



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, October 2, 2017
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Timothy Collier, Carmela Bowns, Allen Kennedy, Sarah Walton, Shelia Greenlaw-Fink, Ann Snyder, Jennifer Nye, Cal Hamreus, and Staff Liaison Tyler Ryerson and Staff Joshua Carrillo

Excused: Andrew Kugler and Scott Winter

Unexcused: Domonic Biggi and Lorraine Clarno

Public: None.

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:04 p.m.

Visitors and Comments

None.

August 7, 2017, Meeting Minutes Approval

Mr. Kennedy made a motion to approve the minutes and Ms. Snyder seconded. The minutes from August 7, 2017 were approved as is by all members who were in attendance on August 7, 2017.

BURA Toolkit – Vertical Housing Program (Mr. Carrillo)

The Vertical Housing Program currently administered by the State will move to local government on October 6, 2017. The program is a development tool for developers to build mixed-used vertical housing within ½ mile of transit. The program provides tax exemption (up to 80%) on the building over ten years, could apply to the land if affordable housing is included. To qualify you must have ground floor retail or commercial. Recent projects in Beaverton Urban Renewal Area:

- The Rise Central
- The Rise Old Town
- LaScala

The city is meeting with other local cities to collaborate on how to shape the program:

- Define what we want (create criteria that aligns with the law)
- Terminate/expand zones, if deem appropriate. If expansion of zone is contemplated, the city would work with the special districts



- Applications come directly to the city for approval (before State choice)
- City is studying potential changes to the boundary

Requirements:

- Before creating a new zone the city will be required to conduct some level of anti-displacement analysis
- Property must be in multiple use zone and within ½ mile of light rail station area
- Provide 30 day notice to special districts to opt out

Discussion/Suggestions:

Consider extending Westgate to Hall (to include the strip mall area).

Test program in existing area before expanding. Allen Blvd. area was discussed with consideration of the potential displacement of businesses and residents if program was created in the area.

What is the process for changing the boundary?

- Staff would study best options to expand the boundary, consult with special districts, and then follow the program requirements which are to be determined

On the VHDZ maps, using the transit stations as the centers, draw an overlay of the ½ mile radius so readers of the document can see where the ½ mile radius overlaps.

Mr. Carrillo asked members if they know of other incentive programs that have been successful:

- City of Portland, MULTE: tax abatement for 10 years incentive to get affordable units (includes SDC incentive)
- TriMet Title 6 Equity analysis on displacement, federally mandated. Chair Vitko will forward to Mr. Carrillo

Annual Metrics Review (Mr. Carrillo)

- Housing units increased in the URA by 131 (only Final Occupancy is counted for the FY)
- Just under of 2,000 housing units in URA
- Increase of 51 housing units outside of URA
- Commercial rent rates increase of \$2.13 in the URA and increased outside the URA by \$.50
- Affordable regulated housing units 81 in the URA and 618 outside the URA
- Eating and drinking establishments, nine new restaurants (eight closed) in the URA and six outside the URA (nine closed). Net loss of three restaurants
 - How many of the nine new restaurants took advantage of the Tenant Improvement Program? Clockwork Rose (high tea) is one. Mr. Carrillo will look check for others and provide that information to the URAC
 - How many of the restaurants that closed did so due to rent increase? Mr. Carrillo will look into that and provide information to the URAC
- City had a 24 percent increase for business licenses
- Permit applications have increased by 8 percent

- Total private investment increased by \$35,500,000 which is a 50 percent increase (count includes: single family and multi-family residential and commercial construction and tenant improvement)
- Gross assessment value last year increased 6.17 percent from the year before and this year increased 4.16 percent

Overall these metrics suggest the city is becoming more walkable, more livable, more vertical, more housing, more restaurants... The BURA Annual Report is in process and we hope to have it ready by January.

Mr. Carrillo asked URAC members for metrics they would like see for next year:

Community survey that polls people who are living, dining, working in the area.

BURA FY17-18 Five Year Action Plan

Mr. Ryerson distributed the final FY17-18 Five Year Action Plan.

Beaverton Update and Announcements

Mr. Ryerson distributed the BURA Area Projects updates and briefly overviewed status on select projects. Refer to handout for a detailed list of BURA projects (project updates are highlighted in bold).

Beaverton Center for the Arts (BCA) and Parking Garage BURA and City Council updates on October 24, 2017:

- Parking Garage (BURA): new improved design with 25 additional parking spaces at same budget, ground floor changes include BCA space (any BCA in garage will be paid for by BCA)
 - Plan amendments brought to BURA last week (required when you have new projects):
 - Lot 2
 - Parking Garage

Other project updates included:

- Fred Meyer fuel station has been approved and is planned for the vacant field near Burger King. It was approved when they brought in a two story office building. That project is currently going in for permits (two story with commercial on ground floor and office on second floor)
- Westgate construction is underway, major progress over the last two months
- Crescent connection trail: ODOT received bids, low bid was Carter and Company. Begin construction in fall 2017 and complete construction in spring/summer 2018
- Beaverton Restaurant week is in progress, September 28-October 8, 2017. See flyer for more details

Diversity Advisory Board: "Faces of Beaverton"

Mr. Ryerson introduced an interview process the city's Housing Implementation Team is undertaking with the Beaverton Diversity Advisory Board. Main goal is to compile stories of

Beaverton residents looking for housing based on various income levels to explain the concepts of income brackets and housing affordability. URAC members are encouraged to participate or recommend to people who may be interested.

What is being done in the West Five area (east of Western)? Mr. Ryerson explained there are more and more RV's and campers in the area (Portland is actively pushing them out). Mr. Ryerson believes that it was on the agenda for City Council on October 3, 2017. Staff involved include, Housing Team, Police, Mayor's Office, Code Enforcement, and Traffic Commission.

URAC Report for BURA (Mr. Collier will attend October 24, 2017):

- Affordable Housing
- Restaurant Strategy
- Storefront and Tenant Improvement Programs
- Pre-Development Assistance Program
- BURA Webpages
- BURA Interactive Map Website
- BURA Action Plan
- BURA/Beaverton Metrics
- West Five Strategy
- Vertical Housing Program

Members are encouraged to provide additional points for the report. Staff will send email reminder in advance of the BURA meeting.

Calendar Items

On the Calendar	
October 24, 2017	BURA Board Meeting 5:30 p.m.
November 6, 2017	URAC Meeting, 7:00 p.m.
November 28, 2017	BURA Board Meeting 6:30 p.m.

The meeting was adjourned at 8:27 p.m.