



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, February 6, 2017
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Timothy Collier, Jennifer Nye, Carmela Bowns, Domonic Biggi, Allen Kennedy, Scott Winter, Sarah Walton, Ann Snyder, Shelia Greenlaw-Fink, Andrew Kugler, Staff Liaison Tyler Ryerson, Janiene Lambert, and Cadence Moylan

Excused: Calvin Hamerus and Lorraine Clarno

Unexcused: None.

Public: Shannon Wilson, Community Partners for Affordable Housing

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:02 p.m.

Visitors and Comments

Councilor and BURA Board Member Marc San Soucie attended the meeting to thank the URAC members and welcome the newest URAC members.

Election of URAC Officers

Mr. Ryerson called for election of Chair and Vice Chair Officers for the 2017 URAC (it was noted that this is typically done in January but due to a holiday, there was no URAC meeting in January). Ms. Snyder nominated current Chair Vitko and Vice Chair Nye and Mr. Winter seconded the nominations; URAC unanimously approved the nominations. Chair Vitko and Vice Chair Nye will serve in these roles for the calendar year.

Development Opportunity Strategies (DOS) — Food Cart Pods

Ms. Lambert provided an update on the awarded grant for Beaverton's first Food Cart Pod.

- Two applications one from Gene Biggi Properties, and one from Garage Sale Warehouse with the award going to Gene Biggi Properties.
- Both applicants are moving forward:
 - January 2017: BG's Food Cartel Pre-Application Conference (target open date summer 2017).
 - February 2017: Garage Sale Warehouse Land-Use Application submitted.
- City Council adopted new regulatory changes to aid the process, effective January 12, 2017.



Ms. Lambert also introduced the annual DOS matching grant and announced the new design component. She then gave a brief update on two existing DOS projects:

- DOS feasibility study completed this fall
- DOS allocation for a mixed-use development

Affordable Housing Update

Ms. Moylan provided information on key affordable housing metrics and recommendations, new project developments, staff outputs and city updates on affordable housing.

Housing Implementation 5 Year Action Plan

- Stems from the Housing Element from the City's Comprehensive Plan.
- Focus on three areas:
 - Severe weather shelter, continued focus on homelessness.
 - Affordable housing (growing demand) is virtually diminishing.
 - Inventory to determine existing housing and if it will last, toolkit of resources, incent existing owners to create additional affordable units.
 - Regulate affordable housing.
 - Providing higher end market rate housing (to accommodate people living in affordable that might be able to afford higher rents).
- Goal not to duplicate what others are doing but to fill the gaps, when possible.
- Rembold Properties Westgate development project will include market rate and 15 affordable regulated units.
- BURA will play a role as the City works through anti-displacement measures (new development just outside URA, Allen Blvd...).

Topics of discussion:

- Will the City be supporting anti-displacement measures?
 - Anti-displacement measures are very important to the City and BURA, which it is the intent that these efforts will be coordinated between BURA and the City. In addition, the City is beginning a new program with Code Compliance for a rental inspection model.
- How can there be an assurance that affordable housing is available for those who need it?
 - There are many factors including but not limited to having an emphasis on regulated affordable housing.
- When vertical housing is not an option is the City investigating possible solutions like tiny homes?
 - Planning Division is working to understand all possible residential unit types like tiny homes and missing middle units. System Development Charges (SDCs) fees are the same or very similar between a tiny house and a large home. Many jurisdictions with SDC's are aware of this challenge.
- Members encourage the City of be proactive on the Allen Boulevard corridor, even though it is outside of the urban renewal district.
 - The City is aware of the Allen Boulevard neighborhoods and is sensitive to the challenges and opportunities throughout this area.

- CPAH is looking at a 48-unit project in Washington County and the SDC fees are expensive making it more challenging to develop and provide affordable housing.
 - If URAC believes affordable housing is a priority in the urban renewal area, then that can be communicated to BURA, just as URAC did last year.
 - This fiscal year, \$200,000 from BURA will be to assist the affordable housing units at Westgate. Other opportunities that affordable housing allocation could be used for includes land acquisition, like the Barcelona project at Second and Lombard. This fiscal year \$250,000 is proposed for affordable housing.
 - City General Fund will also propose funding for housing efforts.
 - General comment, all available sources can be useful in closing gaps in affordable housing projects.

Sever Weather Shelter Overview

Ms. Bowns gave an overview of Beaverton's new Severe Weather Shelter.

- Fifth and Hall, Community Center.
- Capacity for 30 adults.
- Open each Thursday (the only day of the week other Washington County shelters are not open). Also open each night temperatures are expected to be below freezing.
- Running smoothly, volunteers and COB staff have been great (volunteer opportunities available and welcome).

Beaverton Project Updates and Announcements

Mr. Ryerson distributed the BURA Development project updates within the Urban Renewal Area (refer to handout for details).

December 5, 2016, Meeting Minutes Approval

Ms. Bowns made a motion to approve the minutes and Ms. Nye seconded the motion. The minutes from December 5, 2016 are approved as is.

Calendar Items

On the Calendar	
February 28, 2017	BURA Board Meeting 6:30 p.m.
March 6, 2017	URAC Meeting 7:00 p.m.
April 3, 2017	URAC Meeting, 7:00 p.m.

The meeting was adjourned at 8:34 p.m.