



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, June 4, 2018
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance: Vice-Chair Jennifer Nye, Cal Hamreus, Carmela Bowns, Ann Snyder, Domonic Biggi, Sarah Walton, Allen Kennedy, Shelia Greenlaw-Fink, and Staff Liaison Tyler Ryerson, Staff Josh Carrillo, and Cadence Petros

Excused: Inessa Vitko, Lorraine Clarno, Timothy Collier, and Scott Winter

Unexcused:

Call to Order and Introductions

Vice-Chair Nye called the meeting to order at 7:06 p.m.

Visitors and Comments

Tonia M. Cottrell, Advocate for the Homeless and Insecurely Housed

May 7, 2018, Meeting Minutes Approval

Ms. Snyder made a motion to approve the minutes and Mr. Hamreus seconded. The minutes from May 7, 2018 were approved as is by all members who were in attendance.

Beaverton Updates 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).

- Downtown Design Team Draft Preferred Urban Design Framework
 - Available for public review late June 2018
 - Presenting to Planning Commission in a work session on June 26, 2018
- Beaverton Center for the Arts updates to City Council, July 17, 2018
- BURA Public Parking Garage updates to BURA, July 24, 2018
- Community Development Block Grant received and extra \$100,000 in funds, see hand out for details on distribution of funds

BURA Annual Report Review (Mr. Carrillo):

Mr. Carrillo distributed The BURA Annual Report and asked members for feedback on what they like and would like to see differently.

- Info graphics are good
- Text is dense, the report is relaying a lot of good information
- At-a-Glance is a great overview

Members are encouraged to submit additional ideas and are other metrics.



Affordable Housing Update (Ms. Petros)

- Housing by the Numbers for Beaverton Residents:
 - One in three people are housing cost burdened (spend more than 30 percent of income on housing)
 - One in four families are severely cost burdened (at least half of income is spent on housing)
 - Leads to difficult choices (child care, medical care, electricity, food...)
 - Poverty rate increased from ten percent in 2010 to fifteen percent in 2015 (ripple effect, wages are not keeping up with cost of living have to move out further and further)
 - Demand for production (from the Housing Element): need 233 units per year by 2035 to keep up with projected demand, 133 annually of those need to be regulated affordable housing (not keeping pace). These numbers are based on projections of new people coming to Beaverton, not counting those that are already here
 - Beaverton is not currently producing that many market rate. South Cooper Mountain will help but there will be little if any affordable there
 - Cost to build is expensive (land, infrastructure, labor)
- Current activities (what we have been doing)
 - Going from an ad-hoc (helping on a case by case basis) to a more purposeful and continuous level of assistance
 - Community Development Block Grant
 - Steady increase (weekly if not daily) in number of people reaching out to us for help (fixed incomes, evictions, can't keep up with rising rents...)
- Council and BURA recognize the housing crisis and have tasked us to build a foundation:
 - Increase in funding for affordable housing for FY 2018-19
 - In 2016, adopted our first 5 Year Housing Action Plan
 - Downtown revitalization, incenting more market rate housing (vibrant downtown)
 - Homelessness awareness, more focus on how to alleviate
 - Permanent affordable housing (long-term solution)
- Future (Developing a Housing Program):
 - Talking with Council about need for more consistent funding and more staff
 - Raising the common base understanding of the problem and the solutions
 - In order to determine a goal, need to know resources and tool kit
- Laying the Plans — FY 2017-18 Outcomes:
 - Metro Equitable Housing Grant (will help to inform how we move forward):
 - Inventory of existing multi-family housing stock (assess condition from exterior and what it generally rents for)
 - Build a tool kit for developing new affordable housing and how to preserve existing
 - Updated the 5 Year Housing Action Plan
 - Housing talks with City Council
 - Establish an understanding of low cost market rate housing and how to preserve affordability. Options include:
 - Help non-profits buy existing apartment complex to keep it affordable permanently
 - Provide forgivable loans or grants to existing landlords with agreement they keep it affordable over a set period of time. Pilot project on-going for property owner on Allen Blvd. If successful, we could continue this process
 - Project funds committed to Cedar Grove project with Community Partners for Affordable Housing. Land owned by Washington County, funding sources:
 - Washington County: discounted ground lease

- o City of Beaverton: \$300,000
 - o Could qualify for State tax credits
 - o Have been approved for HOME funds
 - o Private debt
 - o Of the 44 units eight will have project based vouchers (Federal funding to support the rent) will be set aside for homeless families (exceptional schools)
- Building a Foundation (FY18-19)
 - o Metro GO bond measure will be considered on June 7, 2018 (\$652,800,000 for affordable housing in the Metro Region). Legislature has also referred a constitutional amendment to provide flexibility for how a GO Bond is spent. Currently has to be publicly owned and operated. If it passes, funds could be leveraged with private partners that can apply for tax credits, HOME funds...City of Beaverton potential use of these funds:
 - o Purchase existing low cost market rate housing
 - o Gap fund new affordable housing development
 - o This would lead to significant ramping up to build and deploy a pipeline of affordable housing
 - o Activities:
 - o BURA: Capital investments (back fill SDC fees, property acquisition)
 - o SDC relief pilot program (with our special districts) to figure out how to stimulate development and fill in the gaps
 - o Explore other funding sources dedicated to affordable housing such as a construction excise tax (rather than using General Fund; reserve for things such as library books, more sidewalks...):
 - o Need to figure out how to minimize unintended consequences (more fees)
 - o Explore tenant protection measures:
 - o Change the minimum notice for no cause eviction to give people more time to find a new place (currently 30 days)
 - o Rent control (currently not allowed under state statute). Bring staff up to speed to understand how these options impact the market (property owners, residents and businesses)
- Housing Budget 2018-19
 - o New Housing Manager this year
 - o Build staff capacity and internal infrastructure to prepare for the Metro GO Bond (must be ready in case it passes)
 - o Focus on new affordable housing development pipeline
 - o Focus on low cost market rate (identify and preserve existing affordable housing stock)
 - o Putting together all the building blocks for an ongoing Housing Program

Questions and answers

How do you audit forgivable loans?

- There is a capacity issue, with proper staff perform annual monitoring:
 - o Income certifications (rents are maintained at affordable level and income eligible occupancy)
 - o Minimum habitability standards (re-certify annually)

How do you market this to property owners interested in building affordable housing?

- Working with owners and property managers to get the word out

- Brokers are an option (fees)
- Create opportunities by continuing to develop relationships
- Possible press release
- Continue to encourage market rate within downtown

How will you respond to Metro GO Bond (challenges, will not cover Services)?

- Metro's goal is 41-50 percent of units dedicated to serving the most in need
- Successful affordable housing projects need:
 - Supportive services: (permanent assistance to get specialized help, very complicated)
 - Resident services: on-site person who can navigate and guide the families
 - Beaverton is invested in successful affordable housing projects (example):
 - Cedar Grove \$100,000 gap funding
 - \$200,000 endowment to fund a portion of the Resident Service part-time staff for at least 20 years (pilot program — will look to other partners as we move forward)

What other kinds of developments (tiny homes...) do you consider?

- Currently fund Proud Ground the local community land trust (single family housing, row houses, down payment assistance)
- Planning Division is looking at alternative housing types in the city to bring more affordable housing (modular, stackable, cottage clusters...)

How does Habitat for Humanity fit in?

- Active in Beaverton, pipeline of land. These homes are affordable for the first time, sometimes second, buyer. City would like to see them work with Proud Ground to build at South Cooper Mountain, exploring options/opportunities

Is there any organized opposition to the Metro Bond or to the Constitutional Amendment?

- There may be (not sure), the real difficulty is that property taxes are not always the best tool to raise money. Some people have trouble paying their taxes (people who don't want to pay more and those who simply can't pay more)
- Polling shows it is coming back favorable

Next steps:

- October is National Housing America Month. On October 24, 2018, at the Library we will roll out the next stage of The Voices Project.
 - Inspirational speakers and resources to give people ideas of how they can participate (we can all do something to help the housing crisis)
 - Voices video box to give people an opportunity to tell their stories

Calendar Items

On the Calendar	
June 24, 2018, 6:30 p.m.	BURA Board Meeting
July 24, 2018, 6:30 p.m.	BURA Board Meeting
August 6, 2018, 7 p.m.	URAC Meeting

The meeting was adjourned at 8:45 p.m.