

APPENDIX J.

WASHINGTON COUNTY FAIR HOUSING MATRIX

Proposed Fair Housing Action Plan

Fair Housing Awareness and Discrimination
<ul style="list-style-type: none"> • Lack of understanding of voucher holder protections in fair housing law • Lack of understanding of reasonable accommodation protections in fair housing law • Differential treatment in rental transactions

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s) Italicized</i>	Measurements	Notes
1. Fund continued paired testing for discrimination in rental transactions and actions to remedy discriminatory activity.	FY 21/22 FY 23/24	<i>Washington County</i> Beaverton Hillsboro	30-50 tests per contract	Tests would be done every other year.
2. Implement outreach and education activities (fair housing and landlord/tenant law) targeted to consumers, service providers, and small and large landlords who do not typically participate in training opportunities currently offered. Prioritize these topics: a) Oregon source of income protections, b) reasonable accommodations for people with disabilities, including emotional support	Annually Year 1-5	<i>Washington County</i> <i>Beaverton</i> <i>Hillsboro</i> Multifamily NW	Minimum of 6 trainings per year.	Collaboration to reduce duplication. Consider emerging issues.

<p>animals, c) current requirements for case-by-case evaluation of prior criminal convictions (disparate impact, case law), d) other emerging topics identified through audit testing or other means.</p>				
<p>3. Encourage area organizations to adopt and implement an equity framework by awarding extra points to applicants for CDBG and HOME funds that have implemented equity policies resulting in positive outcomes. Provide examples of successful processes and implementation actions. (Clark County best practice).</p>	<p>Year 1-5</p>	<p><i>Washington County</i></p> <p><i>Beaverton</i></p> <p><i>Hillsboro</i></p>	<p>Written narrative in annual performance report on progress in this area.</p>	<p>Year 1: review best practices.</p> <p>Year 1-2: Incentive mechanisms</p> <p>Year 2-5: Broader equity framework for programs.</p>
<p>4. Integrate current work by FHCO, Unite Oregon, the Coalition of Communities of Color and other organizations into fair housing outreach and educational activities.</p>	<p>Year 2</p>	<p><i>Washington County</i></p>	<p>Progressive meetings with FHCO on existing work and possible partnership in Washington County.</p>	

5. Encourage the State of Oregon and BOLI to enforce Oregon source of income protections for renters. Encourage the State of Oregon to amend state law and BOLI to become a substantially equivalent state agency. This will allow BOLI to investigate and adjudicate federal fair housing law violations occurring in Oregon.	Year 0-1	<i>Washington County</i>	Letter(s) of support for the legislation.	Letter of support sent from Washington County to Legislative Leadership, February 4, 2020.
6. Periodically invite FHCO to present updates to the Regional Fair Housing Collaborative on emerging issues and practices regarding education and enforcement.	Year 1-5	Regional Collaboration	Quarterly meetings.	

Access to Affordable Housing in Good Condition
<ul style="list-style-type: none"> • Shortage of deeply affordable rental housing • Shortage of large rental units appropriate for families • Differences in the ability to access homeownership

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s)</i> <i>Italicized</i>	Measurements	Notes
1. Utilizing federal entitlement funds, expand the supply of deeply	Year 1-5	<i>Washington County</i>	Number of completed units as reported in the	Beaverton and Hillsboro do not utilize CDBG

affordable rental units, larger units and units with accessibility features.			annual performance report.	funding for affordable rental development.
2. Analyze, quantify and publicize the need for accessible housing based on the share of area households with disabilities.	Year 3-5	To be determined	Development of more refined data and educational material.	This effort will involve more than one entity.
3. Increase resources for early interventions for tenants who are late paying rent to prevent eviction and help people remain in housing.	Year 1-5	Public and private funders.	Report on homeless prevention dollars that were committed/expended in Washington County.	No lead partner in this effort.
4. Identify promising practices around affirmative marketing in the digital age and then strengthen affirmative marketing requirements for subsidized housing projects.	Year 1-5	<i>Housing Authority of Washington County.</i> Beaverton Hillsboro	Written narrative in annual performance report on progress in this area.	
5. Explore the feasibility of a regionwide approach to forming a database of affordable rental and ownership housing with accessibility features, and which includes fair housing information.	Year 3-5	<i>Washington County</i>	Written narrative in annual performance report on progress in this area. Development of database.	Will seek interest and assistance from the Regional Fair Housing Collaborative. Regionwide database would necessitate a much longer planning timeline.

<p>6. Commit funding to support affordable homeownership programs. Support agencies and nonprofits that provide culturally competent services and can help address the gap in homeownership for communities of color.</p>	<p>Year 1-5</p>	<p><i>Washington County</i> <i>Beaverton</i> <i>Hillsboro</i> <i>Tigard</i></p>	<p>Number of units sold to households with incomes below 80% MFI.</p>	
<p>7. Inventory and review existing financial literacy, homebuyer education and matched savings programs, including the demographics of populations served and outcomes. Pursue additional opportunities to support culturally-specific or culturally-informed financial literacy programs and technical assistance</p>	<p>Year 2-5</p>	<p>To be determined</p>	<p>Written narrative in annual performance report on progress in this area.</p>	<p>Washington County will seek input from partner agencies on this action.</p>
<p>8. Encourage jurisdictions to define and commit to affirmatively furthering fair housing in relevant plans and codes. Encourage jurisdictions to review the analysis provided in the AI and pursue relevant amendments to codes and plans. In current and future code and plan changes, cities and the County, on their respective timelines, will evaluate their own proposed changes</p>	<p>Year 1-5</p>	<p><i>Washington County</i></p>	<p>Share the AI with Consortium cities and encourage them to review the analysis on codes/plans. Encourage them to utilize the Fair Housing Council of Oregon’s guidance when updating planning documents.</p>	

to ensure that they do not create barriers to housing access and choice.				
9. Working with a partner, research the diverse homebuying challenges of communities of color and people with disabilities. Research innovative financing options—e.g., promising practices research on culturally appropriate home financing and other types of culturally competent innovative financing.	Year 3-5	To be determined	Written narrative in annual performance report on progress in this area.	Washington County does not have the staff capacity to take on this effort but will work with partners to identify a research partner.
10. Washington County OCD will develop and maintain a webpage on its CDBG/HOME Program website providing information on Fair Housing and linking to informational and enforcement resources. Cities in the CDBG Consortium will be invited to link to this page (or use the information to create their own page).	Year 2	<i>Washington County</i> Beaverton	Completion of webpage.	
11. Housing Authority of Washington County will provide non-profits and local jurisdictions an opportunity to purchase public housing units at market value after they are offered to current residents but before they are made available for sale to the general	See note.	<i>Housing Authority of Washington County</i>	Number of public housing units sold to non-profits/partner cities to ensure ongoing affordability.	Timing is dependent on a future disposition process that is not currently planned.

public. This is only in the case that future public housing units are repositioned.				
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Barriers to Housing Choice/Access and Community Amenities
<ul style="list-style-type: none"> • Differences in access to high performing schools • Public transportation is limited in areas with older residents, residents with disabilities, and low-income communities of color

Action	Timeline (Years)	Primary Partners <i>Lead Partner(s) Italicized</i>	Measurements	Notes
1. Monitor disparities in access to high performing schools in the region and placement of affordable housing. Explore partnerships with school districts to communicate the importance of housing stability among students and families, and discuss solutions to educational inequities (access to high performing schools as well as cultural sensitivities). Convey to school districts the need for life skills training at the high school level that includes budgeting, cost and	Year 1-2	<i>Washington County</i> Beaverton Hillsboro	Meetings with School District staff to introduce the AI. Written narrative in annual performance report on progress in this area.	

availability of housing, employment soft skills, etc.				
2. Meet with transit providers to share findings from the AI. At these meetings, discuss how the jurisdictions can support researching innovative models and best practices in peer regions to address lack of access for residents with disabilities, communities of color, and low-income residents overall, including on-demand transit access.	Year 1-2	<i>Washington County</i> Beaverton Hillsboro	Meetings with transit provider staff to introduce the AI. Written narrative in annual performance report on progress in this area.	
3. Pair revitalization activities with programs and policies that mitigate displacement of low-income residents and cultural enclaves.	Year 1-5	<i>Beaverton</i>	Written narrative in annual performance report on progress in this area. Share best practices with other jurisdictions.	Washington County is willing to participate in planning/policy development under Beaverton's effort.
4. Share information from the AI with economic development organizations, especially those focusing on serving existing employers, providing employment training, or assisting emerging entrepreneurs, to help those organization explore ways to support	Year 2-5	<i>Washington County</i>	Written narrative in annual performance report on progress in this area.	

greater labor market engagement by people of color.				
5. Examine existing or ongoing studies that compare wages to availability of affordable housing and help inform geographic prioritization of housing. If such studies do not exist, identify a research partner to help collect the data.	Year 2-5	Washington County	Written narrative in annual performance report on progress in this area.	Washington County will take the lead on this effort in terms of finding a partner(s) to assist in this study. The capacity is not available in-house.
6. Housing Authority of Washington County will revise its current screening criteria and policies to reduce barriers to housing access for individuals who have been justice involved.	Year 1	<i>Housing Authority of Washington County</i>	Full implementation and staff training by end of 2020.	Staff training will include the secondary review panel in public housing.