



Homelessness Initiatives in Hillsboro

October 27, 2023

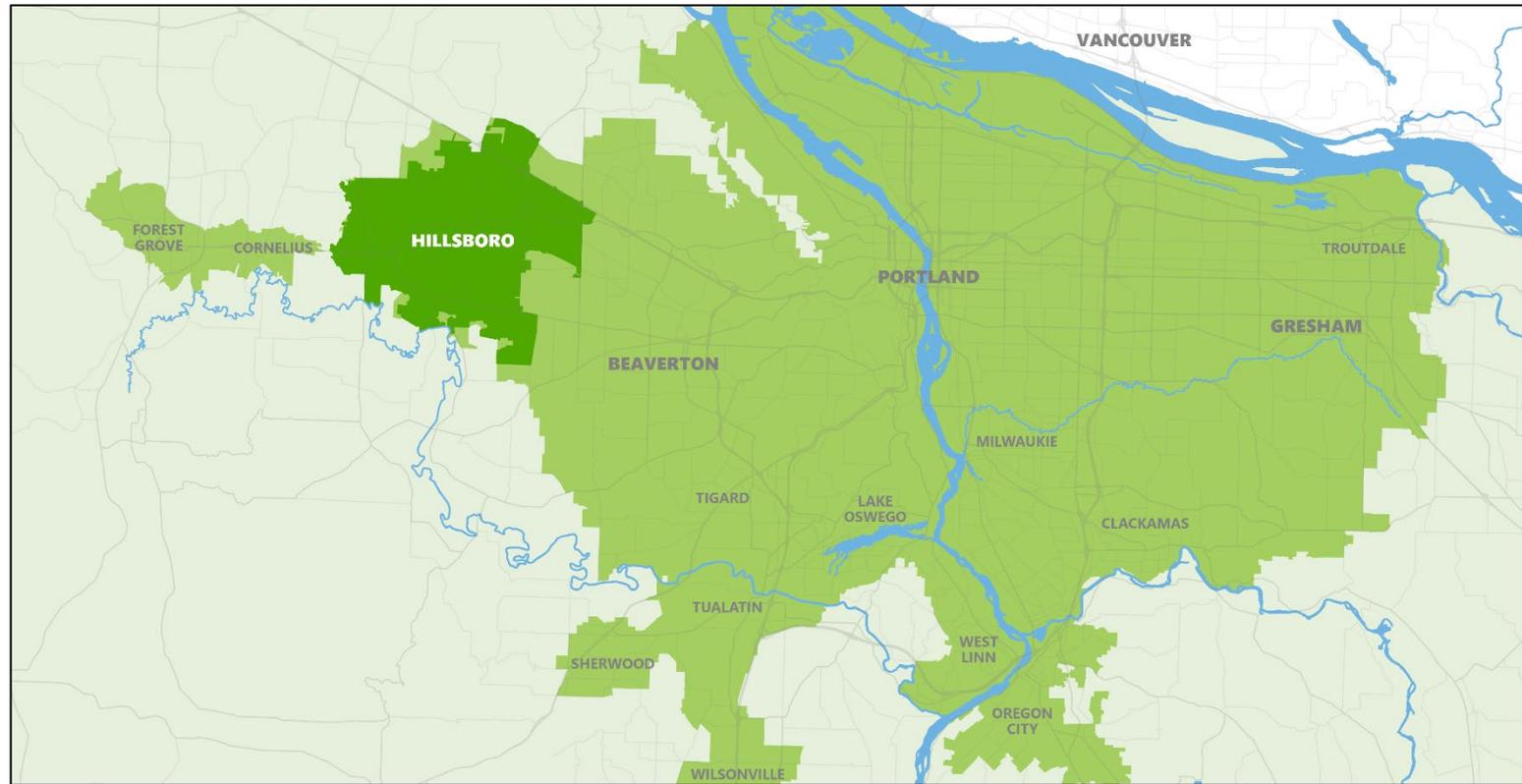
Agenda

- 1. Background on Hillsboro**
- 2. Overview of Homelessness in Hillsboro/Washington County**
- 3. Pandemic Related Efforts**
- 4. Housing Legislation & Code Amendments**
- 5. Temporary & Year-Round Shelter**
- 6. Debris Support, Supportive Employment, & Community Outreach**
- 7. Affordable Housing Development**
- 8. Q & A**

Background on Hillsboro

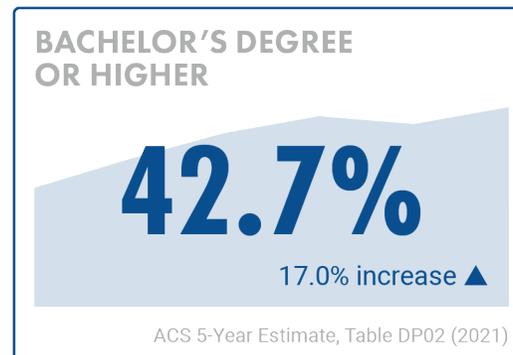
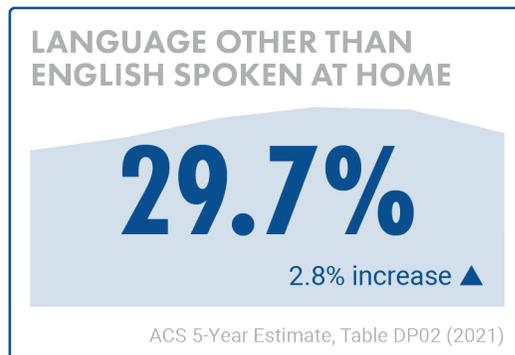
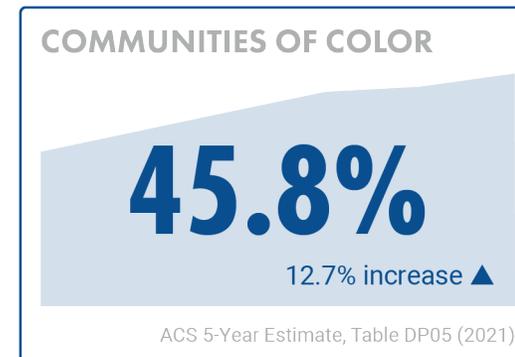
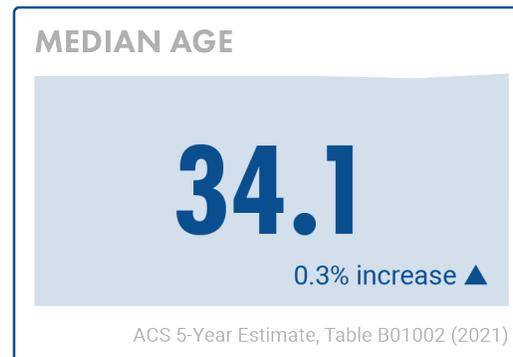
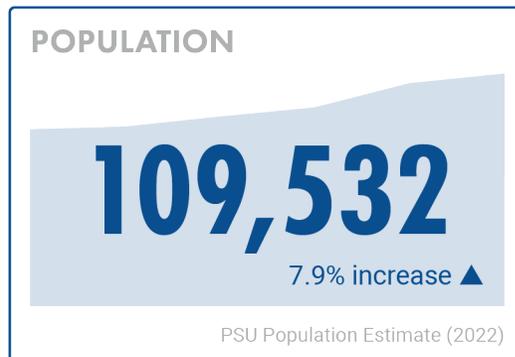
Hillsboro Quick Facts

- Approx. 109,000 residents
- Council-Manager government
- 780 full-time employees & 400 part-time/temporary employees
- Home to Oregon's largest for-profit private employer, Intel Corporation
- Implementing Oregon's largest residential planned unit development, South Hillsboro
- Directed by community-driven Hillsboro 2035 Community Plan



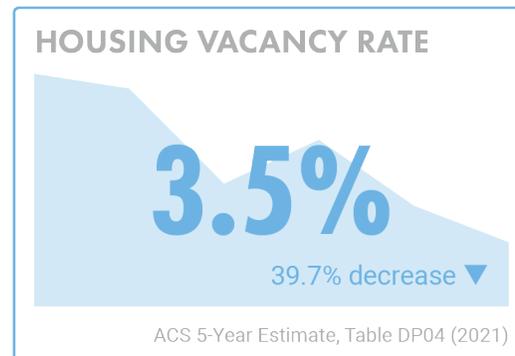
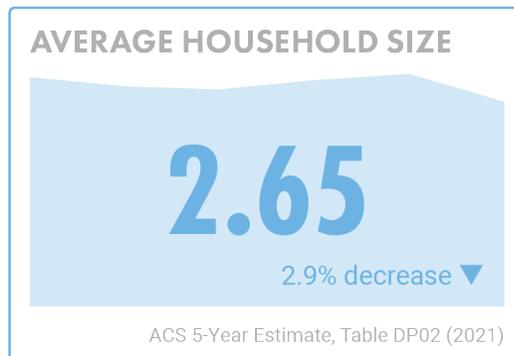
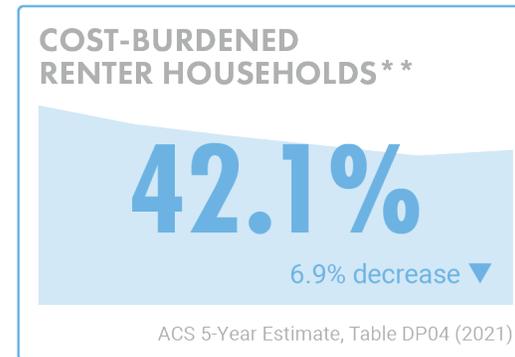
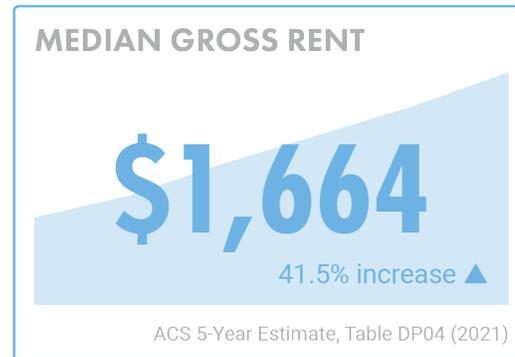
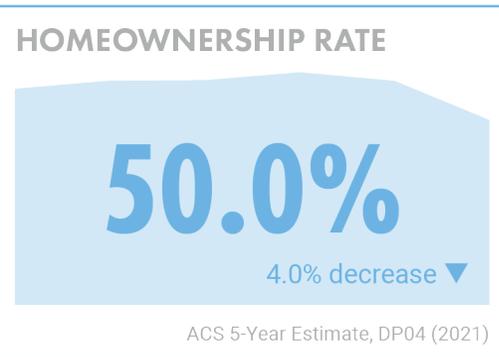
2023 Snapshot

Population Indicators



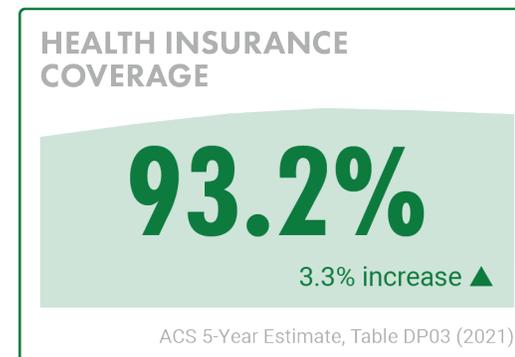
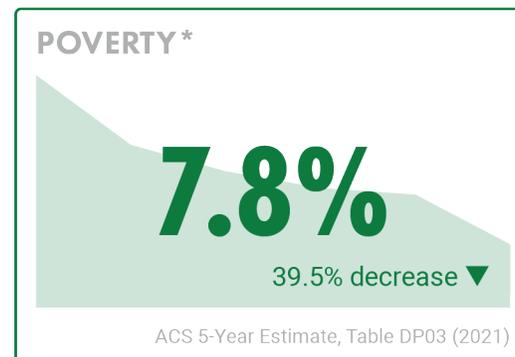
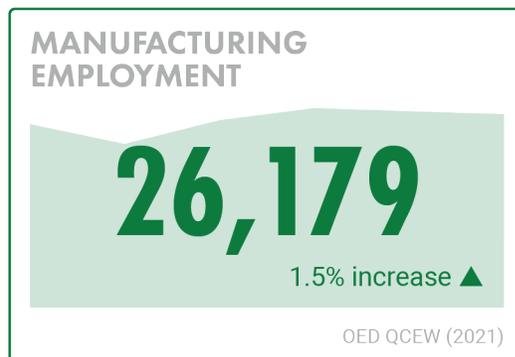
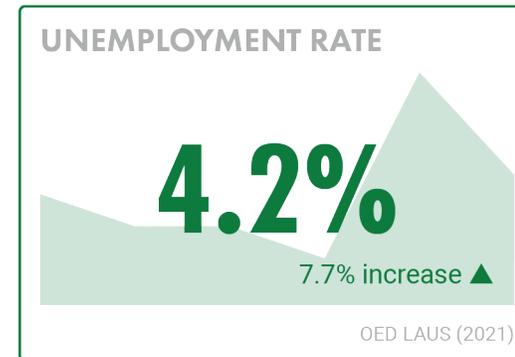
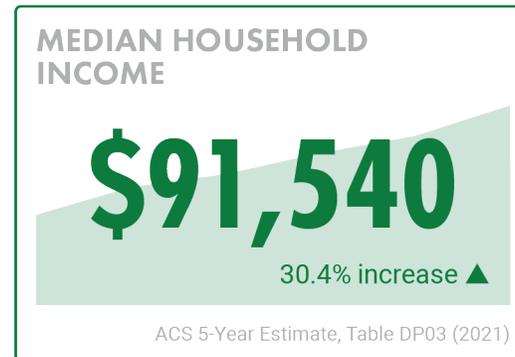
2023 Snapshot

Housing Indicators



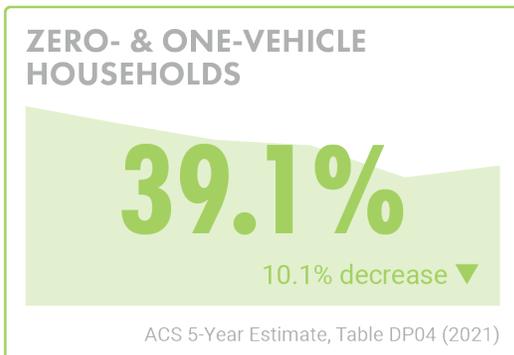
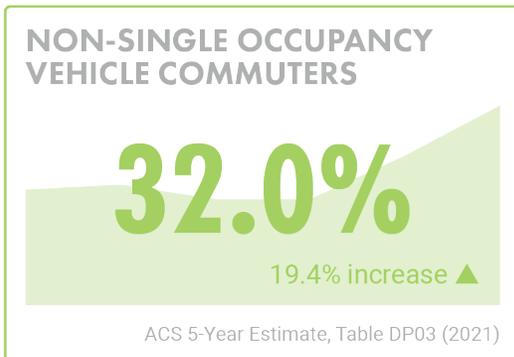
2023 Snapshot

Employment & Financial Indicators



2023 Snapshot

Transportation Indicators



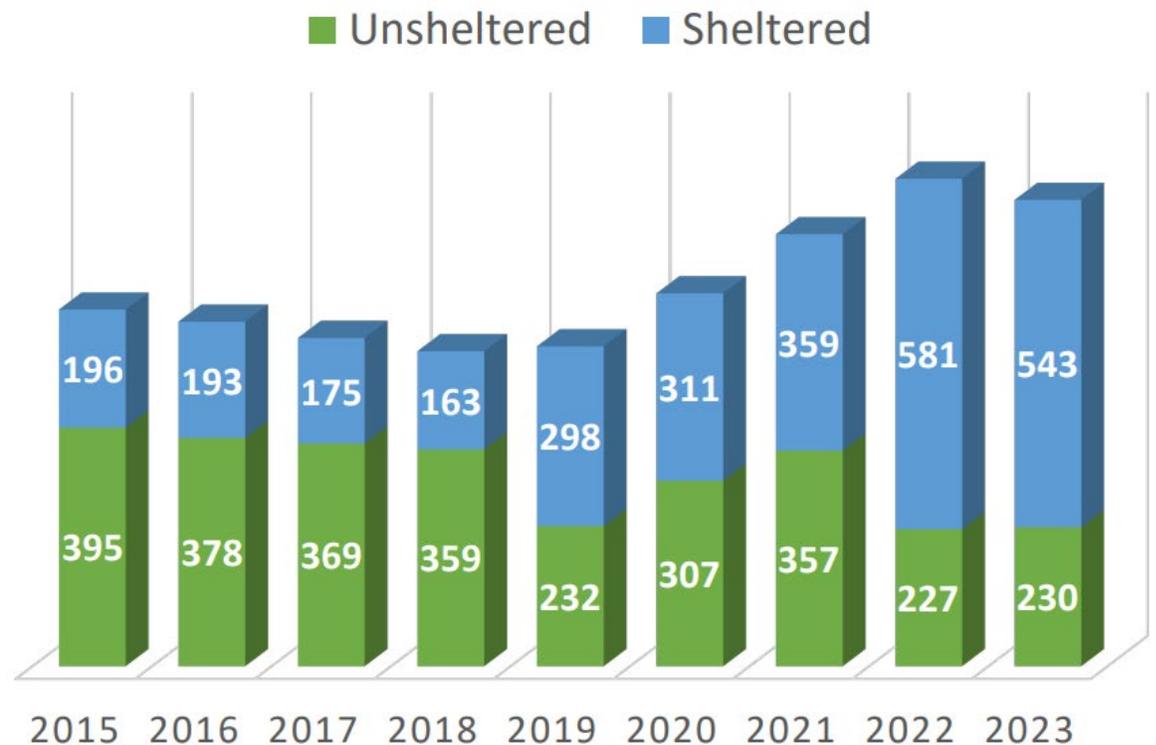
Source: U.S. Census Bureau, 2019 LEHD Origin-Destination Employment Statistics

Overview of Homelessness in Hillsboro and Washington County

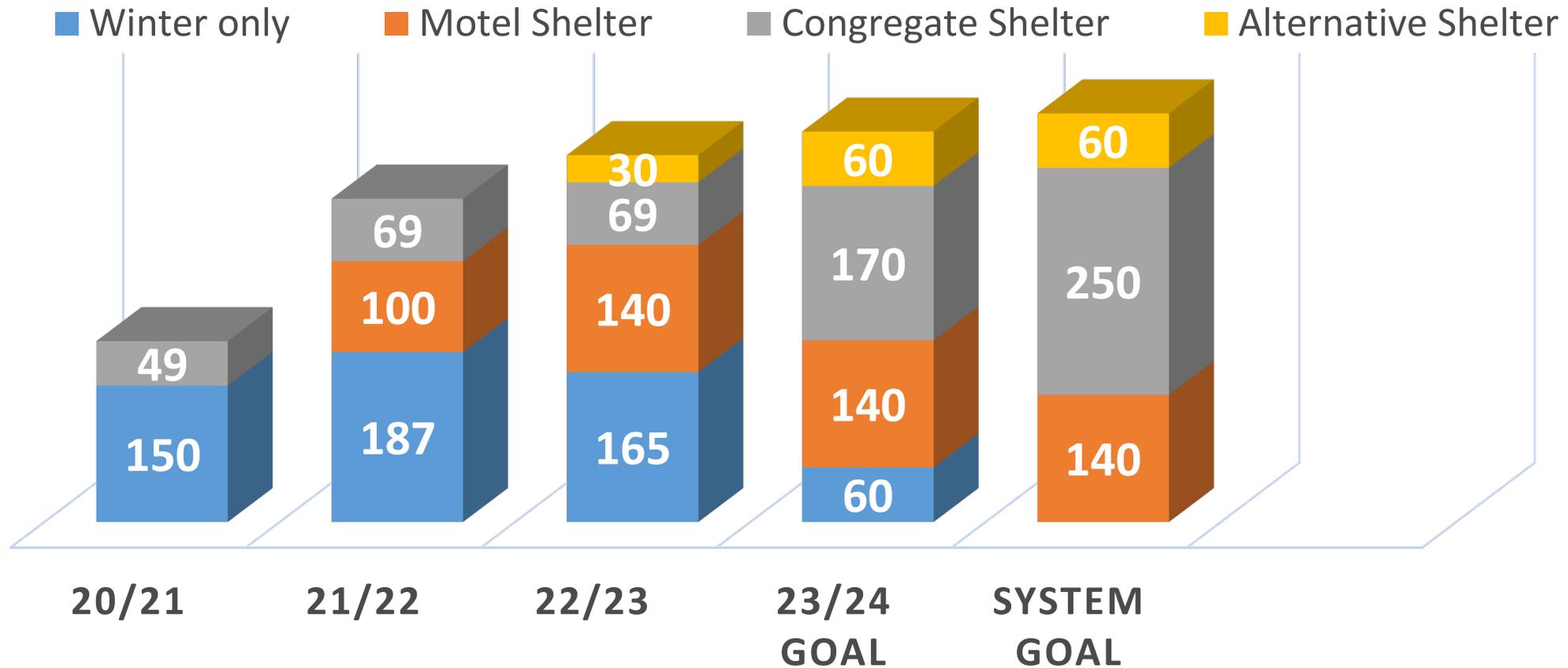
Overview of Homelessness in Washington County & Hillsboro

2023 Point In Time Homeless Count Data Washington County: 773 people

- 230 unsheltered
- 464 in shelter
- 79 in transitional housing



Shelter System Capacity



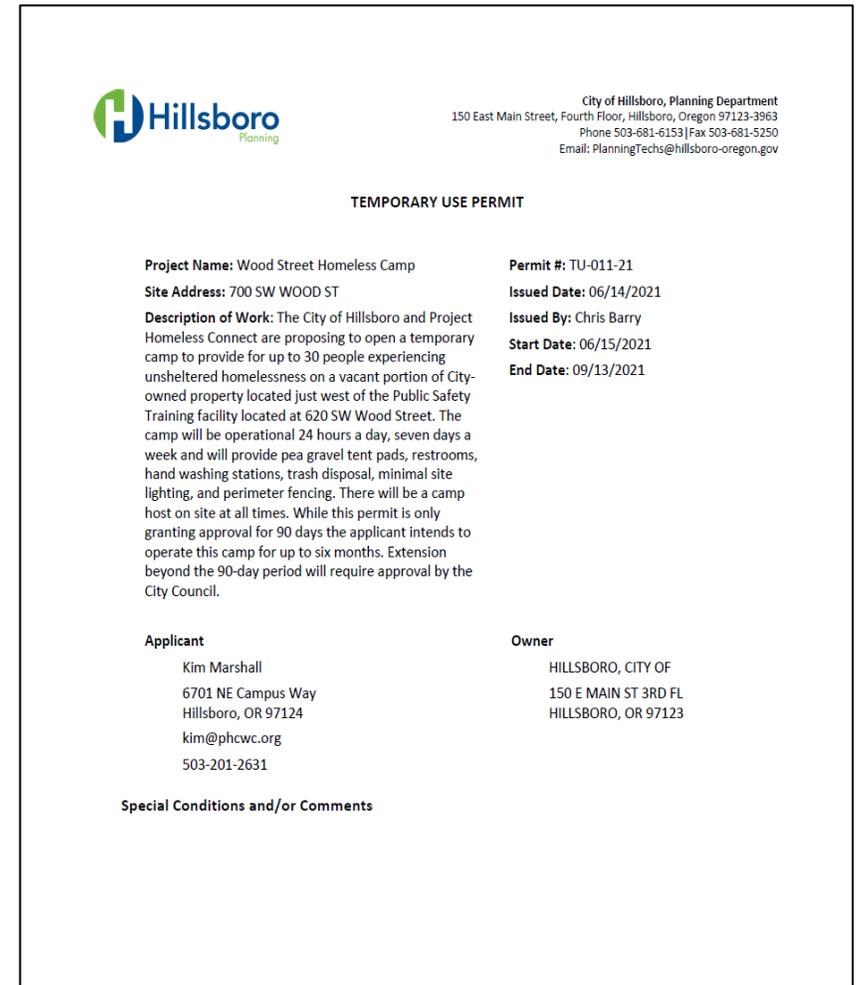
Pandemic Related Efforts

Temporary Use Permits

Coordinated Review & Approval of Temporary Use Permits For:

- Project Homeless Connect Shelter (40 persons)
- Washington County Safe Sleeping Village (50 persons)
- Washington County Safe RV Parking Program (35 RVs)
- City/Washington County/Community Action/Project Homeless Connect Severe Winter Shelter (30 persons)
- City & Project Homeless Connect Camp (30 persons)
- Project Homeless Connect Shelter (35 persons)
- Washington County Winter Shelter (50 persons)
- City Interim Shelter (40 persons)

Most permits were extended by City Council beyond initial 90-day period



 Hillsboro
Planning

City of Hillsboro, Planning Department
150 East Main Street, Fourth Floor, Hillsboro, Oregon 97123-3963
Phone 503-681-6153 | Fax 503-681-5250
Email: PlanningTechs@hillsboro-oregon.gov

TEMPORARY USE PERMIT

Project Name: Wood Street Homeless Camp
Site Address: 700 SW WOOD ST

Description of Work: The City of Hillsboro and Project Homeless Connect are proposing to open a temporary camp to provide for up to 30 people experiencing unsheltered homelessness on a vacant portion of City-owned property located just west of the Public Safety Training facility located at 620 SW Wood Street. The camp will be operational 24 hours a day, seven days a week and will provide pea gravel tent pads, restrooms, hand washing stations, trash disposal, minimal site lighting, and perimeter fencing. There will be a camp host on site at all times. While this permit is only granting approval for 90 days the applicant intends to operate this camp for up to six months. Extension beyond the 90-day period will require approval by the City Council.

Permit #: TU-011-21
Issued Date: 06/14/2021
Issued By: Chris Barry
Start Date: 06/15/2021
End Date: 09/13/2021

Applicant
Kim Marshall
6701 NE Campus Way
Hillsboro, OR 97124
kim@phwc.org
503-201-2631

Owner
HILLSBORO, CITY OF
150 E MAIN ST 3RD FL
HILLSBORO, OR 97123

Special Conditions and/or Comments

Housing Legislation & Code Amendments

State Legislation

Procedures and Definitions

House Bill 2583: Prohibits jurisdictions from establishing an occupancy limit for any residential unit based on the familial or nonfamilial relationships among occupants.

Senate Bill 1051: Expanded the requirement for clear and objective development standards to “all housing” inside an urban growth boundary.

Middle Housing

Senate Bill 458: Requires jurisdictions to allow certain middle housing land divisions.

House Bill 2001: Requires Oregon cities with populations over 25,000 and jurisdictions within Portland Metro boundary to allow a duplex on each lot and allow triplexes, quadplexes, cottage clusters, and townhouses in all residential zones that allow single detached dwellings.

State Legislation

Affordable Housing and Sheltering

- **House Bill 2008:** Requires jurisdictions to approve the development of certain affordable housing projects by nonprofit corporations organized as religious corporations.
- **Senate Bill 8:** Requires certain jurisdictions in Oregon to allow certain affordable housing projects in any zone except “heavy industrial” zones without requiring a zone change or conditional use permit if certain criteria and standards are met.
- **House Bill 3261:** Allows the conversion of motels and hotels to emergency shelters without conditions except those ensuring building codes and occupancy limits are met. It also allows the conversion of motels and hotels to affordable housing subject to only “reasonable regulations on siting and design.”

Emergency Sheltering

Special Use Standards for Non-Temporary Shelters

- Type I approval process
- Require stakeholder engagement ahead of submittal of application
- Require operations plan
- Require minimum separation between shelters
- Limits beds per shelter based on zone
- Require separation from schools for certain shelters
- Specific suspension, closure, and reopening standards

Overall Goals

Of Camping Ordinance Update

1. Ensure local policy is legally compliant with court rulings and recent legislation.
2. Set clear regulations recognizing the spectrum of community feedback received.
3. Allow for private camping and sanctioned camping options to provide a path forward to utilize these tools as part of the solution for lack of safe sleeping alternatives.

Why is an Update Needed?

House Bill 3115

Requires all cities and counties to ensure that "local laws regulating sitting, lying, sleeping or keeping warm and dry outdoors on public property that is open to public be **objectively reasonable** as to time, place and manner with regards to persons experiencing homelessness."

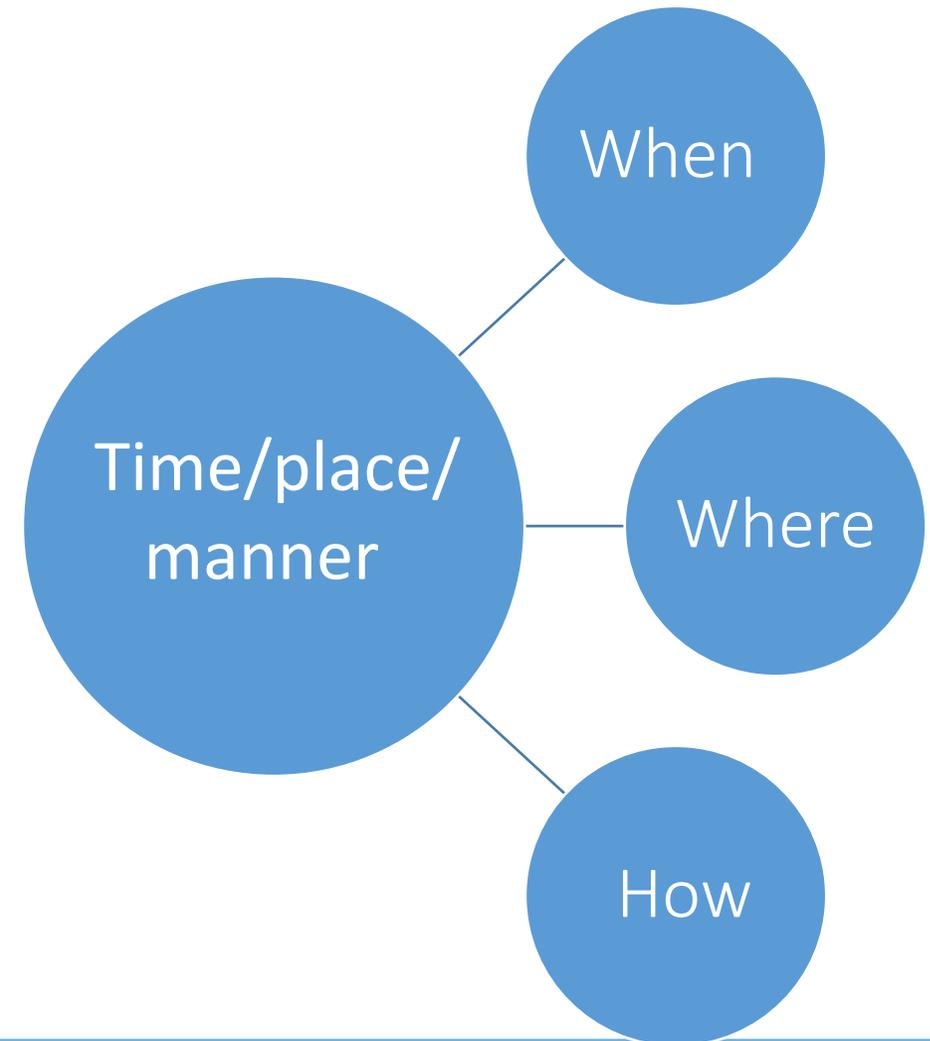
- *“Objectively reasonable” based on totality of circumstances*
- *Required for cities & counties across Oregon*
- *Update effective July 1st, 2023*

Basics of the Updated Camping Policy

- Regulates Time/Place/Manner on Public Property and provides some private property camping opportunities
- Two documents create these rules (Ordinance 6454 & Manager's Administrative Rules)

Note:

This ordinance will not solve homelessness or reduce the number of people resting, sleeping, or camping in Hillsboro.



Community Engagement

- Three Sessions with Camping Ordinance Advisory Group (Consult Level)
- Three public work sessions with Council
- Engage (893 Survey Responses and 6,100 page visits)
- City Views/Happening/News Articles



Private Camping

Property owners may establish private camping locations after registering site with the City

Property owners must:

- Provide sanitary, solid waste, and storage services/facilities
- Follow set-back requirements and size limitations
- Not accept payment or create tenancy
- Register the site with the City



1-3 Tents/Vehicles allowed on private properties depending on zone/property type

Additional Details:

- Manager may approve or deny request to increase # of tents/vehicles
- Permission can be revoked at any time by property owner
- Manager can revoke permission
- Property owners may appeal to Council when permission is revoked by Manager.

Sanctioned Camping

Sanctioned Campsite: An area within any public or private property that has been established for camping by individuals and has received written approval from the manager and

1. Has services such as restrooms, solid waste, and designated sleeping areas.
2. Does not charge for use
3. Is operated/managed by a qualified entity
4. Complies with all applicable laws and regulations set forth by the Manager
5. Does not pose unreasonable risk to public health or safety

Additional Details:

- Manager can revoke permission
- Revocation may be appealed to Council

Temporary & Year-Round Shelter

Hillsboro Year-Round Shelter Project Overview

Location:

Corner of TV Highway & SW 17th Avenue

Bed Capacity: 75

Population Served: Adults (singles and couples)

Shelter Type: Low barrier, Hybrid
(Congregate and Non-Congregate options)



Hillsboro Year-Round Shelter

Early Design

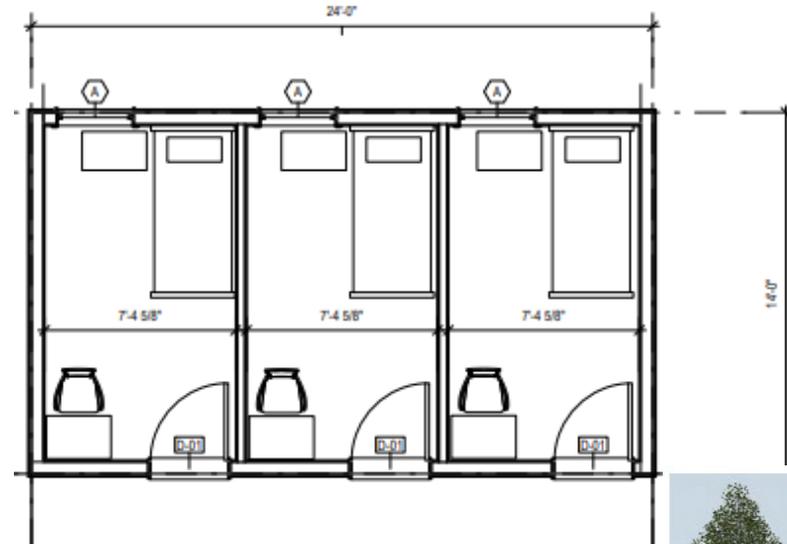


Shelter Pods

Early Design

Features of Sleeping Pods:

- Individual or couple-serving rooms
- Lockable doors
- HVAC
- Electrical outlets
- Insulated
- 112 Square feet

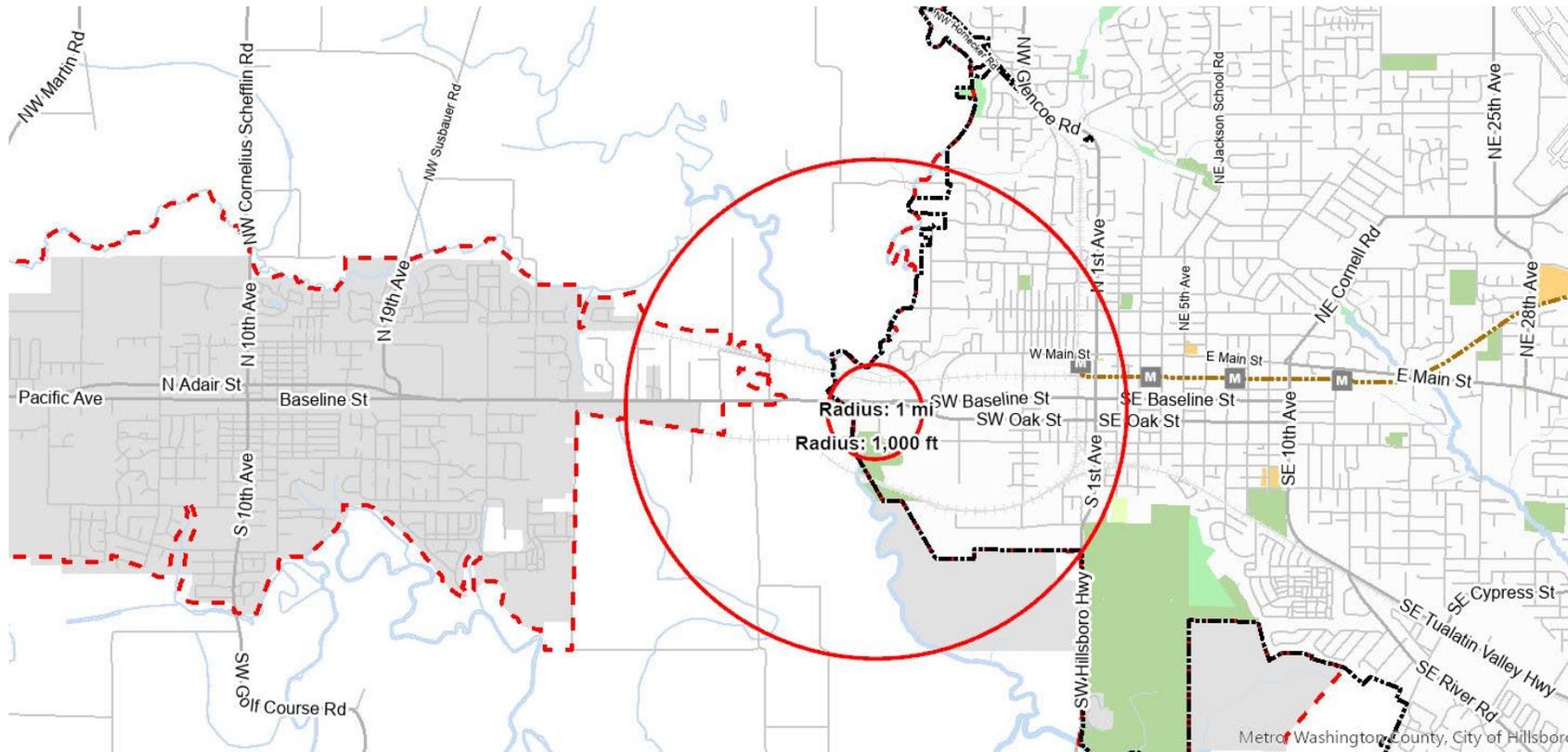


1 Floor Plan - 3 Unit
Scale: 1/4" = 1'-0"



Hygiene and kitchen/dining pod also planned for village.

Hillsboro Year-Round Shelter Engagement



Postcards: Mailed to one mile radius (English/Spanish)

Signage: Dairy Creek Park and at the Site (English/Spanish)

In-Person Walk Around: Sunwest Shopping Center

Engage Hillsboro: Project Site

Three Focus Groups with Key Stakeholders (English/Spanish)

Temporary Safe Rest Pods

On SW 17th Avenue

Location: SW 17th Avenue and TV Highway
(future Year-Round Shelter site)

Duration: October 2022 through June 2023

Capacity: 30 to 40 individuals or couples & pets
(30 huts and two emergency tents)

Goals:

- Meet urgent needs without impacting future Year-Round shelter timeline
- Mitigate unmanaged camping
- Connect people experiencing homelessness with services and permanent housing



Safe Rest Pods:

A Collaboration

Washington County: Funding and coordinating shelter program operations, provided Safe Rest Pods, supporting communications

Open Door HousingWorks: Managing shelter program and site operations

City of Hillsboro: Provided property, funded site preparation, supporting coordination and communications



City's Role

- Site Acquisition
- Permitting
- Grading
- Electrical connection
- Water connection
- Communications



Services

- 24/7 onsite staff trained in trauma-informed care & safety
- Restrooms, handwashing, showers, trash disposal, group tent
- Pets allowed
- Mental health, housing navigation, employment support
- Community of peers



**Debris Support,
Supportive Employment,
& Community Outreach**

Expansion of Current Outdoor Clean Up Project

- Three contracted teams equipped and in place
- Supportive Employment model operational
- System for responsive and proactive deployment
- Debris and sharps disposal location established

Current Project Stats:

- 41,667 LBS of Debris removed
- 3,008 Supportive Employment Hours
- 751 Carts removed and returned
- 458 Medical sharps safely disposed



Community Outreach Team



Community Outreach Team



Crisis Intervention Team

Community Outreach Team



Code Compliance Team

Community Outreach Team



Bicycle Team

Community Outreach Team

Duties:

- Build positive relationships with the community
- Connect individuals in need with resources
- Collaborate and partner with local service providers
- Respond to community complaints
- Address community livability issues



Resources Offered

- Service Provider Information
- Street Roots Booklet
- Meal Vouchers
- Clothing
- Trash bags
- Transportation
- Tri-Met Passes
- More...



Camps Survey & Data Compilation

Hillsboro Police Camps Survey

Form Instructions/Tips

Items with an asterisk (*) are mandatory for form submission. Please use this [link](#) to access the webmap.

Basic Information

Date & Time*
 Defaults to today's date and time.

10/3/2023 06:34 AM

CAD Number
 Add the CAD CPS number.

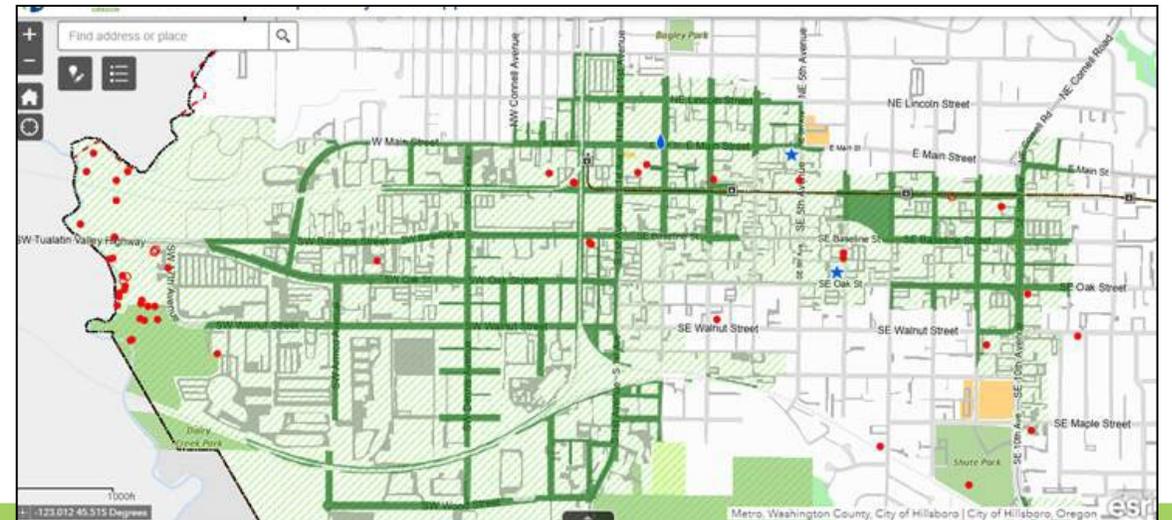
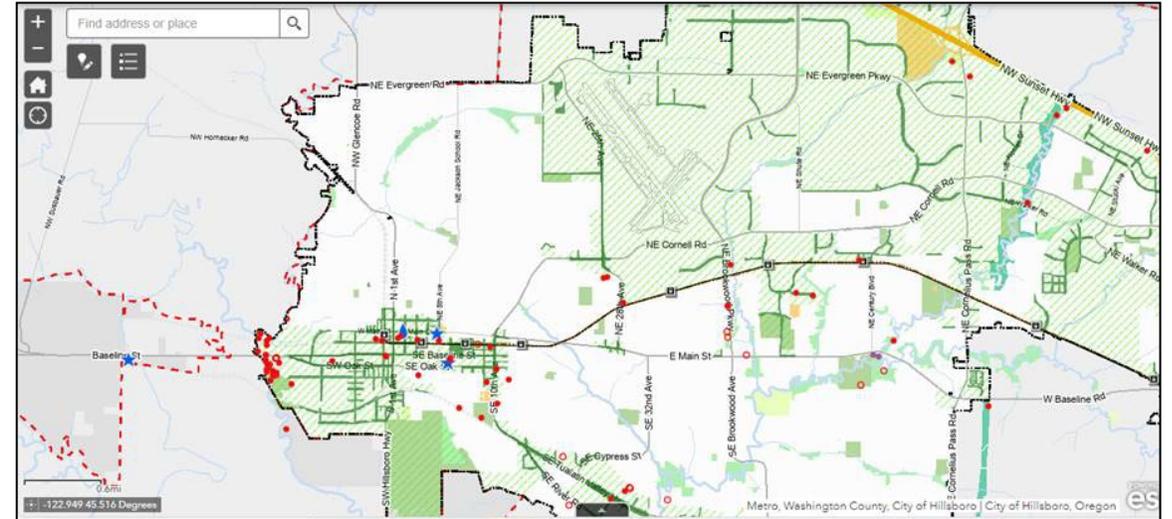
WP

Call Type

Self Initiated

Citizen Generated

Case Number
 Add the case number if possible.



Partnerships

Project Homeless Connect



Partnerships

Open Door



Cloverleaf Winter Shelter



Safe Rest Pods

Partnerships

Bybee Lakes Hope Center



Partnerships



Success Stories



Success Stories



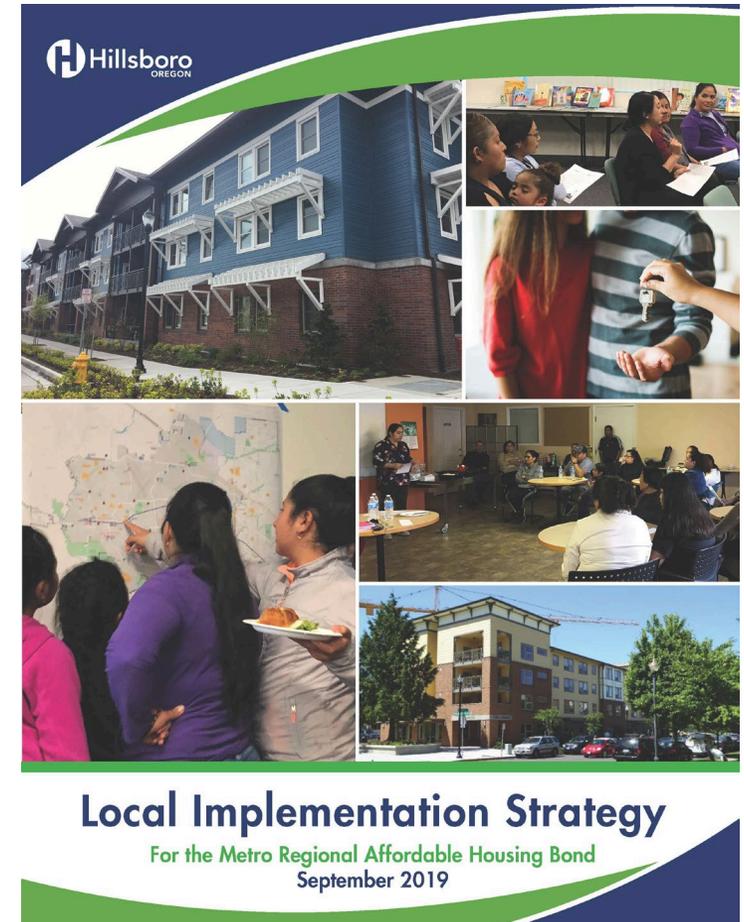
Affordable Housing Development

Affordable Housing New Construction Pipeline

Projects	Location	Developer	Total Units
Nueva Esperanza	NE 53 rd Ave and Hidden Creek Dr.	Bienestar and HDC	150
Century Commons	Century and Lois St.	Habitat for Humanity	18
Dolores	Walker Rd. - Tanasbourne	Hacienda CDC	67
Block 67	Downtown	Related NW	78
Alder Commons	Downtown	Habitat for Humanity	8
		Total	321

Affordable Housing Policies

- Affordable Housing Policy and Action Plan
- Metro Bond Local Implementation Strategy
- Hillsboro 2035
- Comprehensive Plan
- City Council Goals
- Housing Needs Analysis
- Housing Production Strategy (Coming Soon)



Nueva Esperanza

- Formerly City owned 6-acre site
- \$17 Million of City's Metro Bond Funds
- 150 units under construction
- Phase I - 48 units Complete and Leased
- Phase II – September Phase III – Late October



Extensive City (CDD) Involvement

- Zone Change, PLA, Predevelopment Work
- Issued RFP and Selected Developer
- Donated Site and Provided Gap Financing
- Land Use - PUD, Project Coordination
- Permitting, Inspections, Diversity Contracting and Lease-Up Monitoring, Troubleshooting, etc.



Century Commons

- 18 Townhomes – Affordable Homeownership
 - 6 duplexes, 3 triplexes
 - 3 and 4 bedrooms
- City donated 3.25 acres
- Property was “remnant” from Century Blvd. Extension Project
- Habitat’s largest project in Washington County



Dolores – Walker Rd.

- Metro purchased 2-acre site on Walker Rd. in Tanasbourne last July
- City RFP and Developer Selection in Spring 2023
- Hacienda CDC – first project in Hillsboro
- \$10.5 Million of City's Metro Bond Funds
- 67 Units – includes 3- and 4-bedroom apartments
- Includes 10 units of Permanent Supportive Housing



Block 67 Affordable Housing

- Planned for .9-acre northern partitioned portion of Block 67
- 78 units Co-generational affordable housing
- Related NW with Centro Cultural – co-ownership
Centro to be general managing partner and provide resident services
- Target populations: Seniors, Communities of Color, Immigrant/Refugees
- 67 parking spaces (.85 spaces per unit) proposed within Intermodal Transit Facility
- Anticipate construction start in early 2025

Alder Commons

- 8 Townhomes: three-and four-bedroom units
- Provides much needed affordable homeownership in Downtown area
- \$75,000 in CDBG funds for infrastructure
- Completion and move-ins this year
- CDD Staff Group Build Day last October



Community Development Block Grant (CDBG)

Five Year Performance Highlights

- ✓ HUD CDBG funds of \$5,427,152 since 2018
- ✓ CDBG program has awarded \$3,810,430 to community partners and projects
- ✓ **Partner with nonprofit organizations to accomplish**
 - Expansion of Affordable Housing
 - Public Facility Investments
 - Affirmatively Furthering Fair Housing
 - Emergency Assistance

Community Development Block Grant (CBDG)

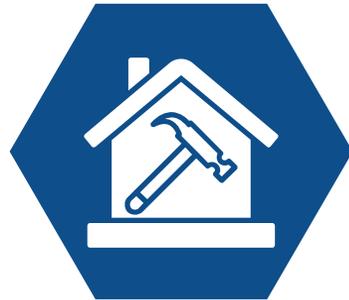
Five Year Accomplishments



Affordable Homeownership Program

Community Land Trust model

21 First-time Homebuyers



Housing Rehabilitation

96 Homes Rehabilitated



Public Facility Improvements

5 public facility improvement projects



Fair Housing Awareness

Sponsored Fair Housing events throughout the City of Hillsboro



Emergency Assistance

Rent Assistance
305 households

Relocation Assistance
5 households

Questions?