

2015-2020 Consolidated Plan Volume 4

Washington County Consortium

Washington County and
The Cities of Beaverton and Hillsboro
Oregon

Prepared by
Washington County Office of Community Development
In collaboration with
City of Beaverton Development Division and
City of Hillsboro Planning Department



Washington County 2015-2020 Consolidated Plan

The following is a list of volumes that compose the 2015-2020 Consolidated Plan:

Volume 1, 2015-2020 Consolidated Plan Template (HUD Version) – Volume 1 of the Consolidated Plan is created in the U.S. Department of Housing and Urban Development’s Integrated Disbursement and Information System (IDIS), which will be provided to HUD and represents the minimum information that HUD requires for Consolidated Plan submission.

Volume 2, Consolidated Plan Supplementary Data – Volume 2 includes the Supplementary data and supporting documentation for each chapter of the Consolidated Plan. Refer to the Volume 2 Table of Contents for a description of the contents of each Appendix.

Volume 3, 2015 Action Plan – Volume 3 of the Consolidated Plan will be the Annual Action Plan for the funding Year 2015.

Volume 4, 2015 – Hearing feedback of the usefulness of the data contained therein, it was felt that a more user-friendly version of this document would be helpful to the public and is provided here as a version that is intended to be a more comprehensive version than that which is required by HUD. Based on feedback from the public, the value of this expanded version of the Consolidated Plan was seen and is provided here in a format that will be more suitable for the public’s review than the HUD version described above.

Volume 4

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Did you know?

The 2015-2020 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low and moderate-income residents of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium).



I. Introduction

WHAT IS A CONSOLIDATED PLAN?

The 2015-2020 Consolidated Plan describes community needs and determines local priorities for using public resources to assist low and moderate-income residents of Washington County and the Cities of Beaverton and Hillsboro (the Washington County Consortium). It sets forth a five-year strategic plan consisting of actions and production targets to address community needs. The success of the plan depends on the voluntary participation of numerous agencies and local governments in the collaborative implementation of the strategies. The Washington County Office of Community Development is responsible for plan coordination and reporting.

This plan has been developed in accordance with guidelines prescribed by the U.S. Department of Housing and Urban Development (HUD) intended to result in “a unified vision for community development actions.” Federal statutes set forth three goals that frame the overall intent of Consolidated Plans:

- Provide decent housing
- Support the development of a suitable living environment
- Expand economic opportunities

While this plan addresses all three goals to some degree, the focus continues to remain on the first two, as it has been in prior Consolidated Plans.

WHY IS THE PLAN NEEDED?

HUD requires jurisdictions receiving federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) or Emergency Solutions Grant (ESG) funds to develop a community-wide plan every three to five years as a condition of continuing to access these funds. The prior Consolidated Plan for the Washington County Consortium covered the time period of July 1, 2010 through June 30, 2015. This plan covers the time period of July 1, 2015 through June 30, 2020. This plan is augmented by annual Action Plans, which specify the use of funds in the coming year, and Consolidated Annual Performance and Evaluation Reports (CAPER), which measure progress toward meeting goals annually and cumulatively.

In Washington County, three jurisdictions receive formula allocations of the federal programs described above. Washington County is a CDBG Entitlement Community. It receives a direct allocation of CDBG funds annually which can be used throughout Washington County, except in the City of Beaverton. Although the City of Hillsboro is entitled to receive a direct allocation of CDBG funds, the City opted to remain part of the County CDBG program as a joint recipient. Under an Intergovernmental Agreement with the County, the County administers the City’s funds and manages its projects.

The City of Beaverton receives its own allocation of CDBG funds annually and runs its program separately from the CDBG program for Washington County. Beaverton CDBG funds must be used to benefit Beaverton residents exclusively.

The Washington County Office of Community Development acts as the lead agency for the Washington County HOME Consortium. HOME funds can be used throughout the county.

**INTRODUCTION &
EXECUTIVE SUMMARY**

The Washington County Office of Community Development coordinates the development of the Consolidated Plan, Action Plans and CAPERs. The City of Beaverton contributes staff time to the development of this plan.

Other incorporated cities that have not yet reached the required population thresholds to be direct recipients of HUD funds still participate in and benefit from the programs through the Policy Advisory Board (PAB). Through the PAB, these jurisdictions participate in making policy and programmatic decisions as well as selecting projects to receive funding.

IS THE PLAN BINDING?

The Consolidated Plan is not binding. However, it sets targets and goals and identifies strategies to achieve them. It is an enabling document that provides participating jurisdictions and other stakeholders with information and an action-oriented framework to address critical housing, homelessness and community development needs. Through the CAPER, the County reports annually to stakeholders, community residents and HUD on the progress it has made toward achieving these goals and the causes for deviations from the plan. There is no penalty from HUD if the goals are not met as stated. The plan can be amended during the five-year period, in accordance with the provisions of the Citizen Participation Plan.

II. Executive Summary

Planning is less about predicting the future than it is about reaching agreement about how a community will respond to the conditions that the future brings. A good plan makes intentions explicit. Given the recent upheavals in the housing and financial markets and the resulting economic recession, it is difficult, if not impossible, to anticipate exactly how conditions will change over the next five years and further into the future. Thus, this plan is a statement of how the Washington County Consortium, in collaboration with its many partners, intends to respond to the rapidly changing community development, housing and economic environment in 2015-2020.

The following principles guided the development of this plan:

- **The Consolidated Plan is a plan among plans.** Thus, the planning process began with a review of plans and meetings with representatives from other agencies. The most direct link with another plan is with the Ten Year Plan to End Homelessness. Instead of creating a separate plan for addressing homelessness, the Consolidated Plan focuses on how resources can be used to help implement the Ten Year Plan. Linkages with other plans—from criminal justice to health to community long range plans—are presented in a matrix in Volume II.
- **Innovative methods—beyond public hearings—are required to access the concerns and knowledge of low-income residents and the public in general.** Thus, the planning process included focus groups with low-income residents. It also included several broad-reaching electronic and paper community surveys, including a new survey designed to determine how residents access information about housing and community development programs and what topics interest them in attending public meetings and public hearings.

- **Engage the general public about the growing suburbanization of poverty in Washington County.** A free public screening of the award-winning HBO documentary American Winter was held at the Venetian Theater as part of the Consolidated Plan citizen participation process. There is a perception among many residents in Washington County that economic development, opportunity and job growth are available and accessed by all members of the community. This screening was intended to challenge public perceptions about people living in poverty by describing the day-to-day struggles and barriers facing low-income families in Washington County. One of the families featured in the film came to the screening to speak about the challenges of going through foreclosure, job loss and finding an affordable apartment in Hillsboro. A panel of non-profit service providers then discussed the themes of the film and available resources in the community. This was done in an effort to provide public education about the increased number of residents living in poverty in Washington County as a result of the recent recession.
- **To infuse the plan with new ideas and perspectives, it is necessary to invite new people to help guide the planning process.** The Con Plan Work Group was formed with this principle in mind. This group brought knowledge and experience to bear on the planning process from a wide array of disciplines, including land use planning, public housing, advocacy, development finance, homeless and anti-poverty programs, fair housing, social services, law, economic development, mental health, community development financial institutions, public transit and corrections.
- **Checking in with stakeholders at key points in the process is essential to keeping the plan grounded in the community.** Thus, the planning process included two sets of workshops and numerous consultations.
- **The strong tradition of collaboration that characterizes Washington County’s social service, homelessness, housing and community development environment must be the foundation upon which this planning effort is built.** The strategies presented in Chapter 6 reflect this collaborative approach.

WHAT’S INNOVATIVE ABOUT THIS PLAN?

Each new five-year planning cycle offers the opportunity to build on and extend the work included in the prior plan. The 2015-2020 Consolidated Plan built on some of the innovative concepts first introduced in the 2010-2015 Consolidated Plan and attempted to introduce some new elements. New elements in the 2010-2015 Consolidated Plan include the following:

- Parallel formats that ensure the new electronic submission of the Consolidated Plan into the Integrated Disbursement and Information System (IDIS) is seamless in linking with the overarching document available for the community to review in a meaningful way.
- New data sources and methods, including U.S. Census 2010 data, updated American Community Survey and CHAS data, Regional Equity Atlas 2.0, focus groups with low income residents, a public screening of a documentary on the topic of poverty, and several new community-wide surveys not conducted before to gauge how residents access information on housing and community development as well as their preferences and attitudes with regards to housing. For qualitative information, this Consolidated Plan also used recent data from Washington County’s participation in the Transportation Funding Options Online Survey and the regional Housing Preference Survey.

INTRODUCTION & EXECUTIVE SUMMARY

- Integration with the Aloha-Reedville Study and Livable Community Plan as well as linkages to Beaverton’s Creekside District Master Plan and Implementation Strategy. This plan seeks to integrate some of the strategies of the Aloha-Reedville Study and Livable Community Plan as they relate to housing and community development and extend them to the entire County.
- Age-Friendly and Multigenerational Focus. This plan seeks to focus incentives for development of affordable housing that enables elders, extended families and individuals with special needs to age in place in their existing housing and construct more accessible and visitable housing using universal design principles. This would also include expanded research on multigenerational housing as an alternative model.
- A renewed focus on how residents receive information on housing and community development programs in an effective and meaningful way in an attempt to increase participation in the planning processes that inform the Consolidated Plan.
- A higher level of integration with the work of other agencies and departments. The working relationships formed during the planning process with local planning departments, private nonprofit agencies, for-profit and non-profit housing developers, Community Action, mental health services providers and the community corrections system will ensure that the implementation of this plan will result in a coordinated approach to addressing the challenges of low-income residents in Washington County.

ENHANCED CITIZEN PARTICIPATION PROCESS

As indicated in the principles above, a more aggressive citizen participation process was central to the development of this plan. This process is described in detail in Chapter 2, Planning and Public Involvement. Highlights include:

- The formation of a ConPlan Work Group comprised of individuals representing diverse interests, including people who have not been involved in this planning process in the past. The Con Plan Work Group advised the Washington County Office of Community Development on the process and content of the plan.
- Conducting two sets of community workshops at strategic points in the planning process to meet with key stakeholders (local jurisdictions, agencies, non-profits and other partners) to discuss major trends likely to affect low income residents and their sense of community needs and priorities, and to review sections of the draft plan.
- Conducting focus groups with 35 low-income residents, including residents of color, to obtain their views about the challenges and barriers they face in their day-to-day lives.
- A public screening of *American Winter* hosted to describe the challenges and barriers faced by area residents for the general public through an award-winning documentary focused on the region. This included inviting one of the families highlighted in the film to relate their experiences living in Washington County and hosting a panel of need and available resources in the community in conjunction with the film.
- Coordination of a county-wide community needs survey by the City of Beaverton for Washington County citizens. The City received 786 responses in electronic and paper format combined. This information helped inform the development of the Housing and Community Development strategies.
- Coordination of a county-wide community needs questionnaire from over fifty-five nonprofit agencies, citizens, cities and other applicants with 132 responses in electronic and paper format combined. This information helped inform the development of the Community Development strategies.

- Coordination with a County-sponsored housing preference study with 1,975 completed surveys from residents about preferences and attitudes regarding housing types, renting vs. owning and other trade-offs, commuting, and amenities with regards to housing.
- Solicitation of responses from a community-wide survey with 1,260 completed surveys from residents about how they receive information about housing and community development programs and what areas of interest might get them to attend public meetings and public hearings.
- Presentations by key agencies on relevant plans at ConPlan Work Group meetings. Presentations were made by the Washington County Department of Housing Services; Community Action; Washington County Department of Community Corrections; Families for Independent Living; Community Alliance of Tenants; Fair Housing Council of Oregon; Community Partners for Affordable Housing; Enterprise Community Partners; WorkSystems; Washington County Department of Disability, Aging & Veterans Services; AARP Oregon; Cascade AIDS Project (HIV/AIDS Plan); Boys and Girls Aid Society; Westside Economic Alliance; Virginia Garcia Memorial Health Center; Mental Health Services Division of Washington County Health and Human Services; and Tri-Met. These presentations and the follow-up that ensued formed the core of Washington County's consultation process.

During the comment period for the draft plan (March 10 - April 9, 2015), two public hearings were held and additional comments were accepted by mail or e-mail.

KEY FINDINGS

Below are some key findings from Chapters 3 and 4, which profile the county's housing and community development needs.

- The last ten years have seen significant changes in poverty and vacancy rates coupled with significant population and growth in Washington County. Poverty rates in Washington County have risen since 2007 with the suburbanization of poverty as a factor. Cities like Tualatin, Beaverton, Hillsboro and Tigard have seen dramatic increases in the number of residents living in poverty between 2000 and 2012. While Portland is seeing high rates of urban revitalization, poverty has been pushed to the fringes of its borders, including Washington County. The region is seeing unprecedented low rental vacancy rates, due in part to significant in-migration into the area for high-wage jobs. These factors combined have resulted in an incredibly tight rental market, which is especially challenging for extremely low-income and special needs households. As of now, it has dramatically increased demand for affordable housing, rents and home prices for renters, homebuyers and homeowners.
- Affordable housing supply: There are 7,030 subsidized housing units in Washington County as of 2011. In addition, the Housing Authority of Washington County administers approximately 2,700 Section 8 vouchers that provide rent payments to make existing rental housing affordable.
- Most extremely low-income residents use most of their income for housing costs: Seven out of ten extremely low-income renter households (incomes at or below 30% Area Median Income (AMI), or \$21,000 per year for a family of four in 2012) are likely to pay half or more of their income for housing costs in 2012. This leaves them very little other money to pay for life's other essentials.
- Increasing cost-burden: Most very low-income residents are now using over half of

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their income for housing costs, by current standards: Nearly 76% of households with incomes at or below 50% AMI income are likely to pay more than 50% of their income for housing costs in 2012.

- **Unmet demand for affordable housing:** As of 2014, there is an unmet need for 14,000 to 23,000 housing units affordable to renters with incomes at or below 50% area median income (\$34,700 per year for a family of four as of May 2014).
- **Housing with intensive services for persons with special needs is in especially short supply:** The highest need is for housing for the homeless, elderly and frail elderly, persons with severe and persistent mental illness, developmentally disabled persons, persons dually diagnosed with addictions and mental illness, farmworkers and released offenders. While categorizing housing types by the needs of potential residents is a convenient convention used for planning purposes, this plan recognizes that this approach fails to capitalize on the complex combination of abilities and disabilities that individuals possess.
- **Community Development:** The community has mobilized around addressing the needs of the homeless, and this plan reflects that priority. Specifically, the 10 Year Plan to End Homelessness, the ongoing efforts of the Housing and Supportive Services Network, and the availability of federal Stimulus dollars have resulted in a systems change in the delivery of services. The heightened awareness of the needs of the homeless and the subsequent mobilization to address them resulted in priority designation for funding for services and facilities that support the 10 year plan.
- **Anti-Poverty:** Even with a renewed emphasis on the anti-poverty strategy in the 2010-2015 Consolidated Plan, its integration into the 2015-2020 Consolidated Plan is more important than ever given the dramatic increase of residents experiencing poverty in Washington County. This is especially true for the large number of children residing in households in poverty in the County who will need a proactive strategy that aims to use housing as a tool to link education, employment, healthcare, childcare and supportive services to increase access to opportunity and exit poverty.

HIGHLIGHTS OF THE STRATEGIC PLAN

The heart of the Consolidated Plan is the Strategic Plan (Chapter 6), which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five years. The Strategic Plan addresses three areas of concern: housing and homelessness, community development, and anti-poverty. Strategies consist of two components: actions to help advance the strategy and production targets (such as the number of persons assisted).

The five-year housing strategies address the following areas: homelessness, affordable rental housing, owner-occupied housing, fair housing, planning and organizational support. The five-year community development plan addresses needs in the areas of public facilities, public infrastructure, public services and economic development. The anti-poverty strategy includes actions in the arenas of public policy development, service and support system improvements and building civic capital formation

The Housing and Homeless Strategies call for using HOME funds to leverage the production of 365 new and the preservation of 30 existing affordable housing units. All new HOME-assisted units will be affordable to households with incomes at or below 50% AMI. Included in these totals are units that serve persons with developmental and mental health disabilities, farmworkers, the elderly, and homeless or at-risk-of-homelessness individuals and households. The top priority is to use available

resources to make progress in implementing the Ten Year Plan to End Homelessness and the Anti-Poverty Strategy. This involves using innovative blends of resources to fund the development of the most difficult kinds of housing to create. The Housing and Homeless Strategies also call for the continuation of existing home repair, weatherization and accessibility programs, and the production of new owner-occupied housing for households with incomes at or below 60% AMI.

In recognition of the fact that land use, transportation and affordable housing planning need to be linked if communities are to successfully address all three elements of a sustainability agenda (environmental, economic and equity goals), this section includes a set of strategies dealing with planning. Affordable housing is a critical part of the community's investment in public infrastructure designed to promote greater social sustainability. The County also commits to a new blueprint for affirmatively furthering fair housing which includes development of new affordable housing in opportunity-rich areas, to examining a strategy to better integrate financing for affordable housing and off-site public infrastructure, and to prioritizing age-friendly and multigenerational housing which seeks to allow older adults and those with special needs to age in place in more accessible and visitable housing.

The Community Development Strategies reflect the evolution of a closer working relationship between the City of Beaverton and Washington County's separate programs. In Washington County, a change in the local allocation formula will ensure that the maximum amount of funding allowed by federal statute is made available annually for public services, the funding category that typically receives the most applications. Services and facilities that implement strategies in the Ten Year Plan to End Homelessness are the highest priority for funding. In recognition of the importance of services to the success of families in subsidized housing, the County will set aside a portion of the public services funding for resident services provided by the area's most qualified (Tier I) Community Housing Development Organizations.

The Anti-Poverty Strategies focus on the formation of new working relationships among the different organizations that provide core supports that enable low-income families to remain stable or progress: housing, income, food, health and employment. They are built on an understanding derived from the interviews with low-income residents that a perverse reward system that discourages people from taking risks to improve their situation is imbedded in this array of supports. The Anti-Poverty Strategy calls for the formation of a new Anti-Poverty Work Group to analyze and, to the extent feasible at the local level, address this issue and also work on other public policy, service delivery and civic capital concerns.

ORGANIZATION OF THE PLAN

In an attempt to streamline the process, the U.S. Department of Housing and Urban Development (HUD) now requires jurisdictions to complete their five-year Consolidated Plans and Annual Action Plans in HUD's Integrated Disbursement and Information System (IDIS). Washington County still sees the value of providing an expanded, more user-friendly version to the public for use in preparing applications for Community Development Block Grant (CDBG) and/or Home Investment Partnerships (HOME) program applications. Volume 1 of the plan is the more condensed version that is submitted to HUD and contains the minimum submission requirements for this Consolidated Plan, and Volume 4 is intended to provide applicants a more comprehensive and useful document for the public's review and use. The information contained within each is similar, only Volume 4 allows for further elaboration and discussion.

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There are four volumes that compose the 2015-2020 Consolidated Plan:

Volume 1: 2015-2020 Consolidated Plan Template (HUD Version)

Volume 1 of the Consolidated Plan is created in the U.S. Department of Housing and Urban Development’s Integrated Disbursement and Information System (IDIS), which will be provided to HUD and represents the minimum information that HUD requires for Consolidated Plan submission.

Volume 2: Consolidated Plan Supplementary Data (Appendices)

Volume 2 includes the Supplementary data and supporting documentation for certain activities of the planning process, including the 2015-2020 Consolidated Plan Goals Summary, the Citizen Participation Plan, the Citizen Survey Summary, the workshop summaries, data, specific tables and other information required by HUD. Volume 2 supplements the information provided in Volumes 1 and 4 and corresponds to the chapters in Volume 4.

Volume 3: 2015 Action Plan

The Action Plan is the implementation plan for Year 1 of the new Consolidated Plan. The Action Plan acts as the Consortium’s application for Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant funding.

Volume 4, 2015 – 2020 Consolidated Plan (Public Expanded Version)

Hearing feedback of the usefulness of the data contained therein, it was felt that a more user-friendly version of this document would be helpful to the public and is provided here as a version that is intended to be a more comprehensive version than that which is required by HUD. Based on feedback from the public, this expanded version is provided here in a format that is intended to be more user-friendly than the HUD version described above.

The Chapters composing Volume 4 of the Consolidated Plan are:

Chapter 1: Community Profile. This chapter includes basic demographic information about the county using the most current data at the time of creation, including 2008-2012 American Community Survey (ACS) 5-year estimates, 2010 U.S. Census data, 2007 Agriculture Census and the 2012 Commodity Report from the Oregon Agricultural Information Network, and is intended to be useful to non-profits and others applying for funding from sources outside the county.

Chapter 2: Planning and Public Involvement. This chapter identifies the key groups involved with the development of the plan, presents a chronology of public meetings and activities, and describes the consultations that occurred during the planning process. Federal regulations establish minimum standards for citizen participation and consultations. In undertaking this plan, Washington County Consortium members and the City of Beaverton sought to exceed these standards, and to the extent feasible, ground the plan in realities faced by low-income residents, service providers, County departments, and participating cities.

Chapter 3: Housing Needs Assessment and Market Analysis. This chapter provides an assessment of housing, homeless, and non-housing community development needs of Washington County, including the Cities of Beaverton and Hillsboro. It details how demographic and market-driven changes in Washington County over the past five years have impacted low-income households across the County. This is the most complex and data-rich chapter of the plan. For that reason, it begins with an overview and summary of needs. The chapter presents a concise summary of housing needs including housing problems, cost burden, severe cost burden and overcrowding challenges. The chapter identifies the kind of housing that exists or is likely to be built by the private sector during the next five years and compares that information to the needs and characteristics of county residents. It also examines in detail the need for housing affordable to

households with incomes 0 to 30% of Area Median Income (AMI), 31 to 50% AMI and 51 to 80% AMI that is not likely to be provided by the private market unaided. The chapter includes information about the housing needs of homeless families and individuals, drawn largely from the Ten Year Plan to End Homelessness. This chapter examines the housing needs of specific populations with special needs in the Non-Homeless Special Needs Assessment, some of whom require specialized housing (e.g., housing for persons with mental illness, licensed long-term care). This also includes the Non-Housing Community Development Needs Assessment to assess the growing need for public infrastructure, public facilities, public services and economic development. The chapter then focuses on the Housing Market Analysis, including the number of housing units, the cost of housing and the condition of housing. The chapter evaluates Public Housing and facilities and services for the homeless and special needs populations. In terms of workforce development and employment, the chapter then discusses Non-Housing Community Development Assets to get a sense of the workforce training and educational needs of residents towards obtaining jobs that could enable them to be self-sufficient. The chapter concludes with a brief discussion of concentrations of racial and ethnic minorities and low-income households in Washington County.

Chapter 4: Community Development Plan. This chapter provides a summary of Washington County’s non-housing community development needs for the 2015-2020 Consolidated Plan, as well as an overview of the federal Community Development Block Grant (CDBG) Program allocation process for Washington County and the City of Beaverton’s CDBG programs.

Chapter 5: Consolidated Plan Maps. Using maps, this chapter visually highlights demographic, economic and social information about Washington County and its residents. It provides a guide for data sources on places in Washington County that provide good opportunities for low income residents to connect with resources that can enhance their life chances, such as places with good schools and a healthy environment and connections to transportation, jobs, everyday goods and services. Opportunity Maps were introduced in the 2010-2015 Consolidated Plan, but due to the challenges faced in replicating and updating these maps for the 2015-2020 Con Plan, a Mapping Subcommittee was formed to discuss and make recommendations to the Consolidated Plan Workgroup about other mapping tools fulfilling this need that are currently available in the community, including the Coalition for a Livable Future’s Equity Atlas 2.0 mapping tool and HUD CPD maps. The subcommittee selected a list of indicators that should be considered by applicants of CDBG or HOME funds, but the subcommittee recommended that maps should no longer have a scoring component embedded in the maps themselves. While the opportunity mapping component of the application will still be subjectively rated by the Policy Advisory Board and will play a role in determining whether a project is located in an area of opportunity, it was agreed that an analysis and case should be made by each applicant of HOME or CDBG funds based on mapping indicators that are most applicable to the proposed project or activity.

Chapter 6: Strategic Plan. The heart of the Consolidated Plan consists of the Strategic Plan, which describes how federal funds and other resources will be deployed and what other actions will be taken to address community development and affordable housing needs over the next five year period. The following Tables summarizing the contents of the Strategic Plan are as described below:

- Table 6-1 ESG Performance Objectives and Standards by Activity
- Table 6-2 Five-Year Strategic Plan for the 2015-2020 Consolidated Planning Cycle
- Table 6-3 Other Consolidated Plan Strategies Included in the Five-Year Strategic Plan
- Table 6-4 2015-2020 Consolidated Plan Jurisdictional Strategies
- Table 6-5 2015-2020 Consolidated Plan Anti-Poverty Strategies
- Table 6-6 2015-2020 Consolidated Plan Goals Summary

PAST PERFORMANCE

The Consolidated Plan regulations [24 CFR Part 91.200 (c)] require the executive summary to include “an evaluation of past performance.” At the time of this writing, we have not analyzed the final year in the current five year Consolidated Plan. The following summary is an evaluation of the past performance of each of identified strategies through Year 4 of the 2010-2015 Consolidated Plan. The Community Development Objectives include Public Facilities, Infrastructure, Public Services and Economic Development (City of Beaverton only). The Housing Objectives include Homelessness, Affordable Rental Housing, Special Needs Housing, and Affordable Homeownership.

Over the course of the five-year period, Community Development projected goals were to construct 26 public facilities, serve 10,350 persons with public infrastructure activities, provide 66,950 people with Public Services and provide Economic Development services to 19 persons and 8 businesses.

- 1) **Public Facilities** – Develop or improve a variety of public facilities to benefit income-qualifying neighborhoods or income-qualified special needs populations.

The 2010-2015 Consolidated Plan goal was to provide assistance to 26 Public Facilities over the five-year period. The actual accomplishments included creation and improvements made to 18 facilities through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal will fall short of the five-year projection. Barriers to meeting the production target can be attributed to escalating construction costs, increased regulatory barriers and decreases in the amount of funding, which limits the number of facilities that can be served. Facilities assisted in the previous Consolidated Plan (through Year 4) include Forest Grove Senior Center, North Plains Senior Center, Juanita Pohl Senior Center (Tualatin), Marjorie Stewart Senior Center (Sherwood), Centro Cultural, Community Action Hillsboro Family Shelter, Good Neighbor Center Family Shelter, Sequoia Mental Health Services Clinical Office, Community Action Hillsboro Multi-Service Center, Community Services, Inc., and Albertina Kerr Group Homes for persons with disabilities, Hillsboro’s Walnut Park, Shute Park and Dairy Creek Park, Community Warehouse Westside Warehouse, and Boys and Girls Aid Transitional Living (Beaverton).

- 2) **Infrastructure** – Improve infrastructure of income-qualified areas to ensure the health and safety of communities, and increase neighborhood pride and viability.

The 2010-2015 Consolidated Plan goal was to make infrastructure improvements benefiting 9,600 persons over the five-year period. The actual accomplishments have provided infrastructure improvements benefiting 3,927 low-income residents through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal will fall short of the five-year projection. Barriers to meeting the production target can be attributed to escalating construction costs, increased regulatory barriers and decreases in the amount of funding, which limits the number as well as the scope of infrastructure projects that can be undertaken and completed each year. Infrastructure projects assisted in the previous Consolidated Plan (through Year 4) include Tigard Garrett Street Improvements, Hillsboro Spruce Street Improvements, Cornelius 14th Ave Improvements, North Plains Claxtar Street Waterline/Street Improvements, and Timber Water Association.

3) **Public Services** – Provide public services that ensure the health and welfare of income-qualified people living in the community.

The 2010-2015 Consolidated Plan goal was to provide assistance for public service activities benefiting 66,950 persons over the five-year period. The actual accomplishments show that 70,773 low-income residents have benefitted from public services through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal will exceed the five-year projected goal by at least 20%. This is an indication of the increase in need for Public Services within the past five-year period and enforces the continued support for the provision of these services over the next five-year period. Public Service providers assisted in the previous Consolidated Plan (through Year 4) include CASA for Children, Housing Independence (serving persons with developmental disabilities), Washington County Community Corrections Domestic Violence Advocacy Project, Domestic Violence Resource Center, Impact NW Senior Guardianship Assistance, Virginia Garcia Memorial Health Center, Essential Health Clinic, SW Community Health Center, Community Action Basic Needs (serving Washington County) and Emergency Rent Assistance (serving Beaverton), St. Vincent DePaul St. Anthony Conference Rent and Utility Assistance (serving the Tigard area), St. Vincent de Paul St. Matthew Conference Rental and Utility Assistance (serving the Hillsboro and North Plains areas), Bienestar, Inc., Community Partners for Affordable Housing, Fair Housing Council of Oregon, and Community Alliance of Tenants.

4) **Economic Development** – Increase economic opportunities through redevelopment and job creation activities.

The 2010-2015 Consolidated Plan goal was for the City of Beaverton to provide Economic Development services to 19 persons and 8 businesses activities over the five-year period. The actual accomplishments show that 49 persons benefitted from support of commercial revitalization resulting in employment through Year 4. Projected accomplishments for Year 5 suggest that this goal will exceed the five-year projected goal by over 20%. Economic Development activities have fluctuated, but the City remains confident that these services are benefiting Beaverton citizens and businesses. Going forward the City will continue to monitor the progress of the technical assistance being provided to microenterprises. Improvements to storefront facades in Beaverton benefitted 10 businesses through Year 4. Projected accomplishments for Year 5 suggest that this goal will exceed the five-year projected goal by over 20%. The City has identified regulatory barriers that have made it difficult to find contractors who are willing or capable of bidding on these types of projects because of the additional burden imposed by Davis-Bacon federal regulations. Economic opportunities in the previous Consolidated Plan (through Year 4) were provided through Adelante Mujeres, Hispanic Metropolitan Chamber, Microenterprise Services of Oregon (MESO), Mercy Corps Northwest, and the City of Beaverton’s Downtown Storefront Improvement Program.

The County identified the following **Housing Objectives** for the 2010-2015 Consolidated Plan. Over the course of the five-year period, Housing projected goals were to provide services to 6,063 persons who are homeless or at-risk of becoming homeless, support Affordable Rental Housing activities to serve 825 households, support development of 332 Special Needs Housing units and support Affordable Homeownership activities to serve 1,128 households

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- 1) **Homelessness** – Provide emergency shelter, permanent housing and public services such as homeless supportive services, including rent prevention assistance, services for survivors of domestic violence, mental health counseling, substance abuse counseling, life skills training, childcare, risk mitigation assistance and other needs specifically targeted to the homeless.

The 2010-2015 Consolidated Plan goal was to provide services to 6,063 persons experiencing homelessness or at-risk of becoming homeless over the five-year period. The actual accomplishments show that 4,043 persons have benefitted from homeless services provided through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal may fall short of the five-year projection. Barriers to meeting the production targets can be attributed to increased regulatory barriers and decreases in the amount of funding, which limits the number of persons who are homeless or that are at-risk of becoming homeless that can be served within the five-year period. It has been reported that higher security deposits, increased costs associated with shelter operations, and an increase in the amount of landlord debt for persons with evictions on their records have limited the ability to meet desired production targets for the delivery of homeless services. Programs and providers of homeless services that were assisted in the previous Consolidated Plan (through Year 4) include Luke-Dorf, Inc., Open Door Counseling Center, Boys and Girls Aid Safe Place for Youth, Community Action Family Shelter, Family Promise (formerly Family Bridge), Domestic Violence Resource Center, Lutheran Community Services NW's HopeSpring program, Good Neighbor Center Family Shelter, and HomePlate Youth Services.

- 2) **Affordable Rental Housing** – Provide low-income renters with new rental units for households earning less than 50% of the Area Median Income (AMI), preserve existing affordable rental units for households earning less than 50% AMI, and weatherize existing rental housing units for households earning less than 50% AMI.

The 2010-2015 Consolidated Plan goal was to support Affordable Rental Housing activities to serve 825 households over the five-year period. The actual accomplishments show that 553 affordable rental housing units were created, preserved or received weatherization improvements through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal may fall short of the five-year projection. Barriers to meeting the production targets can be attributed to escalating construction costs, increased regulatory barriers and decreases in the amount of funding, which limits the number of rental housing units that can be assisted and completed within the five-year period. Affordable rental housing strategies in the previous Consolidated Plan (through Year 4) were supported by the following projects and programs: The Knoll Apartments at Tigard, Juniper Gardens Apartments in Forest Grove, Alma Gardens Apartments at Orenco Station, Maples I Apartments in Hillsboro, Community Action's Self-help and Comprehensive Weatherization programs, Washington County Office of Community Development's Housing Rehab Loan and Housing Access and Repair for the Disabled and Elderly (HARDE) programs.

- 3) **Special Needs Housing** – Provide assistance in the development of housing for low-income persons with special needs, including persons with developmental disabilities, mental health disabilities, and/or chemical disabilities.

The 2010-2015 Consolidated Plan goal was to support development of 332 Special Needs Housing units over the five-year period. The actual accomplishments show that 322 special needs housing units were created through Year 4 of this Plan.

Projected accomplishments for Year 5 suggest that the five-year production targets will be exceeded by about 20%. Special Needs housing strategies in the previous Consolidated Plan (through Year 4) were supported by the following projects and programs: The Knoll Apartments at Tigard, Juniper Gardens Apartments in Forest Grove, Washington County Office of Community Development’s Housing Access and Repair for the Disabled and Elderly (HARDE) program, and the City of Beaverton’s Adapt-a-Home program.

- 4) **Affordable Homeownership** – Provide assistance to assist low- and moderate-income homeowners through housing rehabilitation programs, affordable homeownership opportunities, and owner-occupied housing weatherization activities.

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The 2010-2015 Consolidated Plan goal was to support Affordable Homeownership activities to serve 1,128 households over the five-year period. The actual accomplishments show that 1,162 affordable homeownership units were assisted through Year 4 of this Plan. Projected accomplishments for Year 5 suggest that this goal will exceed the five-year projection by about 25%. Affordable Homeownership strategies in the previous Consolidated Plan (through Year 4) are supported by the following projects and programs: Willamette West Habitat for Humanity’s Brauner Brook development, Proud Ground, Rebuilding Together, Community Action Self-help and Comprehensive Weatherization Programs, Washington County Office of Community Development’s Housing Rehab Loan and Housing Access and Repair for the Disabled and Elderly (HARDE) programs, and the City of Beaverton’s Hope-for-Homes, Mend-a-Home, and Adapt-a-Home programs.

During the 2015-2020 Consolidated Planning process, a concerted effort was made to tie strategies to specific priority needs, associated goals, and goal outcome indicators that help to support the overall strategies in a way that is congruent with how this information must now be reported to HUD through its Integrated Disbursement Information System (IDIS). Experience in reporting accomplishments to HUD on activities in the 2010-2015 Consolidated Plan and understanding how information is organized in IDIS helped shape the organization of this Plan in order to provide a more streamlined approach to program delivery and reporting.

A matrix of 2010-2015 Consolidated Plan Goals and Objectives detailing accomplishments for the City of Beaverton and Washington County through Year 4 can be found in Appendix A of Volume 2.



Combining CDBG, HOME, and other leveraged resources, Sequoia Mental Health Services Clinical Office Building, with Neighboring Spruce Place Apartments, providing permanent supportive housing to persons with severe and persistent mental illness