

Department of Housing Services Annual Report

Executive Summary

3

Every member of our community relies on stable housing to thrive. Through concerted, dedicated efforts and intentional collaboration, the Department of Housing Services strives to offer the full continuum of housing stability from street outreach and shelter access, long-term rental assistance, to developing and operating affordable housing, all the way to homeownership.

For decades, our primary work was providing affordable housing as the Housing Authority of Washington County (HAWC) and as the federally-funded Continuum of Care (CoC) agency for our region providing limited resources for homeless services. While this work continues as a foundation of our department, recent voter-approved investments have led us to expand our impact dramatically, funding the development of 958 new affordable homes,¹ 400 permanent shelter units, and investing in community-driven interventions working to break the cycle of homelessness every day.



Washington County elected officials and staff celebrate Plambeck Gardens (developed by Community Partners for Affordable Housing) grand opening.

Last year, we served over 20,000 Washington County residents, which is the equivalent of the entire population of Sherwood!

Reflecting on the growth and progress of recent years, we are incredibly proud of our service providers, housing developers, government partners, and staff who rolled up their sleeves to make our mission a reality – that's collaboration in action!

¹With the Washington County allocation of the Metro Affordable Housing Bond (additional apartment homes developed with allocations to the Cities of Beaverton, Hillsboro, and Metro Transit Oriented Development funds).

Highlights from Fiscal Year 2024-25 include opening the first access center in Tigard (operating as a front door to our system of care), launching new transitional housing investments that will combine behavioral health with housing services, supporting first time homeowners as we thoughtfully manage the sale of single-family homes in our Public Housing program, and prioritizing preservation of our existing affordable housing buildings to ensure quality permanent homes for our residents.



Washington County elected officials and staff celebrate Hillsboro year-round shelter groundbreaking.

After year-over-year growth, we now enter an era of stabilization. Metro Affordable Housing Bond dollars are fully committed and Supportive Housing Services investments have funded a homeless services system operating at full capacity. However, we suddenly face potential instability with federal resources during this highly political era of housing work. While most proposed funding cuts have not materialized, the federally funded Emergency Housing Voucher program will prematurely sunset in 2026. Looking ahead, the Department of Housing Services will prioritize system refinements and resource optimization to keep momentum and ensure the sustainability of our efforts in ending homelessness and creating housing stability.

Housing has long been a balancing act where there is tremendous need far outpacing available resources. With creativity and a planful approach, Washington County continues to stretch the value of every dollar, working shoulder to shoulder with our partners at the city, regional, state and federal level, to best meet the needs of those we serve. In this report, you will see stories of housing strength from:

- A single mom accessing higher education and pursuing her passion for art,
- A dad reunifying with his teenage son and entering the healthcare field,
- A rental assistance program participant who reminds us of the importance of ADA accommodations,
- A parent whose five children were able to return to in-person school after finding a home, and
- A family who graduated from our programs by unlocking their earning potential.

These stories are just a few among thousands, representing a small snapshot of the impact of stable housing and the resiliency of our community every day!