



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, November 6, 2017
The Beaverton Building
Columbia River Room, 5th Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Chair Inessa Vitko, Timothy Collier, Carmela Bowns, Allen Kennedy, Shelia Greenlaw-Fink, Ann Snyder, Jennifer Nye, Domonic Biggi, Andrew Kugler, Scott Winter and Staff Liaison Tyler Ryerson and Staff Joshua Carrillo and Alan Trunnell

Excused: Cal Hamreus, Sharon Walton, and Lorraine Clarno

Unexcused:

Call to Order and Introductions

Chair Vitko called the meeting to order at 7:00 p.m.

Visitors and Comments

Nicole Carcich, Portland State student (interested in community involvement)

October 3, 2017, Meeting Minutes Approval

Ms. Snyder made a motion to approve the minutes and Ms. Bowns seconded. The minutes from October 3, 2017 were approved as is by all members who were in attendance.

Community Development Block Grant (CDGB) (Mr. Trunnell), refer to presentation for details:

- Funds from the U.S. Department of Housing and Urban Development through entitlement.
 - Annual grant (allocation based on need).
- CDBG is funded when appropriated by Congress (this year entitlement is \$650,000) to serve people who are at or below 80 area median income (one person ~\$42,000 and two people ~\$48,000).
- Consolidated Plan is prepared every five years to determine the need and formulate annual objectives (Federal funds mandate reporting, accountability).
- Funds are spent on:
 - Public services: family shelters (Good Neighbor Center and Boys and Girls Aid) and emergency rent.
 - Affordable home ownership (community land trust model), in partnership with Proud Ground, CDBG grants fund to Proud Ground to support the acquisition of the land, which is separated from the home buying transaction to make the home affordable to an income eligible family. The home owner pays a \$49.00/month leasehold fee to Proud Ground for the right to live on the property. The average total funds granted run around \$72,000 and include the land acquisition, any repair/replacement needed and administrative fees).



- Housing rehabilitation for the elderly and disabled to make modifications to the home to keep them there. Partners include Unlimited Choices, Community Action, and Rebuilding Together. Funded ~\$135,000 this year.
- Economic Development to support Microenterprise, five or fewer employees. Currently funding Hispanic Metropolitan Chamber and Microenterprise Enterprise Services of Oregon (MESO) to aid with business planning and operations. Businesses include:
 - Sonia's Mix Grill, LLC.
 - Amazing Painting & Renovation, LLC.
 - Sage Center for Wholeness Health.
 - Gloria's Beaverton Salon.
- CDBG can also be used for infrastructure providing that 70 percent of population being served is low income.
- CDBG's annual notice of funding availability is currently open.
 - Workshop on November 17, 2017 to determine if potential applicants meet objectives from the Consolidated Plan.
 - Submitted applications are reviewed by a panel of staff.
 - Applicants are vetted to meet federal requirements.
 - Quarterly reports are required by recipients.
- CDBG is limited to 20 percent for administrative services.
- As a CDBG Entitlement, the city can also access Section 108 funds. Loan for up to five times the entitlement (\$650,000 = \$3,000,000) at below market interest rate, currently ~1-3/4 percent. Project needs to align with CDBG guidelines and needs to earn income to pay back the loan, or have some other source of repayment. Current income being earned goes back into CDBG funding.
 - Last Section 108 project was the Longhorn property (Head Start). Used CDBG to pay off loan to move the rental income to CDBG Program Income, thereby increasing our pool of funding.

Discussion/Suggestions:

Could Section 108 be used for projects on Allen Blvd?

- Yes, meets requirements (need to avoid gentrification).

What can URAC do to help with Section 108?

- Identify spaces that can become microenterprise (commercial more so than residential) that is impactful and has ability to earn income.
- Interview the existing microenterprise businesses (why in Beaverton and where?).

The city has a meeting scheduled soon to begin discussions on Section 108 opportunities.

Developing a survey to determine level of interest from existing senior homeowners who might be willing to open home to a renter (room or accessory unit). Incentive to landlord to use Section 108 for improvements in lieu of raising rents over an agreed to amount of time.

Mr. Trunnell will send examples of successful Section 108 projects to Mr. Ryerson to submit URAC.

Beaverton Community Vision Update (Mr. Ryerson), distributed report to members:

- Accomplishments for action items were announced at Mayor’s reception in goal areas (vision goals are used to develop annual budgets):
 - o 62, Create unique districts.
 - o 64, Expand storefront improvement program.
 - o 67, Redevelop blighted properties.
 - o 70, Increase downtown housing options.
- One goal area that has not yet been addressed (The Development Division has 14 action items assigned to achieve this goals):
 - o 104, Adopt strategies to address displacement in neighborhoods.
- Successful projects that are a direct result from the community goals include:
 - o Housing projects.
 - o Restaurant Strategy.
 - o Storefront and Tenant Improvement projects.
 - o Pre-development Grant projects.
 - o Food Cart Pods.
 - o Streetscape on Broadway.

Mr. Ryerson congratulated URAC members for their expert advice to bring these projects to life.

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).

Bridge Meadows (affordable housing) Open House, November 7, 2017, 11-1 p.m., on Allen Blvd across the street from Beaverton Christian church.

BURA Board has an open position (Jerry Jones has resigned), applications due November 15, 2017.

Other boards and committees have opening, visit the website for more details.

Received 16 applications for the URA Committee positions. Mr. Ryerson and Mr. Carrillo interviewed 15 potential URAC members.

Warming shelters will be open November 2, 2017 – March 29, 2018 (Thursdays when weather below freezing). Volunteers needed, particularly male volunteers (at least one male, can’t stay open without) contact Megan Cohen.

Calendar Items

On the Calendar	
December 4, 2017	URAC Meeting, 7:00 p.m.
No January meeting	URAC Meeting
January 23, 2018	BURA Board Meeting 6:30 p.m.

The meeting was adjourned at 8:32 p.m.