12, 1:30 – 3:30 p.m.  
Tualatin Hills Park & Recreation District  
Nature Park Interpretive Center  
Beaver Den Room  
15655 SW Millikan Blvd.  
Beaverton, OR

### **Notes**

The following is a summary of the first Washington County 2005 – 2010 Consolidated Plan Update stakeholder meeting.

#### **Attending**

**Stakeholders:** Henry Alvarez, Washington County Department of Housing Services; Karina Benitez, Columbia Funding Group; Terry Brown, Homestreet, Inc.; Vince Chiotti, Oregon Housing and Community Services; Dennis Erickson, Washington County Community Corrections; Sheila Greenlaw-Fink, Community Partners for Affordable Housing; Carol Gakin, Citizen; Jeff Hill, Aging and Veterans Services; Kristin Kane, Cascade AIDS Project; Doug Longhurst, Housing Development Corporation; Deborah Miller, Realty Trust; Kris Moore, Interfaith Hospitality Network; Sam Park, Oregon Korean Community Center; Michael Parkhurst, City of Beaverton Mayor's Office; Duane Roberts, City of Tigard Planning; Barbara Smith, Washington Mutual; Becky Smith, Community Action; Chance Wooley, Washington County Mental Health.

**Consultant Staff:** Matt Hastie and Pam Pickens, Cogan Owens Cogan, COC; Ramsay Weit.

**Washington County Staff:** Jennie Proctor, Community Development Program Coordinator; Peggy Scheer, Program Manager; Bill Haack, Housing Services Specialist.

**Guests:** Mike Sheehan, Fisher, Sheehan & Colton.



## **Introductions**

Matt Hastie opened the meeting by introducing himself and members of the consulting team Pam Pickens, Cogan Owens Cogan and Ramsay Weit. Additional team members not in attendance include Kurt Wehbring, Sextant Consultants and Sumner Sharpe.

The purpose of this project is to update the existing Washington County Consolidated Plan. Stakeholders will assist in identifying housing needs, objectives and strategies for the Washington County 2005 – 2010 Consolidated Plan. Four stakeholder meetings are scheduled.

Next, Matt reviewed the agenda and asked participants to introduce themselves and identify any groups with which they are affiliated.

## **Project Overview**

Matt provided a Power Point presentation to describe the process for updating the Consolidated Plan. The objectives of the project are to meet HUD requirements for a consolidated plan; coordinate with other jurisdictions on all plan elements; involve stakeholders and members of the public; create a more seamless, user-friendly document; and focus on implementation and results. The role of HPAS and PAB review progress at key points; review draft work products; provide guidance on key decisions; and conduct public hearing/meetings. The project runs from January 2004 to May 2005. The stakeholder involvement process is concentrated in February – April, 2004, although input is encouraged throughout the process. Upcoming steps include technical analysis and review by the stakeholder group.

## **Stakeholder Roles and Responsibilities**

Matt reviewed stakeholder roles and responsibilities. He explained that meeting participants will assist Washington County Office of Community Development staff and consultants in identifying five-year housing needs and priorities, as well as policies and strategies to meet and monitor them. Project staff and consultants will support stakeholders in these efforts throughout this project. Ultimately the County's Housing Programs Advisory Subcommittee and Policy Advisory Board will review stakeholder recommendations for incorporation in the Consolidated Plan. Specific responsibilities will include: review and comment on the work of the consultants and staff; review the materials before each meeting; inform other interested parties about future opportunities for involvement and comment; be a liaison to constituent groups; and participate actively in meetings and discussions.

Ramsay said this project is an ongoing process. If stakeholders have any particular ideas about funding, needs, etc. they should contact the consulting team between meetings, if needed.

Stakeholders asked to review Consolidated Plan elements and then asked whether Portland State University (PSU) data would be incorporated into the Plan update. Plan elements include:

- Executive Summary/Introduction
- Implementing Plans
- Housing Affordability Strategy
- Community Development Block Grant Plan
- Goals and Policies
- Community Profile
- Housing and Homeless Needs Assessment

The PSU project summarized U.S. Census Data related to housing in Washington County broken down by jurisdiction. Some of the data will be useful, but one of the Plan's requirements is to identify concentrations of population by low-income and ethnicity by Census Tract, which the PSU project did not do.

### **Review of Previously Identified Needs, Objectives, Priorities**

Matt asked the group to review the *Comparison of Identified Needs* handout, which compares identified housing needs in the Washington County 2000 – 2005 Consolidated Plan and the Vision West Issue Paper, 2002. He asked the group to identify any categories that are not already listed. Additional categories recommended include:

- Homeless
- Single people with disabilities
- Permanent housing for people with disabilities

Other comments from stakeholders include:

- Programs should target 30% of median income and below for affordable housing projects. Currently, this is a gap.
- First time homebuyer and affordable unit categories should be separate.
- Drug and alcohol issues should be included as a separate category.
- This process should be used to identify gaps in the planning process. The end result should be that each identified issue can move along a continuum.

Next, Matt asked what types of information should be included in the Plan to help stakeholders make better decisions now and in the future? Suggestions include:

- Geographic distribution of special needs populations
- Relationships between income, age and ethnicity
- Compilation of reliable data sources

- Housing condition and needs. For example, do seniors need housing and what condition is their current housing? The U.S. Census identifies if there is overcrowding, but not the size of house needed to alleviate overcrowding.

### **Next Steps**

At the next meeting, consultants and staff will provide quantitative and qualitative information about the extent of housing needs for specific groups, including a preliminary summary of the housing needs survey. During the meeting we will prioritize housing needs and strategies. The next meeting will take place on Friday, March 12, 1:30 – 3:30 pm at the Tualatin Hills Nature Park, 15655 SW Millikan Blvd.



## Stakeholder Meeting #2

March 12, 1:30 – 3:30 p.m.  
Tualatin Hills Park & Recreation District  
Nature Park Interpretive Center  
Beaver Den Room  
15655 SW Millikan Blvd.  
Beaverton, OR

### **Notes**

The following is a summary of the second Washington County 2005 – 2010 Consolidated Plan Update stakeholder meeting.

#### **Attending**

**Stakeholders:** Susan Wilson, Washington County Department of Housing Services; Terry Brown, Homestreet, Inc.; Vince Chiotti, Oregon Housing and Community Services; Dennis Erickson, Washington County Community Corrections; Sheila Greenlaw-Fink, Community Partners for Affordable Housing; Phil Hedrick, Cascade Housing Group; Jeff Hill, Aging and Veterans Services; Adele Hughes, Hillsboro Chamber; Kristin Kane, Cascade AIDS Project; Doug Longhurst, Housing Development Corporation; Kris Moore, Interfaith Hospitality Network; Amber Ontiveros, Tri-Met; Michael Parkhurst, City of Beaverton Mayor's Office; Debbie Raber, City of Hillsboro; Duane Roberts, City of Tigard Planning; Patrick Rogers, Community Action; Howard Roll, The Bridge Project; Chance Wooley, Washington County Mental Health.

**Consultant Staff:** Matt Hastie and Damian Pitt, Cogan Owens Cogan, COC; Ramsay Weit.

**Washington County Staff:** Jennie Proctor, Community Development Program Coordinator; Peggy Scheer, Program Manager; Bill Haack, Housing Services Specialist.

**Guests:** Mike Sheehan, Fisher, Sheehan & Colton.

## **Introductions**

Matt Hastie opened the meeting by introducing himself and consulting team members Damian Pitt, Cogan Owens Cogan (filling in for Pam Pickens) and Ramsay Weit.

Matt reviewed the agenda and objectives for the meeting. One goal is to have the stakeholders talk and become actively engaged in this and future stakeholder group meetings. Therefore, Matt asked the participants to talk briefly with their neighbors around the conference table about the work that they do to meet housing needs in Washington County. The stakeholders talked with each other for approximately five minutes, after which time several volunteers shared the information they had learned.

## **Project Overview**

Matt reviewed a flowchart outlining the stakeholders' role in the preparation of the 2005 – 2010 Consolidated Plan Update. Generally, the stakeholders group provides advice to County staff and the project consultant team as they draft the Housing Needs and Special Needs sections of the plan. The purpose of the first two stakeholder meetings is to identify, describe, and prioritize the housing related needs of renters, owners, and people with special needs in Washington County. In the first meeting the stakeholders discussed the types of data that would be helpful for identifying needs and priorities. The objectives of the second meeting are to present the information that the consultants have gathered so far, gather the stakeholders' responses to this information, and determine what else is needed. We also will discuss the particular needs of certain populations and go through a prioritization process exercise to determine the most pressing needs and issues.

After this meeting, the consultant staff will draft a list of goals, building off of those found in the previous Consolidated Plan and other plans from the County and other relevant organizations. In the third meeting stakeholders will help refine the goals and identify and prioritize strategies for achieving them. The final stakeholders meeting will be used to discuss performance measures or goals to be used in judging the success of the goals and strategies to address housing needs. Performance measures were not covered in the 2000 plan, but this is something that HUD is more concerned with now. The results of all four meetings will be incorporated in the Consolidated Plan and will be reviewed and approved by the County's Housing Programs Advisory Subcommittee (HPAS), Policy Advisory Board (PAB), the Washington County Board of Commissioners, and finally HUD.

Matt asked if the stakeholders had any further questions about the process, and they did not.

## **Review of Preliminary Questionnaire Results**

Matt reviewed the results of the housing needs questionnaire that was distributed to the stakeholders and other interested parties between the first and second meetings. The consultant team sent out 200 of these surveys, and 66 were returned by the February 27 deadline. The stakeholders' comments on the questionnaire follow, with responses from Matt included in brackets:

### *Comments on Question 1, Priorities/ Spending for Creating and/or Preserving Housing Units to Meet the Most Urgent Needs of Low and Moderate-Income Residents over the Next Five Years:*

- It may have been better to refine this question and ask about the priorities for different regions within the County.  
[We did not address that in the questionnaire, although the need for this type of information was discussed in the first stakeholder group meeting. We have gathered some quantitative data that will show what we know about the needs so far, some of which is broken down by region].
- "Other" should have been ranked last, since the items included under "Other" were probably not mentioned as often as any of the listed options.
- It might help to group the items by broader categories, such as renters' vs. homeowners' issues.

### *Comments on Question 2, Relative Needs of Specific Populations*

- The respondents' background and work likely influenced their perceptions of the relative needs of specific populations.
- A respondent's geographic base also could influence his or her perceptions of the relative importance of some issues, such as farmworker housing.
- HUD's recent study on worst-case housing needs validates the results from the questionnaire.

### *Comments on Question 3, Priorities/ Spending for Homeless Assistance Programs*

- The top three priorities from Question 3 reflect those from Question 1.
- We should look at national trends. For example, shelters and transitional housing are becoming less of a priority than permanent housing.
- The Housing and Supportive Services network also identified these as the top three issues.

*[That group is working on the continuum of care strategy, which is one of the processes that will be integrated into the Consolidated Plan report].*

- We should attempt to group some of these categories together.

For Question 4, Other Low and Moderate-Income Housing Priorities or Underserved Populations, Matt observed that the questionnaire responses reflected a continuing emphasis on the special needs populations from Question 2 . He asked if the stakeholders were aware of any other emerging trends that should be considered. Their responses were as follows:

- There will be less federal money for these services in the near future. For example, the Bush administration's proposed budget includes a \$23 billion reduction in Section 8 funding.
- Larger families that are renters are another underserved population. For example, in Beaverton there are a lot of 1- and 2-bedroom rental units but very few 3- and 4-bedroom rentals.
- Some organizations now make a strategic decision to plan their work based on what is more likely to be funded. The priorities in the Consolidated Plan should also take into consideration what is more likely to be funded.
- It's cheaper to house people than put them in shelters, even though that isn't reflected in the questionnaire results. Money is better spent preventing homelessness rather than reacting to it. People often don't understand this because they can see the people who are homeless and need a place to sleep, but can't see and understand the needs of people who are living in apartments or homes and are in danger of losing them. At the same time, that does not mean there isn't a need for shelters.
- The Housing First rental assistance model being pushed in Multnomah County has been found to be more effective than the traditional "step-system" of emergency to transitional to permanent housing.
- There has been a big push to bundle housing and services, such as required participation in counseling or other services that goes along with the housing. These requirements make transitional housing more expensive. We should reduce the number of steps one has to go through to get into permanent housing.
- Transitions to Housing has been a model that has been successful in Multnomah County, and that should be an example that we consider.

### **Review of Preliminary Assessment of Housing Needs**

Damian Pitt of Cogan Owens Cogan presented the results of the consultant team's preliminary assessment of housing needs for low-income and special

needs populations in Washington County, which had been summarized in a table distributed to the stakeholders group. Damian mentioned that some of the information in the table, such as income status, has not yet been found and may not be available for every category of special needs resident. For example, there is no information readily available from the US Census or other sources regarding the income levels of people who have mental or physical disabilities. In other cases the information may not be useful for the purposes of the Consolidated Plan. For example, the US Census identifies the total number of residents who are elderly or have any form of disability, but it doesn't identify how many of those are frail or otherwise in need of housing assistance. Damian also mentioned that the table did not include much information on the gaps between service locations and needs, and that the consultant team was trying to gather more information in that area.

The stakeholders' comments on the questionnaire follow, with responses from the County and the consultant team included in brackets:

- Do the population numbers represent households or individuals?  
*[The data for income ranges (first three items in the table) represent households; all others represent individuals]*
- Is there any overlap between the various population groups shown in the table rows?  
[Yes]
- Why does the table list facilities for seniors that aren't necessarily affordable? You should include only those that accept Medicaid.  
*[We need to consider all seniors as a special needs population]*
- One of our goals should be to disperse or reduce concentrations of low-income housing. We need to know more about where housing for low-income households and special needs populations is located. We should be able to identify concentrations of assisted or low-income housing if the locations of all publicly funded housing units are geocoded.
- Are housing facilities built with private activity bonds included in the public or assisted housing inventory?  
*[They are included if they are found in the inventories of HUD and DHS-assisted units.]*
- We need to clarify whether housing that is available to the 0-30% and 30-50% income groups is actually affordable to them.
- There are significant populations of farmworkers living in the Beaverton and Tigard areas.



- CAO is going to do street counts of homeless people in the County, including going out to the woods to identify people who aren't seeking services.
- Homeless shelter counts underestimate the total need. Turnaway counts are more important than number of people using beds in shelters.
- We should try to identify the number of accessible units out there.
- We can get more info about mental health and DHS units accessible to people with disabilities.

### **Identify Priorities**

Matt led a discussion of Table 2a, one of the required elements of the Consolidated Plan, which will identify the County's priority housing needs. He asked the stakeholders to review the priority needs identified in the previous Consolidated Plan and determine whether the priorities need to be changed for the updated Plan. Comments included the following:

- The questionnaire results do not reflect the priorities from the old table 2a.
- It might be helpful to see if the priorities from the previous plan have been addressed.
- Why are owners in the 50- 80% income category given a high priority, when renters in that category are considered a medium priority.
- Home ownership is the American dream, and should not be a low priority.
- Home ownership rates are much higher for whites vs. minorities. There will be racial and ethnic implications to the decisions about who gets assistance, as Hispanics are concentrated in lower income groups.
- Rehab programs help homeowners stay in their homes, which saves space in low-income rental units for others who may need them.
- Change the priority for the 51-80% income owner group from high to medium.

Matt asked if the rest of the stakeholders agreed to this final suggestion. After some discussion, the group decided to table the question until the next meeting, so more information can be gathered on the availability of units that are affordable to the various income groups.

Matt then led the stakeholders through a dot prioritization process to identify their top priorities among the following three categories: Housing Needs by Housing and Program Type; Housing Needs for Specific Populations; and Homeless

Needs. The results of this process are included in the tables attached to this summary.

### **Next Steps**

At the next meeting the participants will review the results of the dot process and continue the discussion of prioritization of needs. The consultants will present additional information about housing availability and needs. Participants will review and refine housing goals as a large group, then engage in small group discussions on strategies to address the priority needs. The next meeting will take place on Thursday, April 8, 1:30 – 3:30 pm at the Tualatin Hills Nature Park, 15655 SW Millikan Blvd.



## Housing and Homeless Needs Prioritization

### HOUSING NEEDS BY HOUSING AND PROGRAM TYPE

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Purchase and/or preserve existing housing for low-income households	16	1
Create new low-income rental units	10	2
Rehabilitate low-income rental housing units.	7	3
Acquire land for future low-income housing development	6	4
Support programs to allow transition from subsidized to non-subsidized housing	4	5
Increase affordable home ownership	3	6
Reduce affordable housing development costs	2	7
Provide rehabilitation assistance to low-income homeowners	2	7
Provide down payment assistance for first-time home buyers	1	9
Make accessibility and/or weatherization improvements	0	10
Provide emergency repair financial assistance for homeowners	0	10
Other	0	10



## Housing and Homeless Needs Prioritization

### HOUSING NEEDS FOR SPECIFIC POPULATIONS

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Persons with disabilities or other special needs (excluding homeless)	16	1
Low-income households with children	12	2
Low-income seniors	7	3
Farm workers	5	4
Persons with substance abuse or dependency issues	5	4
Low income single adults	5	4
Victims of domestic violence	1	7
Low-income or homeless youth	0	8
Ex-offenders	0	8
Other	0	8



## Housing and Homeless Needs Prioritization

### HOMELESS NEEDS

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Permanent housing and supportive services	14	1
Homeless prevention services	11	2
Emergency shelter space	5	3
Homeless assistance (security deposit assistance, rental assistance, etc.)	4	4
Homeless support services (transportation vouchers, service centers, etc.)	2	5
Transitional housing services or treatment	0	6
Other	0	7



## Stakeholder Meeting #3

April 8, 1:30 – 3:30 p.m.  
Tualatin Hills Park & Recreation District  
Nature Park Interpretive Center  
Beaver Den Room  
15655 SW Millikan Blvd.  
Beaverton, OR

### **Notes**

The following is a summary of the third Washington County 2005 – 2010 Consolidated Plan Update stakeholder meeting.

#### **Attending**

**Stakeholders:** Susan Wilson, Washington County Department of Housing Services; Terry Brown, Homestreet, Inc.; Vince Chiotti, Oregon Housing and Community Services; Dennis Erickson, Washington County Community Corrections; Phil Hedrick, Cascade Housing Group; Jeff Hill, Aging and Veterans Services; Adele Hughes, Hillsboro Chamber; Ellen Johnson, Oregon Legal Services; Kristin Kane, Cascade AIDS Project; Doug Longhurst, Housing Development Corporation; Kris Moore, Interfaith Hospitality Network; Michael Parkhurst, City of Beaverton Mayor's Office; Debbie Raber, City of Hillsboro; Duane Roberts, City of Tigard Planning; Patrick Rogers, Community Action; Howard Roll, The Bridge Project; Barbara Smith, Washington Mutual; Becky Smith, Community Action; Chance Wooley, Washington County Mental Health.

**Consultant Staff:** Matt Hastie and Damian Pitt, Cogan Owens Cogan, COC; Ramsay Weit.

**Washington County Staff:** Jennie Proctor, Community Development Program Coordinator; Peggy Scheer, Program Manager; Bill Haack, Housing Services Specialist.

**Guests:** Mike Sheehan, Fisher, Sheehan & Colton; Pavel Goberman.

## **Introductions**

Matt Hastie opened the meeting by introducing himself and consulting team members Damian Pitt, Cogan Owens Cogan and Ramsay Weit.

Matt asked the stakeholder group members to introduce themselves, then reviewed the meeting agenda. He added one item to the agenda, to review the new information and data that the consultant team had gathered since the last stakeholders meeting. The stakeholder group had no further questions about the agenda.

## **Information and Data Update**

Since the last stakeholder group meeting, the consultant team has filled in new information for Table 2a, which is a HUD-mandated component of the final consolidated plan. This table identifies the number of households within the applicable jurisdiction that have any sort of “housing problem,” such as cost burden, substandard housing, or other barriers to adequate housing. The table divides the population by homeowners and four categories of renters (elderly renters, large families, small families, and other renters), as well as by income categories (0-30% Median Family Income, 31-50%, and 51-80%). The information on the number of households with housing problems comes from HUD’s Comprehensive Housing Affordability Strategy (CHAS) tables, which are available on the HUD website. These numbers are based on the 2000 US Census, and the consultants updated the data for the years 2005 and 2010 based on the state’s expected population growth rates for Washington County. Table 2a also includes the estimated cost of the improvements needed to meet the identified future needs. These figures are based on HUD’s Total Development Costs for developing new units or rehabilitating existing units in the Portland metropolitan region.

Matt explained that the consultant team had prepared a separate table showing housing need numbers for homeowners according to the Table 2a categories used for renters (elderly, small families, large families, and other). These numbers are based on the same data and assumptions used in filling out Table 2a.

The County provided information, included in the stakeholders’ agenda packets, about the distribution of the County’s Housing Rehabilitation Program funds by income, special needs populations, and racial/ ethnic categories.

The consultant team also made some changes to the Preliminary Analysis of Housing Needs, which had been distributed at the second stakeholders meeting. These changes included:

- Corrected the “percent of total” figures for the number of households in each income category.

- Updated the information on Section 8 vouchers distributed by DHS.
- Added information on the Washington County Shelter + Care program.
- Reduced the number of housing units listed for elderly residential care facilities, nursing facilities, assisted living facilities, and adult foster homes. Listed only the units that accept Medicaid, which are assumed to be the only ones affordable to low-income elderly residents.
- Added information, provided by DHS, on the number of rental units with accessible features.
- Changed the number of housing units provided by DHS for each income category to more accurately reflect the number of units that are affordable to members of each income category. The consultant team is working with DHS to replace these numbers, which are based on the maximum income limits for each housing development, with numbers based on the actual incomes of the residents or rents at the various DHS housing facilities.

A stakeholder group member asked if more information could be added to the rental units with accessible features portion of the table about the number of units that are restricted to people with certain specific conditions. Matt responded that this information will be added if it is available.

The consultants also gave the stakeholder group members a table that shows the geographic distribution within the County of HUD affordable housing, DHS assisted housing, and DHS public housing units. The table includes the number of units in each jurisdiction plus the jurisdictions' percent of the total. Matt described how the distribution of these units compares to the jurisdictions' respective percentages of the total incorporated county population. For example, Beaverton has 22% of the units and 33% of the population. Matt noted that the locations are based on street addresses, and some of the housing developments may not necessarily be within the city limits. Susan Wilson mentioned that some of the facilities listed for Beaverton are technically in Aloha. Others listed for Portland are actually in unincorporated Washington County. There is a concentration of low-income housing units in that area, due to two very large facilities. The consultant team also has gathered information about the census tracts where low-income or minority households are concentrated.

Chance Wooley of Washington County Mental Health said that his office estimates there are 8,500 people in Washington County with severe mental illness, and there are 73 housing beds in County specifically targeted for those people.

Another stakeholder asked about whether the "4% tax credit properties" are included in the Preliminary Analysis of Housing Needs. Susan Wilson answered that some are included and others are not. Damian Pitt stated that the units included in the Preliminary Analysis table are those listed in DHS's Affordable



Housing Portfolio. Only “family” units are listed for their respective income categories, and those units targeted to farmworkers or other specific sub-populations are included elsewhere in the table.

A stakeholder group member mentioned that there are now a lot of market-rate properties that are affordable to the 51-80% of MFI population. Including those in the needs analysis will show that the greater need is in the 0-30% and 31-50% groups.

Susan Wilson mentioned that there are a lot of complicating factors when determining the number of units that are affordable to various income categories, including the fact that the rents in some housing complexes are below the maximum level allowed, making them affordable to a greater number of residents than would otherwise be assumed.

### **Complete Priority Exercise**

Matt reviewed the preliminary results of the Housing and Homeless Needs Prioritization exercise, which listed the needs in three categories -- Housing and Program Type, Specific Populations, and Homeless Needs – and ranked them in descending order of importance as identified in the “dot exercise” from the previous stakeholder meeting. He then asked the stakeholder group to divide the needs into High, Medium, and Low priorities. He explained that the stakeholders will provide one set of input and advice on the priorities, but the group’s recommendation is subject to change as the draft Consolidated Plan goes through the review and approval process with the County’s Housing Programs Advisory Subcommittee (HPAS), Policy Advisory Board (PAB), and Board of Commissioners. Some of the stakeholder group’s comments regarding this prioritization are included below:

- *Can we identify priorities by income level?*
- *We also must address the lack of units available to large families.*
- *We have to come up with a low-income number that we agree with.*

Matt explained that priorities can be identified by income level, and that HUD defines “low-income” in different ways for different programs. He recommended that the group consider “low-income” to be families with an income of 50% MFI or lower. Participants agreed that this would be an acceptable level for the purpose of the prioritization discussion.

A discussion ensued on the identification of High, Medium, and Low priorities for the three categories of housing and homeless needs. The results of these prioritizations are shown in Appendix A.

Susan Wilson mentioned that the needs that are considered a High priority are those that probably will be funded. Matt said that whatever is identified as a High priority in the final plan, not necessarily what the stakeholder group suggests, will

be more likely to get funded. However, this does not necessarily mean that items given a medium priority have no chance of being funded.

The prioritization discussion for Housing Needs for Specific Populations revolved around whether “Low-income seniors” should be a high or medium priority. The point was made that “frail elderly” would fall into the top category, “Persons with disabilities or other special needs.” Therefore the group decided to make Low-income seniors a Medium priority, with the understanding that frail elderly will be accommodated under the disabilities and special needs category.

Matt then reviewed the categories for HUD Table 2A, discussing the rationale behind the prioritizations from the 2000 Consolidated Plan. The previous plan ranked everything high or medium, in an attempt to make sure that all needs would have a chance of being funded. Matt asked how the stakeholders wanted to approach this question, and whether they wanted to give anything a low prioritization. In the ensuing discussion arguments were made to assign all 0-30% MFI renter categories a High priority, all 31-50% as Moderate, and all 51-80% as Low. Other stakeholders argued that the 31-50% category should also be a high priority.

Susan Wilson agreed that the greatest need is in the 0-30% category is greatest need, but made the point that these projects are difficult to build without a full 100% subsidy. She said that therefore there might not be any other funding left over for 31-50% units if they are not considered a High priority.

After some discussion it was decided to give all 0-30% renter categories a High priority, with Moderate priorities for all 31-50% renter categories, and Low priorities for all 51-80% renters, although this decision did not have the support of the entire group. For the owner categories on table 2A it was suggested that 0-30% owners should be a Low priority, 31-50% High, and 51-80% Medium. Others suggested that 0-30% should be a High priority. It was agreed that rehabilitation of homes owned by residents in the 0-30% income bracket would be a high priority, but new home ownership programs for this income bracket would be a Low priority, primarily because new home ownership opportunities are financially out of reach for households in the 0-30% income range. These results are shown in Appendix B.

### **Housing Goals and Strategies**

Between the second and third stakeholder group meetings County staff met with the consultant team to draft a list of nine housing goals and accompanying strategies. The first six were included in the stakeholder meeting packet. Matt read draft goals seven through nine, which were not complete at the time of the mailing.

Matt asked if any goals should be removed from the list. Some stakeholders suggested removing Goal 4 because it is a Fair Housing issue. Others

suggested to instead combine Goal 4 with Goal 8, or to state Goal 4 differently without using the terms “ethnic and racial minority.” Ultimately the stakeholders agreed to add “including ethnically diverse neighborhoods and communities” to the end of the existing Goal 4 and to retain Goal 8 as a separate item.

Other modifications approved by the stakeholders were to:

- Change Goal 8 to refer to “households” rather than “individuals.”
- Add a new Goal 10: “Maximize production of units for households in 0-30% of median family income bracket.”
- Add a new Goal 11: “Promote development of high quality, durable, sustainable housing.”

Due to a lack of time remaining for the meeting, Matt removed the small group reports from the agenda and offered instead to compile results of small group discussions between this meeting and the next one and e-mail or mail out to participants an updated set of goals and strategies.

Matt explained that the strategies assigned to each goal came from the year 2000 Consolidated Plan, ideas from the Vision Action Network process, and other ideas suggested by the consultants and County staff. He then divided the stakeholders into three small groups to discuss the strategies. Each group was asked to review three of the goals and decide if any strategies should be modified, removed, or added to the list. After finalizing the list of strategies the stakeholders were to identify their top three, in order of importance, for each goal. One of the groups was only able to complete two goals, and the goals added by the stakeholders were not discussed. The results of this exercise are included in Appendix C.

### **Next Steps**

At the next meeting participants will:

- Break into small groups to finish reviewing and identifying housing strategies and priorities for Goals 4, 10, and 11.
- Identify any additional recommended strategies for all the goals.
- Review and discuss information from the consultants related to performance measures.
- Discuss future involvement of stakeholder group participants and next steps in the process.

The next meeting will take place on **Thursday, April 29, 1:30 – 4:30 pm** at the Tualatin Hills Nature Park, 15655 SW Millikan Blvd.



## Appendix A

### Results of Housing and Homeless Needs Prioritization

#### HOUSING NEEDS BY HOUSING AND PROGRAM TYPE

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Purchase and/or preserve existing housing for low-income households	16	High
Create new low-income rental units	10	High
Rehabilitate low-income rental housing units.	7	High
Acquire land for future low-income housing development	6	Medium
Support programs to allow transition from subsidized to non-subsidized housing	4	Medium
Increase affordable home ownership	3	Medium
Reduce affordable housing development costs	2	Low
Provide rehabilitation assistance to low-income homeowners	2	Low
Provide down payment assistance for first-time home buyers	1	Low
Make accessibility and/or weatherization improvements	0	Low
Provide emergency repair financial assistance for homeowners	0	Low
Other	0	10



## Results of Housing and Homeless Needs Prioritization

### HOUSING NEEDS FOR SPECIFIC POPULATIONS

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Persons with disabilities or other special needs (excluding homeless)	16	High
Low-income households with children	12	High
Low-income seniors	7	Medium
Farm workers	5	Medium
Persons with substance abuse or dependency issues	5	Medium
Low income single adults	5	Medium
Victims of domestic violence	1	Low
Low-income or homeless youth	0	Low
Ex-offenders	0	Low
Other	0	Low



## Results of Housing and Homeless Needs Prioritization

### HOMELESS NEEDS

<i>Category</i>	<i>Dots</i>	<i>Priority</i>
Permanent housing and supportive services	14	High
Homeless prevention services	11	High
Emergency shelter space	5	Medium
Homeless assistance (security deposit assistance, rental assistance, etc.)	4	Medium
Homeless support services (transportation vouchers, service centers, etc.)	2	Low
Transitional housing services or treatment	0	Low
Other	0	Low



## Appendix B. Results of Table 2A Prioritization

		Percent of MFI	Need Level	Units		Estimated \$ (2010)*
				2005	2010	
Renter	Small Related	0-30%	H	2,663	2,918	\$380,743,484
		31-50%	M	3,700	4,055	\$529,074,800
		51-80%	L	2,925	3,205	\$418,183,260
	Large Related	0-30%	H	862	945	\$163,736,665
		31-50%	M	1,164	1,276	\$221,055,034
		51-80%	L	1,421	1,558	\$269,944,232
	Elderly	0-30%	H	1,426	1,563	\$203,856,407
		31-50%	M	1,533	1,681	\$219,244,790
		51-80%	L	1,533	1,681	\$219,244,790
	All Other	0-30%	H	2,884	3,160	\$412,313,465
		31-50%	M	3,230	3,540	\$461,810,118
		51-80%	L	3,334	3,654	\$476,722,571
Owner	0-30%	L / H**	3,191	3,497	\$52,458,277	
	31-50%	H	3,621	3,969	\$59,535,401	
	51-80%	M	7,521	8,243	\$123,649,046	

\* 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.

\*\* Low priority for the construction of new housing units, high priority for the rehabilitation of existing units. Priorities for the 31-50% and 51-80% income groups are as shown for both new units and rehabilitation of existing units.



## Appendix C. Prioritization of Housing Goals and Strategies

*Note: New strategies or additions resulting from the third stakeholders meeting are underlined. Revisions are shown with strikethrough text.*

### **I. Increase homeownership opportunities in Washington County, with an emphasis on those households that are under-represented in homeownership, incorporate a bi-lingual capacity in implementing programs.**

- Support pre/post purchase housing counseling and foreclosure prevention program/s that serve low and moderate income households in Washington County.
- Support first-time homebuyer program that assists low and moderate income households secure an affordable mortgage in Washington County. (2)
- Support first-time homebuyer program that assists low and moderate income households by providing downpayment assistance in Washington County.
- Research availability of non-County resources to expand first time homeownership opportunities.
- Use public funds to acquire land to enable self-help groups to produce homeownership options. (3)
- Establish a program directed to first-time homeownership for underrepresented populations (e.g. Latinos in Beaverton or Hillsboro). (1)
- Support and coordinate homeownership education; coordinate these programs with similar efforts by local lenders and non-profit groups.
- Identify, facilitate and obtain financial and technical resources to implement appropriate demonstration programs in the design, planning and construction of affordable homeownership units and subdivisions.

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

- Support housing projects that assist homeless households transition into permanent housing. (2)



- Integrate Federal housing program resources managed within the County that lead to permanent housing for the homeless. [\(1\)](#)
- Support housing and social service providers activities that lead to the creation of housing options for the homeless. [\(3\)](#)
- Support programs that provide homeless prevention services.
- Support programs that provide emergency shelter and services for the homeless.
- Encourage the creation of a winter shelter network through links with the faith community.
- Maintain a Housing and Support Services Network as a year-round coordinating and strategic planning organization to serve the homeless.
- [Increase number of shelter beds for single people.](#)

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

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

- [Encourage development of incentives or subsidies to projects targeting elderly and physically disabled households in rental housing projects. \(Tie 1\)](#)
- Encourage the development of additional ~~supportive~~ housing ~~resources~~ for the elderly that offer~~s~~ an integrated array of services and are conveniently located near public transportation. [\(Tie 1\)](#)
- Support coordinated programs that integrate housing facility inspections and housing rehabilitation services for the elderly and persons with disabilities. [\(Tie 3\)](#)
- Continue to support real property tax deferral opportunities for elderly homeowners.
- Encourage and facilitate public education regarding programs to address the specific housing needs of the elderly, such as asset conversion, reverse annuity mortgages, housing rehabilitation and weatherization, and shared housing.
- [Assist development partners in efforts to secure 202 grants. \(Tie 3\)](#)

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

- Provide incentives to projects that provide more than the minimum number of fully accessible housing units. [\(Tie 2\)](#)
- Provide incentives to projects targeting chronically mentally ill and developmentally disabled persons in rental housing projects. [\(Tie 2\)](#)
- Evaluate needs and design and implement joint housing and services projects, seeking demonstration grants and other financial resources to develop innovative housing appropriate to individual population groups (e.g., the

severely disabled, the moderately disabled, persons with spinal cord injuries).  
(Tie 2)

~~Promote best practices in building design/resident services to better serve populations with disabilities.~~

- Encourage the development of additional housing for persons with disabilities that offers an integrated array of services and are conveniently located near public transportation. (1)
- Assist development partners in efforts to secure 811 grants.
- Develop housing with built-in supportive service components for persons with disabilities, including group homes and small- to medium-sized complexes (less than 25 units), in locations with access to public transportation. (Tie 2)
- Continue to work closely with state treatment facilities when transitioning persons with mental or developmental disabilities from institutional to community living.

c. Persons with Other Special Needs

- Encourage development of incentives or subsidies to projects providing accessibility repairs of owner-occupied housing. (2)
- Encourage development of incentives or subsidies to projects that provide housing for households with a family member with HIV/AIDS complex. (3)
- Encourage development of incentives or subsidies to projects targeting single-parent households and that target very large households.

~~Assist development partners in their efforts to secure 202 and 811 grants.~~

- Develop housing with built-in supportive service components for special need populations, including group homes and small- to medium-sized complexes (less than 25 units), in locations with access to public transportation. (1)
- Integrate planning between the 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 on the requirements of the federal Fair Housing Act
- Maximize use of state incentives.
- Integrate housing proposals into public safety levies (e.g. domestic violence shelters).

~~Continue to work closely with state treatment facilities when transitioning persons with mental or developmental disabilities from institutional to community living.~~

- Build stronger relationships with social services/case management providers who refer high-risk applicants for housing.

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

- Encourage development of incentives or subsidies to projects targeting year-round farm worker households.
- Encourage development of incentives or subsidies to projects targeting seasonal and migrant farm worker households.
- Encourage development of incentives or subsidies to projects targeting African-American, Hispanic, Asian, Pacific Islander, and native American households, particularly those with low or very low incomes.
- Expand the availability of language-appropriate landlord-tenant and homeownership counseling.
- Link ethnically targeted social service organizations (e.g. Centro Cultural) with housing providers to expand potential pool of clients.
- Identify and utilize appropriate publicly owned surplus property or resources to develop farmworker housing.
- Support efforts to improve housing conditions in farm labor camps.
- Design and implement a demonstration project to develop farmworker housing projects serving families and single persons that are design-sensitive, linked to transportation and multiple services, and located within easy access to employment centers.
- Improve and expand the coordination of services including education, medical, employment, language skills, transportation, and legal services and facilitate the direct connection of appropriate services with existing and newly created housing resources.
- Expand and strengthen an effective communication network involving housing and social services providers, agricultural workers, advocacy organizations, employers, and government agencies to provide both long-range planning and emergency situational response capability to respond to the needs of the agricultural worker population.

*Note: The stakeholders group has not yet reviewed the Strategies for this goal.*

**V. Preserve existing affordable housing stock in Washington County**

- Encourage development of 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. (3)

~~Support housing rehabilitation programs that provide low-interest loans, deferred payment loans and grants to that assist homeowners preserve existing housing as affordable housing.~~

- Adopt long-term affordability requirements as condition of use of federal funds. (1)

- Identify inventory of **affordable and/or** expiring-use properties and collaborate with housing partners to ~~maintain~~ **acquire and preserve** that stock.
- Continue to provide resources to rehabilitation and weatherization programs for low and moderate income homeowners; target areas with concentrations of substandard homes. (2)

~~Provide housing rehabilitation assistance to larger families seeking to make additions to overcrowded housing units.~~

- Support rehabilitation of existing multifamily projects (non-profits and for-profits) with long-term affordability requirements.
- Address the supply of manufactured homes by exploring purchase or financing options for non-profits, including land trusts.
- Provide incentives for life-skills training for potential and existing tenants in special needs housing.

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

- Provide operating grants that support CHDO organizations. (2)
- Link intermediaries with local non-profits to promote capacity-building initiatives. (3)
- 
- Identify and provide resources for nonprofits in organizational development, capacity building, and technical issues related to housing planning, finance, and development.
- Identify and obtain financial resources for predevelopment costs, such as preliminary design, feasibility studies, consulting fees, environmental analysis, and site control, for affordable housing.
- 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.
- Where CHDOs are not meeting identified community needs, consider creating new CHDOs that would be eligible for operating grants. (1)
- Link the corporate real estate industry with nonprofits to explore available (and inexpensive) office space in empty buildings.

#### **VII. Reduce costs and obstacles to develop affordable housing, including regulatory barriers and costs**

- Support simplification and streamlining of housing regulatory requirements to reduce construction costs, simplify and shorten processing time.
- 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. (3)

- Promote design modifications and variances to land use rules to promote affordable housing. (2)
- Advocate for fee subsidies to pay for SDC's, building permits, and other fees. (1)
- Advocate for the ability to use inclusionary zoning programs in the development of affordable housing (requires change in state law).

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

- Maintain strong Fair Housing education and outreach programs targeting renters and property managers, including the following components. (1)
  - 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 charging premium rent to minorities.
- Encourage Fair Housing enforcement and education. (3)
- Examine the language and application of tenant screening criteria. Consider circumstances in which property owners may be willing to ease selection criteria or accept a limited cosigner. Research the idea of a central guarantee fund; consider a pilot project.
- Review policy recommendations on revising practices that may constitute impediments to Fair Housing.
- Review public transportation as an impediment to Fair Housing choice in the county with special emphasis on the disabled and families with children.
- Require all publicly funded housing to have policies on Section 8, limited English proficiency, alternative formats, reasonable accommodation, and affirmative fair housing marketing. (2)
- Require all housing to set aside 5% of units 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.

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

- Support community education and outreach on the economic value of affordable housing. (1)
- Encourage development of services to facilitate solutions to neighborhood issues involving residents of affordable housing.
- Provide complete and timely information to neighborhood residents and all interested parties to fully advise the public regarding proposed affordable housing development.

- Emphasize education for property owners, managers, realtors, lenders and tenants.
- Provide education on Fair Housing issues to social service providers, developers, builders, and architects.
- Develop messages linking affordable housing and educational success/continuity. (2)
- Educate/advocate with local government to adopt tools/strategies to reduce the cost of housing development (Metro RAHS). (3)
- Create a housing constituency in the Washington County business community.

**X. Maximize production of units for households with 0-30% of the Median Family Income.**

- Explore options for flexible financing terms for HOME and CDBG to increase the feasibility of projects serving those at less than 50% of median income.
- Provide assistance for preparation of preliminary site plans and acquire suitable vacant land for affordable housing as sites and financial resources become available.
- Select locations and properties as sites for affordable housing that provide the greatest economic benefit, in terms of cost effectiveness to develop and finance, and a location convenient to transportation, job markets, shopping, health care, and other essential services.

*Note: The stakeholders group has not yet reviewed the Strategies for this goal.*

**XI. Promote development of high-quality, sustainable, durable housing.**

*Note: Strategies have not yet been identified for this goal.*

**XII. General / Other.**

- Increase state tax credit awards to Washington County by securing local match dollars.
- Support the efforts to fully capitalize the Community Housing Fund.
- Encourage support of the business community to invest in housing development.
- 
- Seek partnerships with national and local housing intermediaries to roll out financing or program initiatives.
- Consider the use of HUD's 108 loan guarantee program as a source of additional funds.
- Partner with the faith organizations in the County to identify land for possible donation and/or joint financial ventures to develop housing.

- Encourage the development of mixed-income rental housing with units at market and below-market rents.
- 
- 
- Develop affordable housing that is compatible with existing development in the immediate area in terms of such physical characteristics as size, density, and type of structure and materials.
- Consider a mechanism for reducing the cumulative costs to applicant families of duplicate screening fees, while protecting the interests of property owners.
- Review factors underlying the reluctance of property owners to rent to Section 8 certificate holders.
- Encourage and expand coordination between housing and service providers through planning, project selection, and capacity building.



## Stakeholder Meeting #4

April 29, 1:30 – 3:30 p.m.  
Tualatin Hills Park & Recreation District  
Nature Park Interpretive Center  
Beaver Den Room  
15655 SW Millikan Blvd.  
Beaverton, OR

### **Notes**

The following is a summary of the fourth Washington County 2005 – 2010 Consolidated Plan Update stakeholder meeting.

#### **Attending**

**Stakeholders:** Larry Bowen, Clean and Sober Living; Terry Brown, Homestreet, Inc.; Vince Chiotti, Oregon Housing and Community Services; Dennis Erickson, Washington County Community Corrections; Carol Gakin, Housing Authority Tenant; Phil Hedrick, Cascade Housing Group; Jeff Hill, Aging and Veterans Services; Adele Hughes, Hillsboro Chamber; Ellen Johnson, Oregon Legal Services; Doug Longhurst, Housing Development Corporation; Kris Moore, Interfaith Hospitality Network; Michael Parkhurst, City of Beaverton Mayor's Office; Debbie Raber, City of Hillsboro; Howard Roll, The Bridge Project; Becky Smith, Community Action; Chance Wooley, Washington County Mental Health; Susan Wilson, Washington County Department of Housing Services.

**Consultant Staff:** Matt Hastie and Damian Pitt, Cogan Owens Cogan, COC; Ramsay Weit.

**Washington County Staff:** Jennie Proctor, Community Development Program Coordinator; Peggy Scheer, Program Manager; Bill Haack, Housing Services Specialist.

**Guests:** Mike Sheehan, Fisher, Sheehan & Colton.

#### **Introductions**

Matt Hastie began by thanking the participants for attending the final stakeholder group meeting.



He then reviewed the agenda, which included completing the housing strategies exercise from the previous meeting, discussing performance measures that could be used to evaluate the success of the Consolidated Plan, and talking about how stakeholder group members can remain involved through the duration of the Consolidated Plan process.

### **Housing Strategy Exercise: Small Group Discussions**

The small group discussions focused on strategies to achieve the three goals that were not discussed at the previous meeting (goals 4, 10, and 11). These discussions took the same approach as at the previous meeting. The groups first reviewed the tentative list of strategies prepared by the project consultants and County staff to determine if any should be modified, consolidated, or removed. They then identified additional strategies to add to the list. Finally, participants selected their top three choices from the revised list.

At the end of the small group discussions, before the group began going over the full list of draft goals and strategies, a question was raised about the summary to the third stakeholder group meeting. The summary identified assistance to homeowners in the 31-50% MFI income range as a high priority (as part of the HUD-required Table 2A). A member of the stakeholder group believed that the group had considered this to be a medium priority. After some discussion it was agreed that the “high priority” label had been correct.

A question also was raised about the priority for assistance to homeowners in the 0-30% MFI category, which had been given a split prioritization (low priority for new homeownership programs, high priority for rehabilitation programs). Some participants questioned whether the new homeownership programs should be a medium or high priority, given that households in the 0-30% MFI category with access to Section 8 Housing vouchers qualify for and participate in the County Department of Housing Services homeownership assistance program. Identifying this group as a low priority in this category could possibly preclude their future participation.

Matt asked if there was any sentiment within the group for changing the priority from low to medium or high. One participant suggested that it should remain low, as any funds dedicated to these homeownership programs would be taking money away from the 0-30% MFI renter population. The group then voted, and approximately 2/3 of the participants recommended changing the priority to medium.

### **Housing Strategy Exercise: Full Stakeholder Group Review**

After the small group discussions, Matt led the full stakeholder group in a review of the complete list of goals and strategies. He asked the participants for

suggestions about modifying, removing, or supplementing the draft strategies on the list. Major points discussed at this time included the following:

- Clarified the strategy under Goal III(b) to read “link objectives in the Consolidated Plan with available state funding initiatives, such as set-asides for particular special needs populations. Some of the strategies listed under Goal 7 to reduce housing development costs may contradict the objective of Goal 11, to promote high quality, durable, and environmentally friendly housing.
- The first strategy under Goal 7 is not necessary because it cannot be implemented. The regulations and permitting requirements are typically driven by state law, and cannot be changed or streamlined. A better strategy would be to help non-profits or other groups as they work through the permitting process to develop affordable housing.
- The third strategy under Goal 9 should be removed. It would stimulate controversy about developments that are legally permitted in a community. Instead, it may be appropriate to add a strategy about dealing with public opposition to specific affordable housing developments. Such a policy could include engaging the public in a conversation about the importance of affordable housing projects.
- Tax credit projects are not funded proportionally to population, because they are based on HUD’s assessment of need rather than population numbers. Washington County has never been denied tax credit project money.
- Many of the strategies should use stronger verbs, such as “address,” rather than weaker verbs such as “consider,” and “encourage.”

Appendix A lists the revised strategies for the 12 goals resulting from the small-group and full-group discussions, and shows the top three priority strategies for each goal as identified in the small group discussions.

### **Performance Measures**

Stakeholder group member Michael Parkhurst presented information about work being done across the metro region to develop performance measures for housing and community development purposes. Washington County, the City of Beaverton and other jurisdictions are involved in this effort. United Way is lending its experience to the process as well. This work reflects a growing national trend to address the performance of federal programs and determine what benefits are resulting from federal expenditures. It is possible that the results of these performance evaluations will eventually affect the funding of federal programs. For example, preliminary performance measure studies consider the CDBG program to be ineffective in terms of measurable outputs.

While the federal government has requested that the recipients of federal funds adopt performance measures, it has not provided guidance on how to do so. The cities and counties in the Portland metro region are in the early stages of developing certain types of performance measures. They are looking at examples from some social service groups, such as the United Way. This group has not considered housing performance measures yet, but is expected to do so by 2005-06 funding cycle. An important criterion for these local governments is that the performance measures should not increase the administrative burden on grant recipients. Some grant recipient groups are already working on how to quantify or evaluate their performance.

Michael distributed a few documents illustrating different performance measure models (the “logic model” and the “data collection model”). Matt mentioned that it would not make much sense for this group or the County to develop a separate set of performance measures now that might be inconsistent with the results of the regional performance measure process.

A participant asked if the Consolidated Plan is supposed to include specific numerical goals. The plan itself does not have to include such specific goals, but the idea is that activities resulting from the Consolidated Plan should ultimately have specific numerical output goals. A participant expressed concern about potential unintended consequences of output requirements, such as programs or service providers disregarding the needs of people who are harder to serve in order to show greater numerical outputs. Another mentioned that the real outcomes (i.e. the social impacts) of affordable housing can only be measured over time, and it is hard to measure the social benefits of affordable housing, if any, that are discernable in the short term.

### **Wrap-Up**

Matt reviewed the schedule for the remainder of the Consolidated Plan project and identified the opportunities for the members of the stakeholder group to remain involved. The group members will be sent copies of the updated goals and strategies, based on the results of this meeting, and will have the opportunity to give further comments. The next step is to draft a preliminary Housing and Non-Housing needs document, which will be reviewed at a public meeting. The stakeholder group members will be informed of the date and time of the public meeting as soon as that information is available.

Matt asked if the group members had any other ideas for ways they can be kept informed and involved in the process. They did not suggest any.

Matt then thanked the group members for their time and participation, and said that their input had been very helpful and constructive. The County staff members on hand asked the group members to continue to participate in the future. The meeting adjourned at 4:15 p.m.

## Appendix G

### Summary of Comments and Views and Any Comments or Views Not Accepted and the Reasons Therefore

## Jennie Proctor

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**From:** Kristermoore@aol.com  
**Sent:** Tuesday, June 08, 2004 6:04 PM  
**To:** jennie\_proctor@co.washington.or.us  
**Subject:** thoughts on consolidated plan

Dear Jennie,

I want to affirm the process the Washington County Office of Community Development employed in planning for housing this spring. We at Family Bridge (formerly known as Western Washington County Interfaith Hospitality Network) provide shelter and case management to homeless families for up to three months. We are delighted that high priority was given to families in the 0 to 30% income range. We realize too well that their housing options post-shelter are limited (and we know that spaces in shelters to keep families intact are also at a premium).

Thank you for including me in the process.

Kris Moore  
Executive Director



June 9, 2004

Dear Member of the Policy Advisory Board:

The members of the Washington County Housing Advisory Committee, (HAC), wish to thank the PAB for this opportunity to provide comment on the 2005-2010 Consolidated Plan Draft.

The HAC is appointed by the Washington County Board of Commissioners to advise the Board of Commissioners on housing policy matters as well as provide advise to The Washington County Department of Housing Services and Housing Authority. The nine-member HAC represents a wide range of professions and diverse community interests.

The HAC has had an opportunity to review the draft documents for the 2005-2010 Comprehensive Plan and complements staff on a concise document. In general, HAC members are supportive of the recommendations and priorities.

However, HAC Members would like the Policy Advisory Board members to be sensitive to at least two issues created by the recommended policy priorities. The first issue is the label of medium priority on rental households earning 30-50% of the area median income (AMI).

Table VI identifies, by income and housing type, those households that have housing problems. Small, large and elderly households in the 31-50% income range have greater numbers than those in the 0-31% income range. The 0-31% group received a HIGH priority and the 31-50% a MEDIUM priority. The rationale was that the 0-31% require more resources and have access to fewer resources than other income groups. It is true that the lower the household income the greater the need for subsidies. However, in both the 0-30% and 31-50% income groups, affordable housing requires subsidies and such subsidies are in limited supply.

Rental subsidies through the housing authority, such as the Section 8 Voucher and Public Housing Programs, generally assist households at 0-30%. Tax credit and tax-exempt bond programs generally are targeted to households from 50-60% of the area median income. There are few programs that assist the 31-50% households. By assigning a MEDIUM priority in an atmosphere of limited funding, 31-50% households are unlikely to be served. In otherwords, the policy

**Department of Housing Services**

111 NE Lincoln Street, Suite 200-L, MS 63, Hillsboro, OR 97124-3082  
ph (503) 846-4794 • fax (503) 846-4795 • TTY (503) 846-4793  
[www.co.washington.or.us/deptmts/hse\\_serv/housmain.htm](http://www.co.washington.or.us/deptmts/hse_serv/housmain.htm)

minimizes the importance of serving a very underserved portion of the households with housing problems.

A related issue is the issue of self-sufficiency. The draft plan in Table XII assigns a medium priority to "...support programs that do allow transition from subsidized to non-subsidized housing." The households that have the greatest potential to make that leap are those in the 31-50% income. This can be evidenced in the housing authority's Self-Sufficiency Program that allows participants to save increased earnings in an escrow account with the goal of graduating to self-sufficiency. Graduation of one household provides a new opportunity for one of the 7,000 on the housing authority's waiting list.

In considering housing policy for the next five years, the Washington County Housing Advisory Committee urges your reconsideration of assigning a MEDIUM priority to assisting households in the 31-50% of area median income, as well as programs that allow transition from subsidized to non-subsidized housing. These changes will allow existing and future programs to provide assistance to the full continuum of low-income households in Washington County.

Again, thank you for your attention and interest.

Sincerely,



Sydney Sherwood  
Chair

Washington County Housing Advisory Committee



1001 SW Baseline Street  
Hillsboro, OR 97123  
503.648.6646  
503.648.4175 Fax  
www.communityaction4u.org

#### OUR PROGRAMS:

- A Kid's Domain
- Child Care Resource & Referral of Washington County
- Energy & Emergency Services
- Head Start/Early Head Start
- Housing and Homeless Services
- Information and Referral
- Opening Doors
- Play It Again
- Weatherization

#### OUR PROMISE:

Community Action changes people's lives, embodies the spirit of hope, improves communities & makes America a better place to live. We care about the entire community and are dedicated to helping individuals help themselves & each other.

Peggy A. Scheer  
Program Manager  
Washington County Office of Community Development  
328 W Main Street, Suite 100  
Hillsboro OR 97123

June 11, 2004

Dear Peggy,

Staff at Community Action have reviewed the Draft Preliminary Housing and Non-Housing Needs Assessment and would like to contribute the following comments:

As you know, Community Action provides shelter and services for homeless families. Affordable housing is central to preventing homelessness and to stabilizing households who have lost their housing. We appreciate your willingness to prioritize activities directed to those with the lowest incomes in our community. The housing needs of those at or below 30% of the area median income have been neglected over the years because of the serious impediments associated with preserving and creating units affordable to residents with very low-incomes. These difficulties persist and cannot be overcome without investment and leadership from the County. It was heartening to note Goal X addresses this very issue and that several strategies listed throughout the document relate to overcoming some of the barriers to housing the very low-income population.

There is a statement in your document that needs clarification. The section labeled "Homeless" on page 46 concludes with the statement, "There is no shelter for single homeless men or homeless youths in the County". It is important to note that there is also no shelter in the County for single women unless they are fleeing domestic violence and need a confidential location.

We appreciate the opportunity to have input on the Consolidated plan and look forward to working with our partners to assist Washington County residents in achieving self-determination.

Sincerely,

Jerralynn Ness  
Executive Director







P.O. Box 23206 • Tigard, OR 97281-3206  
Tel: 503-968-2724 • Fax: 503-598-8923 • www.cpahinc.org

June 23, 2004

Peggy Scheer, Program Manager  
Office of Community Development  
328 West Main Street, Suite 100, MS 7  
Hillsboro, OR 97123-3967

Re: Comments on Preliminary Housing and Non-Housing Needs Assessment Summary

Dear Peggy:

Thanks for the opportunity to comment on the above-mentioned document. CPAH has provided comments in a variety of ways as this document was developed, through the completion of surveys and participation in the stakeholders group. Comments provided at that time will not be included here.

Many of the most vexing issues were discussed prior to the issuance of this report. It is quite difficult to make HUD and Census data cross tabulate to give us easy answers related to what size and type of unit we need in each part of the County. Where poverty is already concentrated should we rehabilitate existing but not build new units? Where predominately smaller units exist (like Tigard) should we add larger units for those families who will otherwise remain excluded? How many 30% units can be expected per subsidy dollar, and does it vary based on unit size and type of special needs population? If properties don't specifically target their units, but in fact do serve very difficult populations and very low income tenants, should they be accorded the same level of priority as those who target their entire project or a specific number of units to a special group such as ex-offenders, farmworkers, homeless, etc.? Does the data collected to date get us any closer to understanding where senior units are most needed most, where units for the disabled should be located, and so on?

We support the clear prioritization of very low-income renter households. We agree that completing new construction and rehabilitating existing units that can be added to our existing stock is a very high priority, as is preserving the affordable portfolio we already have in the county. While homeownership priorities were clearly lower, we understand the County's desire to leverage federal funds and participate in CDBG and HOME programs targeting homeowners. These are also important in building diverse and inclusive communities.

We also agree with the high prioritization of families with children and persons with disabilities. While seniors, farmworkers and those with substance abuse or dependency issues overall are accorded medium priority, on an individual basis they may also fall into the first two categories (families or disabled) and achieve high priority. Homeless

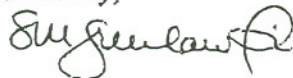
providers agree with permanent housing providers that the best way to combat homelessness is to provide permanent affordable housing opportunities and eviction and other homelessness prevention services. While emergency shelter space is only a medium priority, a singles shelter is notably lacking in the county, and should be considered to be a high priority.

The eleven goal areas included in the Summary each noted a variety of strategies. All told the sheer number of ideas is too great to provide any focus or priority. We must begin to develop a shared commitment to key housing goals in Washington County if we are to make progress in attracting more resources from state, federal and private resources for our projects and programs, including the Community Housing Fund. The actual need numbers are quite high, but in the same way that Metro set a much smaller target (10% of actual need), to create a benchmark for each community, so could the County suggest a benchmark in each need area (i.e. 500 new family units, 250 new senior units, 100 new recovery units, etc.). By creating these benchmarks, and providing leadership with local jurisdictions, this could shape the kinds of project proposals which come in each year, and bring us closer to meeting our highest priority needs.

CPAH does not support the new longer timeline for the HOME application process. While priority for projects can be shaped in advance (such as senior versus family), land cannot be cost effectively held for the length of time the new process will require. What is likely to happen is a number of applications where site control has not (and ultimately may not) be achieved—more conceptual than actual projects. While the additional staff time invested by the County may be presumed to help “ready” these projects for state or federal applications, the timing is poor for this purpose, as federal funds are often let in the spring and state in the summer. Washington County projects would sit on the shelf for nearly a year before their next major application, and then if not funded, may have to wait another year.

We appreciate the commitment and professionalism demonstrated by staff at the Office of Community Development. The Preliminary Assessment is a good step towards greater clarity and prioritization in the next Consolidated Plan. Thank you for your efforts! We look forward to continuing our work together.

Sincerely,



Sheila Greenlaw-Fink  
Executive Director



WASHINGTON COUNTY  
OREGON

July 13, 2004

Jerralynn Ness, Executive Director  
Community Action  
1001 SW Baseline  
Hillsboro, OR 97123

Dear Jerralynn:

I am in receipt of your letter dated June 11, 2004. Your comments regarding the Housing and Non-Housing Needs Assessment Summary are appreciated.

We will make a revision to the document to include mention of the fact that no shelter exists in the County for single women unless they are fleeing domestic violence and need a confidential location.

There will continue to be further opportunities for comment on the Consolidated Plan as we move through this process. I encourage you to participate in each of these, as your Agency is a valued partner in the federal programs.

Sincerely,

A handwritten signature in black ink that reads "Peggy A. Scheer". The signature is fluid and cursive, with the first name being the most prominent.

Peggy A. Scheer, Program Manager  
Office of Community Development



# WASHINGTON COUNTY

---

## OREGON

July 13, 2004

Sydney Sherwood, Chair  
Housing Advisory Committee  
111 NE Lincoln Street, Suite 200-L  
Hillsboro, OR 97124

Dear Sydney:

Thank you for your letter of June 9<sup>th</sup> regarding the Preliminary Housing and Non-Housing Needs Assessment Summary. We appreciate receiving input from the Housing Advisory Committee (HAC) on the affordable housing needs of our county residents.

Your letter expresses the concerns raised by the HAC regarding the medium priority for households earning between 31-50% of the area median income (AMI). Data as compiled by our consultant indicates that there exist greater numbers in the 31-50% range than in the other two income brackets. Your concern is that while persons in the 0-30% AMI range are assisted through Section 8 vouchers and public housing programs, and persons in the 51-60% income bracket are served by tax credit and tax-exempt bond programs, persons in the 31-50% income bracket face the risk of falling through the cracks. Along similar lines, you note that persons in the 31-50% income bracket have the greatest potential to transition from subsidized to non-subsidized housing and yet this area is also reflected as a medium priority.

Your concern is that "by assigning a medium priority in an atmosphere of limited funding, 31-50% households are unlikely to be served." In light of your concern, I want to assure you that the assignment of priority levels was done to establish a set of **relative** priorities. It is by no means the sole determining factor in whether an application will be funded. The issue of priority level will come into play in the application rating process, but it is only one question in the application. There are a host of other factors on which an application is evaluated.

A Housing Stakeholders Group spent many hours reviewing and discussing data from HUD, US Census, special needs providers, legal advocates, and survey results. From this set of data, the Stakeholders Group stepped through a number of exercises to identify relative priorities amongst income brackets as well as different types of housing needs. It is important to note that the stakeholder participants were selected

Sydney Sherwood  
July 13, 2004  
Page 2

because they were highly regarded advocates in their respective fields. Each had opportunities for input and we believe the process worked extremely well. The priorities in the document reflect the results of this stakeholder process, as well as additional input from the County's Housing Programs Advisory Subcommittee (HPAS). The group spent a significant amount of time discussing the issue you have raised and a majority of the group supported the priorities for different households/income levels identified in the plan.

One of the issues we stressed throughout this process is that this document will serve as a guiding document not only for the three federally-funded programs that fall under the Consolidated Plan Regulations (Community Development Block Grant, HOME Investment Partnerships Fund, and Emergency Shelter Grant) but also for non-profits, for-profits, and city/county departments that operate programs or implement policies that impact or could impact affordable housing development. While not a program covered under the Consolidated Plan specifically, the Housing Authority's Self-Sufficiency Program is an excellent example of how collectively we can make an impact on the needs of the county's lower income residents.

I believe it remains in the best interest of the Housing Stakeholders Group process to maintain the priority levels as proposed. However, I greatly appreciate your interest and advocacy. I encourage your continued participation as we move through the remainder of the Consolidated Planning. Drafts of the full Consolidated Plan will be made available for review at various stages throughout the process.

Sincerely,



Peggy A. Scheer, Program Manager  
Office of Community Development



# WASHINGTON COUNTY

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## OREGON

July 13, 2004

Sheila Greenlaw-Fink  
Community Partners for Affordable Housing  
PO Box 23306  
Tigard, OR 97281-3206

Dear Sheila:

Thank you for your letter of June 23rd regarding the Preliminary Housing and Non-Housing Needs Assessment Summary. I appreciate receiving input from you on the affordable housing needs of our county residents. Your letter offered constructive points, which we will consider as we continue developing the Consolidated Plan. Where possible, I'd like to address some of your comments now.

Your first point has to do with the level of cross tabulation available. Since the Consolidated Planning process began, we have received input from participants regarding the need for cross-tabulated data. You commented that it is very difficult to make HUD and census data cross-tabulate to provide "easy answers" related to what size and type of unit. To the best of his ability and within the constraints of our budget, the consultant pulled data from a variety of sources in order to get to a level of detail that could assist in some of the decision-making. Where feasible, we will include cross-tabulated data in the Consolidated Plan. For example, we can provide some cross-tabulated data regarding ethnicity and income. We can identify locations of both concentrations of minority/ethnic households and low-income families. We can provide information about the location of publicly assisted housing for low-income families. To the extent feasible, given available resources, we also will describe gaps between the need for and supply of housing for different income and special needs populations, including locational factors.

Your letter indicates that emergency shelter space should be considered a high priority. You note that emergency shelter space is identified as a medium priority in the homeless assessment. While that is true, homeless shelters are identified as a high priority in the non-housing needs assessment. Whereas the HOME Investment Partnerships Program cannot fund homeless shelters, the Community Development Block Grant (CDBG) Program can. Under the non-housing needs assessment, new or improved shelters (either through acquisition, construction or rehabilitation) are identified as a high priority. This is the priority level an applicant would show on a CDBG application.

Sheila Greenlaw-Fink  
July 13, 2004  
Page 2

Your letter states that the sheer number of strategies shown in the document is too great to provide any focus or priority. I would agree with your comment if this were a document exclusively designed to guide the federal resources. However, this document has a secondary purpose to inform other agencies, jurisdictions, and citizens in the county so that their respective decisions regarding affordable housing projects, social service programs, neighborhood revitalization efforts, and public facility plans, where possible, can be made in keeping with the goals shown in this plan. To that end, the sheer number of goals and strategies allows us to highlight the efforts of many different groups – not just the Office of Community Development.

I agree that measuring benchmarks, or outputs, to evaluate progress in meeting the goals and objectives is an integral part of this document and of administering effective federal programs. Determining the outputs will be the next step in our process. The stakeholders were recruited to help establish the goals, strategies and priorities for 2005-2010. The next step in our internal process will be to set outputs for the priority needs established in the Needs Summary document. You will see these incorporated in future drafts of the Consolidated Plan.

On a related issue, in addition to the measurement of outputs is the assessment of outcomes or impacts. These are more difficult to measure and yet the US Department of Housing and Urban Development has made this a high priority issue for all entitlement jurisdictions. Washington County is part of a regional group that is working specifically to develop systems that will assist all of us in measuring and reporting the impact of our programs. I am encouraged to see that you recognize and support the importance of this issue as well.

Your last comment has to do with the longer timeline for the HOME application process. That is an issue we have heard from other participants as well. The decision to move the HOME and CDBG application cycles closer together was made because at the time of the HOME Program transition, participants commented that the two programs should be better and more fully integrated. One of the suggestions was that the applications be combined. While staff wasn't prepared to move forward with integrating the applications, as a good faith effort, we felt we could align the application processes more closely together. We know that there are others beside yourself who take issue with the timing. In order to improve cooperation and coordination with groups such as yours, we will ensure that there are opportunities following this year's HOME application process to comment on the revised application packet and the timeline for future application processes.

Sheila Greenlaw-Fink  
July 13, 2004  
Page 3

I appreciate your willingness to communicate your concerns as well as comment on areas that are working well. There will continue to be further opportunities for comment on the Consolidated Plan as we move through this process. I encourage you to participate in each of these, as your Agency is a valued partner in the federal programs.

Sincerely,

A handwritten signature in cursive script that reads "Peggy A. Scheer". The signature is written in dark ink and is positioned above the typed name.

Peggy A. Scheer, Program Manager  
Office of Community Development





**WASHINGTON COUNTY**  
**OREGON**

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July 13, 2004

Kris Moore, Executive Director  
Family Bridge  
PO Box 4073  
Hillsboro, OR 97123

Dear Kris:

Thank you for your e-mail of June 8<sup>th</sup> regarding the Housing and Non-Housing Needs Assessment Summary and the Housing Stakeholders Group process. I greatly appreciate receiving your comments.

I'd like to encourage you as a Housing Stakeholder and as a valued partner in the federal programs to stay involved in the process as we continue with the preparation of the final 2005-2010 Consolidated Plan.

Sincerely,

A handwritten signature in cursive script that reads "Peggy A. Scheer".

Peggy A. Scheer, Program Manager  
Office of Community Development



# WASHINGTON COUNTY

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## OREGON

July 13, 2004

Doug Longhurst, Co-Executive Director  
Housing Development Corporation of NW Oregon  
220 SE 12<sup>th</sup> Avenue, Suite A-100  
Hillsboro, OR 97123

Dear Doug:

I wanted to thank you for your oral testimony presented at the June 10th public hearing on the Preliminary Housing and Non-Housing Needs Assessment Summary. Many of the points you raise regarding information on farmworker populations in the Needs Assessment Summary are valid and revisions will be made to correct the way the data is presented.

In addition to corrections offered for the summary document, you provided testimony regarding leveraged funds, set asides, the allocation formula and the land acquisition fund. I'd like to address these issues individually.

As you probably know, pledging additional funds to a project under the Community Development Block Grant Program (CDBG) is essentially a requirement in that 1). there is a limit on the amount of funds available per project, and 2). projects are awarded more rating points if more funds can be leveraged from other sources. If an application doesn't reflect other sources of funding, it will not be very competitive. Over the last three years, the CDBG projects have leveraged approximately \$8.5 million dollars (this figure is based on completed projects in the three-year time frame). While this is substantially lower than the \$20 million leveraged by completed HOME projects for the same time period, the comparison is not on equal footing. Housing projects are, by their very nature, higher cost projects, and project sponsors have access to very different financing mechanisms. I believe that applicants to the CDBG Program are doing a good job seeking out additional funds for projects.

In May, the PAB approved the continuation of set asides under housing rehabilitation and approved an allocation formula for distribution of Community Development Block Grant funds. These decisions will remain in affect through the five-year cycle unless the PAB has cause to revisit the decisions.

Doug Longhurst  
July 13, 2004  
Page 2

The reinstatement of the Land Acquisition Fund is a CDBG policy issue that will require more discussion and consideration by the PAB. Right now, as you know, the Housing Programs Advisory Subcommittee has other critical program elements under discussion that are time sensitive. The PAB would not be averse to having the discussion about a Land Acquisition Fund, but I believe those deliberations should be made in the future when we look at ways to further integrate the HOME and CDBG Programs.

I appreciate your willingness to communicate your concerns as well as comment on areas that are working well. There will continue to be further opportunities for comment on the Consolidated Plan as we move through this process. I encourage you to participate in each of these, as your Agency is a valued partner in the federal programs.

Sincerely,

A handwritten signature in cursive script that reads "Peggy A. Scheer".

Peggy A. Scheer, Program Manager  
Office of Community Development

## - ACTION -

**POLICY ADVISORY BOARD (PAB)** for the Washington County Community Development Block Grant (CDBG) Program, **June 10, 2004 at the Washington County Public Services Building, 155 North First Avenue, Room 105, Hillsboro, OR** (Please see map on reverse).

### MINUTES

The meeting was called to order by Chairperson Bob Kindel at 7:05 p.m. He asked for introductions to be made around the table as well as the audience. The following persons were present:

#### PAB REPRESENTATIVES:

Cornelius - \*Scott Rice  
Forest Grove- Bud Bliss  
Gaston - Kathi Anderson  
Tigard- \*Sidney Sherwood  
Hillsboro - Debbie Raber  
North Plains - \*Bob Kindel  
Tualatin- Richard Hager  
Wa Cnty.- \*Commissioner Richard Schouten  
King City- \*Bud Wilkinson

#### OCD STAFF:

Peggy Sheer, Program Manager  
Jennie Proctor, Com Dev Prgm Coord  
Patricia Longua, Admin. Specialist

#### GUESTS:

Matt Hastie, Cogan Owens Cogan  
Jonny Wood  
Ann Blaker  
Sri Renganathan  
Yoshita Yeramilli  
Doug Longhurst  
Margaret Bell  
Wendy Taliaferro

\* Denotes Primaries

#### 1. APPROVAL OF May 13, 2004 MINUTES:

Bud Bliss commented on the May 13, 2004 minutes, but asked that no change in the Minutes be made. He said the minutes were written with more emphasis on the staff report and less on the discussions that followed. Given that these were policy discussions, Bud felt that the minutes should have provided more detail. Kathi Anderson also pointed out that the minutes did not reflect Rick Lorenz's "No" vote on the change in Allocation Percentage. Bud Bliss MOVED TO APPROVE THE May 13, 2004 MINUTES. Scott Rice SECONDED. Motion CARRIED.

2. 2005-2010 CONSOLIDATED PLAN – NEEDS ASSESSMENT UPDATE FROM COGAN OWENS COGAN

Matt Hastie of Cogan Owens Cogan gave a slide show update on the Housing and Non-Housing Needs Assessment Summary, and a status report on the Consolidated Plan process. He explained that the Preliminary Needs Assessment will be an interim guide for the county to use as a bridge to the 2005-2010 Consolidated Plan that won't be completed until May of 2005. He outlined the steps they have taken to gather the information to be used in the Consolidated Plan as well as the different elements to be incorporated. During Matt's presentation several questions were brought up and discussed.

- Richard Hager asked what process was used to gather the population and income statistics that Cogan is using. Matt responded that the statistics used came from HUD and 2000 census data, which Cogan then updated with projections to the year 2005. Richard expressed concern that the data won't reflect the downturn in the economy after 2000. Matt agreed that the data would not reflect the downturn, but that the data they are using is the best out there. He felt that although the estimates and numbers might be lower than the true population numbers, Cogan has tried to account for any discrepancies. Richard suggested that the Tables be clearly marked if they were using projected numbers as opposed to 2000 data.
- Richard Hager asked if there were a way to quantify the "High", "Medium", "Low" priority levels of housing needs. Matt responded that the priority levels were simply showing a relative priority to one another. At this time, there are no definitions to these terms. Debbie Raber added that these priority levels resulted from the surveys, an analysis of the quantitative data, and the priority exercise conducted by the Housing Stakeholders Group.
- One member of the audience asked about Matt's slide, and whether other special needs groups were identified. Matt acknowledged that the slide did not cover all the population groups reviewed. Matt read the table from the Needs Document to recap all of the population groups and the priority levels associated with each group.
- Richard Hager asked about the dot exercise and how it was used to set priority needs. His concern was that at any given time, or with a different set of evaluators the Needs priorities would be different. Matt stated that there could possibly be some differences in a few of the tables depending on the evaluators. Debbie added that the group of evaluators consisted of a wide range of people. The majority of people were from non-profits that were very involved with the needs of the community. These people represented non-profit and for-profit affordable housing developers, service providers for special needs populations, (homeless, disabled, ex-offenders, chronically mentally ill, etc.), the faith community, and legal advocates. She indicated that this cross-section of providers were a small sample but were selected because they were passionate advocates.

- Commissioner Schouten asked for clarification on the percentages in Table II, (Low Income Households with Housing Problems) page 5. The percentage reflected in this table did not appear to agree with the percentage that appears in the narrative on page 4. Matt explained that the table shows that 20.7% of the total number of low income households have housing problems (example: cost burdens).
- In reference to the total estimated cost of non-housing needs, Richard Hager asked how much CDBG money the County expects to receive in five years. Peggy indicated that the County received approximately \$3.8 this year. If that level of funding holds steady, the County could expect to receive about \$19 million over five years to be spent on needs that actually add up to \$110 million. Richard suggested this should be put in the Plan. Matt agreed.
- Margaret Bell, City of Gaston, asked, what portion of the HOME allocation did the City of Beaverton receive. Jennie replied that Beaverton receives 20.7% of the HOME Allocation after admin has been deducted. The HOME Allocation that the County receives each year is about \$1.8 million.
- Richard commented that he noticed the statistics used in the Plan appeared to come from either the 2000 census, or were projected forward to either 2005 or 2010. He pointed out that with all the different situations it isn't always clear in the Plan where the statistics came from. Matt agreed it could be made more clear as to whether the statistics were census based or were projections.

3. PRIORITY DESIGNATION FOR HOUSING REHABILITATION, WEATHERIZATION, AND HOMEBUYER DOWNPAYMENT ASSISTANCE PROGRAM

Jennie explained that there was a conflict in the priority levels between two tables, Table XI and Table XII in the Preliminary Housing and Non-Housing Needs Assessment Summary. Jennie explained that in Table XI (Priority Housing Needs), the priority levels are assigned for income brackets of both renters and owners. Under the owner category (which includes housing rehabilitation, weatherization and homebuyer programs), the priority levels are proposed at either medium or high. However, in Table XII (Housing Priorities by Housing and Program Type), programs benefiting homeowners are reflected as a low priority.

At a previous meeting with the Housing Programs Advisory Subcommittee (HPAS), staff brought the inconsistency to the HPAS' attention and requested that an adjustment be made to the priority levels in the tables to correct the inconsistency. The HPAS' solution was to make a change to Table on Housing Priorities by Housing and Program Type. Jennie explained that the HPAS considered housing repair and weatherization programs as essentially delivery systems under the umbrella of "Purchase and/or preserve existing housing for low-income households." In addition, "providing downpayment assistance for first time homebuyers seemed to

support the overall need of increasing affordable homeownership. The affected housing priorities were considered sub-elements of more broadly worded need statements.

There were several questions and comments concerning the tables.

- Richard requested clarification of Table XI's categories in terms of how the "Small Related", "Large Related", and "Elderly" were defined. Matt explained that "Small Related" means households consisting of 2-3 related members; Large Related means consisting of 4 or more related members; and Elderly means 62 years of age or older.
- Bud Bliss indicated that the second table looks like it reflects many different program areas whereas the other table takes a broad brushed application of all money that is available. He didn't understand the relevance of the table when the money has already been approved as a set aside. The priority on the table didn't seem to be relevant in light of that. Jennie responded that in part, the reasoning was the PAB had specifically made it a set aside because of the belief that this program was a high priority in terms of the need it met. In addition, the two tables were not consistent with one another and this was an effort to correct that. Peggy went on to say that HUD does review this document specifically with respect to priorities and we want to ensure consistency where possible.
- Scott Rice pointed out that reducing affordable housing development costs ties in with creating new low income rental units as well. Jennie responded that it does support this in an indirect way but it has to do specifically with system development charges and permitting feeds associated with housing development.
- Richard Hager commented that reducing affordable housing development costs is shown as a low priority. He indicated that it's tough to reduce these costs but it's instrumental – it's why you can't rent anything in Tualatin for \$700/month and buy a house for under \$220,000. He noted that he didn't see this as a low priority. Commissioner Schouten agreed and commented that when one looks at these programs, one can see that all are in reality a high priority. Peggy indicated that a low priority does not mean a project meeting one of these needs or programs won't get funded.

Sydney Sherwood MOVED TO APPROVE THE RECOMMENDATION TO MOVE THE REHABILITATION, ACCESSIBILITY AND WEATHERIZATION PRIORITIES UNDER "PURCHASE AND/OR PRESERVE EXISTING HOUSING FOR LOW-INCOME HOUSEHOLDS" AND MOVE THE DOWNPAYMENT ASSISTANCE PRIORITY UNDER "INCREASE AFFORDABLE HOME OWNERSHIP". Bud Bliss SECONDED. Motion CARRIED.

At this point, the public hearing was opened on the draft preliminary, Housing and Non-Housing Needs Assessment Summary

## PUBLIC HEARING

A member of the audience, Johnny Wood asked the Board to consider the needs of single women. She has been a renter in the Hillsboro area for twenty years and is finding it very hard to locate housing for herself. She felt that shelters for single women were non-existent as well. After a medical problem occurred she was unable to afford to stay where she was, and could find no help. She commented that she enjoyed living in the area but was finding it hard to continue. She asked that she be a representative for all single women in need of housing.

Doug Longhurst of the Housing Development Corporation of Northwest Oregon commented that he would like to compliment the consultants and staff on the effort that they have made on the Plan. He asked for a couple of minor adjustments:

- Under the Farm Workers Section it might be noted that the population of farm workers in Washington County is in transition. While the number of seasonal workers, typically single people, is diminishing, the number of workers with families year round is on the rise. Since this is not a static population, it would be hard to use a percentage in terms of grow.
- Doug also commented on the number of housing units shown as available for farmworkers. He suggested that perhaps the 1,500-2,000 units shown was more in line with a bed count as opposed to housing units. This was probably counting farm labor housing. He stated that even that number is beginning to decline as farmers are beginning to close down traditional farm labor camps primarily because of the transition from singles to families.
- Doug encouraged the PAB to look at their priorities. The CDBG allocation is a significant portion of what comes to the County. The PAB should look at the set asides and the allocation formulas against the priorities that have been developed in this document. The PAB should also look at the issue of leveraged funds to see if the program could do a better job of leveraging funds in order to get more out of the CDBG dollars. That may mean you might have to find other dollars for infrastructure. Doug also reminded the PAB that there had once been a land acquisition fund that for various reasons was no longer active. He encouraged the PAB to look at that issue again and bring the fund back, particularly because land is so expensive in Washington County.

#### 4. MISCELLANEOUS AND ANNOUCMENTS:

Peggy Scheer reminded everyone that the meeting in July will be held on the third Thursday, July 15<sup>th</sup>, which is one week later than the normal schedule. This change of schedule will help to coincide with the public hearing for the Fair Housing Plan. This meeting will be a Public Meeting held in Hillsboro.



Peggy distributed an excerpt from the National Association of County & Economic Development Newsletter that highlights two projects in Tigard carried out with CDBG and HOME funds. CDBG funds assisted with a park project in a low income area and HOME funds assisted with major rehabilitation in an affordable housing complex. Peggy indicated this was a great example of how the funds can work together.

Bob Kindel adjourned the meeting at 8:25 p.m.

  
**Housing Advocacy Group**  
of  
WASHINGTON COUNTY

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December 9, 2004

Peggy Linden  
Washington County  
Office of Community Development  
328 West Main Ste. 100, MS7  
Hillsboro, OR 97123-3967

Dear Peggy:

The Housing Advocacy Group appreciates the opportunity to comment on the *Draft Washington County Consolidated Plan 2005-2010*. HAG members have had extensive opportunities for involvement while the plan was being developed and updated by staff and consultants over the past year.

We appreciate the variety of means through which involvement was solicited, including surveys that could be submitted electronically, focus groups, and a variety of public meetings, such as those held regularly such as HAG and HISSN. We believe this enriched your product by providing valuable insights and data, as well as continuing feedback on your data collection, analysis and reporting. Many HAG members have participated in the Consolidate Plan process in prior years, as well as other efforts to engage citizens and stakeholders in public policy. This was one of the most effective efforts we have seen to date.

The HAG appreciates the importance of this document as a research tool for those working to address housing and other community development needs in our County, as well as its role as a policy tool which helps coordinate and guide our investment of public funds. As advocates who believe the lack of affordable housing in Washington County is one of the most critical problems we confront, we hope the new *Plan* will become a tool for change (greater investment), as well.

The programs addressed through this planning process (HOME, CDBG, HOPWA, ESG) offer significant opportunities for the County to leverage other local, State, Federal and private investments in affordable housing. The Office of Community Development, and the HPAS and PAB groups that advise and support it, have a significant opportunity to serve as leaders by employing this tool to educate, inform and engage the citizens and elected officials in our County related to affordable housing.

Again, we would like to acknowledge the professionalism and dedication of your staff and consulting team in preparing this draft plan. The HAG looks forward to a continuing dialogue and partnership on all aspects of the plan and the programs it encompasses.

Sincerely,



Sheila Fink, on behalf of the HAG Steering Committee

## - ACTION -

**POLICY ADVISORY BOARD (PAB)** for the Washington County Community Development Block Grant (CDBG) Program, **December 9th, 2004 at the Public Services Building, 155 North First Avenue, Room 105, Hillsboro, OR.**

### MINUTES

The meeting was called to order by Chairperson Bob Kindel at 7:06 p.m. He announced that the PAB meeting would commence once the public hearing on the 2005-2010 Draft Consolidated Plan took place. The following persons were present:

#### PAB REPRESENTATIVES:

Cornelius - \*Amy Scheckla-Cox  
Forest Grove- \*Richard Kidd  
Gaston - \*Rick Lorenz  
Hillsboro - Debbie Raber  
King City - \*Bud Wilkinson  
North Plains - \*Bob Kindel  
Sherwood - \*Dave Grant  
Tigard - Duane Roberts  
Tualatin - Richard Hager  
Washington  
County - \*Dick Schouten

\* Denotes Primaries

#### OCD STAFF:

Peggy Scheer, Program Manager  
Jennie Proctor, CD Program  
Coordinator  
Anita Ramachandran, Admin.  
Specialist

#### GUESTS:

Sheila Fink – Community Partners for  
Affordable Housing (CPAH)  
Matt Hastie – Cogan Owens Cogan  
Linda Nilsen-Solares – Essential Health  
Clinic  
Michael Parkhurst – City of Beaverton  
Ken Scheckla  
Martin Solloway - CPAH  
Peter Truax – City of Forest Grove  
Brenda Wilkinson  
CB Wright – Edwards Center

### PUBLIC HEARING

#### 2005-2010 Draft Consolidated Plan

The public hearing for the 2005-2010 Draft Consolidated Plan commenced at 7:06 PM. Chairperson Kindel introduced Matt Hastie of Cogan Owens Cogan, the consulting firm that helped develop the Con Plan. Following his presentation, the floor was opened for comments.

Matt gave an overview of his presentation and went on to explain in further detail how the plan would be organized, the process that was used to update certain elements of it, and showed a brief overview of the needs and priorities that were identified in the process. He also gave a timeline as to the completion of the plan. A preliminary draft was complete and was ready for review and comment.

Matt began his presentation with a recap of the objectives of the Consolidated Plan process mentioning that the plan was required by HUD and had very specific guidelines to follow. The purpose of the plan is to guide the County and the City of Beaverton in the use of federal funds for housing and community development. It is also intended to incorporate elements of other planning documents into one plan that describes housing markets, housing needs, needs of homeless, as well as non-housing needs.

Matt went into some detail as to how the plan would be organized and gave a brief description as to what the various chapters would contain. He mentioned that the process used to gather the information that was integrated into the plan, included questionnaires, focus groups, and workshops. Housing advocacy groups, non-profits, cities, county departments, and developers were asked to participate in the process of identifying housing and non-housing needs within the county. Statistics were also used from Census data, HUD data, and from county departments.

Matt mentioned that the plan identifies various sub-populations that had specific needs and how those specific needs might be addressed. There is a description of the various services and programs available in respect to those groups identified. He mentioned as an example that at this time the needs significantly exceed the resources available to meet the needs for affordable housing for low-income households, seniors, farm workers, and special needs. He pointed out that both the County and City of Beaverton had identified housing and non-housing needs that were incorporated into the plan.

He pointed out that a section of the document was dedicated to the discussion of National, State, Regional, and Local goals and policies. These particular goals and policies are the guidelines that the county will use to identify priorities and allocate funds. The City of Beaverton will include information on the housing and non-housing needs of the city. He noted that the Housing Advocacy Group (HAG) had identified that certain tables related to accessibility and housing units were not very useful, hence they were trying to address that issue. He also added that certain numbers related to the homeless population have to be updated.

Dave Grant requested clarification on how the priorities identified in the process could be used in the rating process for the applications. Matt clarified that some of the priorities identified were HUD recommended while others were developed through the stakeholder process as recommended priorities based on information gathered. And, answering Dave's concern about how the priorities related to the rating process, Jennie clarified that applicants used the Needs Assessment Summary to identify and categorize the priorities on whose basis points are assigned. She added that the citizen participation process helps set the priorities.

In closing, Matt emphasized that at this point the focus was on the content and not formatting, hence any issues with formatting would be taken care of at a later time. A formatted draft would be ready by the end of January, and be available for hearings by March or April 2005. The intent was to have the plan completed by May 2005. He added that there would be several opportunities for members and stakeholders to share comments and concerns before the completion date.

Jennie added that when the draft plan was presented to the Housing Advocacy Group (HAG) and the Housing and Supportive Services Network (HSSN) on Dec 2<sup>nd</sup>, they shared the following comments and concerns, which we are working to incorporate into the plan.

- Requested to have an acronym/glossary list, which will be included in the final draft.
- Need to add more content to the section on public housing units and possible discussion on the impact on Section 8 budget reductions. Matt is to work with Department of Housing Services to incorporate this information.
- Need to include more information on world homeless counts.
- Would like to see more tables by jurisdiction.
- Would like to see some comparisons with data from 2000 Plan to see if there are any trends that give an indication of either successes or just increasing need related to recurring issues.
- Would like to see "Cost Burden" separated from other "housing problems" to estimate how many people face the problem of spending more than 30% of their income on housing.
- Final version will have table of contents that links to Tables and Maps.

- Tables will be available on the web when the document is completed.
- There was discussion on the difficulty of getting at number of accessible units in the county. Jennie pointed out that staff has started work on compiling a database of accessible HOME units.
- Provide more discussion of unique needs and conditions of people with disabilities and the gap in housing for that population.
- Data on housing units with accessible features (Table 4-19) may not be very useful and may even be misleading, hence that table may be eliminated.
- Review Multnomah County's report on special needs as a possible format for describing such needs for Washington County.

Richard Hager asked if there were a way of tracking household size and corresponding housing needs as it appears that a large number of young adults are moving in with their parents as well as elderly moving in with their children. He wanted to know if that had a significant impact on crowding of homes. Matt responded that the most recent census data sheds light on family structure as well as household size.

Chairperson Kindel requested members of the audience who wished to comment on the plan to come forward.

Sheila Fink from Community Partners for Affordable Housing (CPAH) was present and was speaking on behalf of the HAG. She was appreciative that the process of creating this document was accessible, and had reached a new level of participation from various groups. She reserved her comments and suggestions regarding formatting of the document to a later time. She specified that they did not have any issues with the data or priorities, however she was concerned that the maps included in the plan do not represent certain unincorporated portions of Washington County.

Richard Kidd wanted to know if there were adequate input in the process, Sheila clarified that there were regular meetings over a course of almost six months and commented about the participation of both county as well as state agencies at these meetings.

Chairman Kindel thanked all those who were present and provided testimony and closed the public hearing at 7:45 PM.

Peggy commented that OCD has been trying hard to develop relationships with housing partners and housing service providers in order to improve the service

provided to the public. She also added that any questions regarding the plan can be directed to OCD.

PAB meeting commenced following the public hearing.

1. APPROVAL OF NOVEMBER 18, 2004 MINUTES:

Richard Kidd MOVED TO APPROVE THE NOVEMBER 18, 2004 MINUTES. Amy Scheckla-Cox SECONDED. Motion CARRIED.

2. CDBG RATING INSTRUMENT UPDATE:

Jennie pointed out a flaw in the rating instrument having to do with two methods of determining eligibility of a project based on low/moderate area income. Some jurisdictions use census data and some use a survey because of the number of blocks groups in a city that do not have the required percentage of low/moderate income persons. Consequently, this methodology affects the rating two of the objective questions that staff rates. The Survey method shows a smaller number of persons and higher expenditure per person being served when compared to a similar type of project using the census data hence disadvantaging those jurisdictions using the survey method. Hence, in order to create equity between methods, staff proposed comparing all the projects that used the survey method separately from the projects that used the census method.

Addressing Amy's question regarding the survey method, Jennie explained that back in 1996 when the census data was getting old, HUD required that a door to door survey be conducted to estimate the number of people being served. Jurisdictions that do not have block groups that reflect at least 46.1% low/moderate income, such as North Plains, have to use survey data to qualify for the projects. She addressed Rick Lorenz's question that population and densities determine census blocks.

Richard Kidd pointed out that surveys could be used in the future, even with more up to date census data, in order to qualify a particular area.

Dick Schouten MOVED TO APPROVE THIS METHOD FOR DETERMINING RATING POINTS FOR 2005/2006 PROJECTS THAT USE EITHER CENSUS OR SURVEY DATA. Richard Kidd SECONDED. Motion CARRIED.

3. GREENBURG OAKS UPDATE:

Peggy gave a brief recap of CPAH's Greenburg Oaks project, which has been afflicted with financial difficulty for the last 2-3 years. In 2003 they asked for \$24,900 for decks and in 2004 asked for \$100,000 in CDBG contingency funds for renovation. Most recently, CPAH requested to use the \$125,000 of CDBG funds for professional services rather than the above stated uses. They have worked with other lenders to garner approximately \$2.6 million for a complete overhaul of the apartment complex, instead of doing it in bits and pieces. Hence, they are requesting use of the CDBG funds for up front costs such as hiring an architect and other soft costs. Peggy also clarified that professional services are an allowable expense for CDBG funding.

Duane Roberts pointed out that there were no design review issues and that the city of Tigard offers a small fee subsidy for affordable housing projects for permits and other associated costs.

The PAB was appreciative that CPAH found a more appropriate use of the funds as part of the larger project. Hence, the consensus was to move ahead with the redistribution of funds for professional services.

4. MISCELLANEOUS AND ANNOUNCEMENTS:

Jennie reviewed the schedule for the month of January as per the handout. Some of the important dates were:

- a. January 13, 2005 - Next PAB meeting will be at the Public Services Building, starting at 5 PM and also distribution of applications to PAB.
- b. January 26 & 27, 2005 – 3 minute sponsor presentations followed by 5 minutes for questions by the PAB to be held at the auditorium in the PSB (all day).
- c. January 29, 2005 – PAB rates projects, meeting to be held at the PCC Education Center (9 AM – 2 PM).

Lunch and refreshments will be provided at all the above meetings.

Richard Kidd mentioned that he will be meeting with staff on Friday prior to the rating day and rate the projects as he is unable to attend on Saturday the 29<sup>th</sup> of January.



Peggy informed the PAB of the approximate figures for CDBG and HOME funding for the next fiscal cycle. She pointed out that the HOME program would suffer a loss of \$96,000 and a \$126,000 cut in CDBG funding, which equates to 5% in home funds and 1%-2% cuts in CDBG funding. She fears that the cuts would be even more drastic in the 2006 funding cycle. She urged PAB members to contact the Senators and Representatives to make the need for the CDBG program is known within the next couple of days. Richard Kidd mentioned that he has put in a favorable word for the CDBG program to all the officials with whom he has been in touch.

Peggy requested PAB members to inform the office of their attendance or absence at PAB meetings in order to get an adequate headcount for a quorum.

Bob Kindel adjourned the meeting at 8:26 p.m.