



BEAVERTON URBAN REDEVELOPMENT AGENCY

Urban Renewal Advisory Committee (URAC)

Monday, October 5, 2020
The Beaverton Building
Council Chambers, 1st Floor
12725 SW Millikan Way
MEETING MINUTES

In attendance via Zoom conference call: Vice-Chair Rebecca Cambreleng, Inessa Vitko, Andrew Ehlen, Erik Lehr, Allen Kennedy, Paula Cottrell, Nathan Perley, Sarah Walton, Paige Lerwick, Scott Winter, Staff Liaison Tyler Ryerson, Staff Chase Landrey, Rachel Thieme, Rob Zeller, and Kelly Perkins

Excused: Chair Jennifer Nye and Domonic Biggi

Unexcused: None.

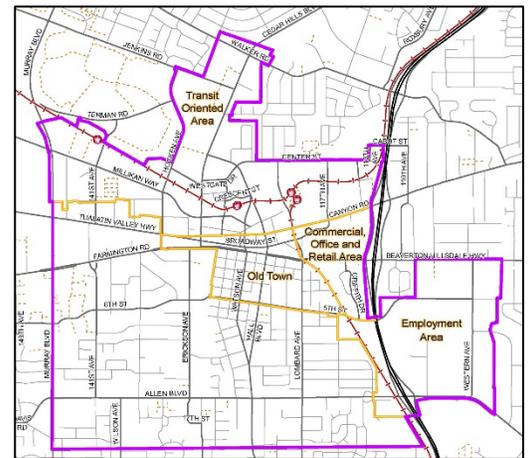
Call to Order and Introductions

Vice-Chair Cambreleng called the meeting to order at 7:04 pm

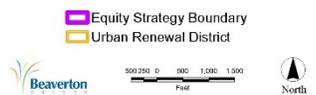
Visitors and Comments: None.

Downtown Equity Strategy Presentation (Rachel)

- Brief overview from previous update on August 3, 2020 (see minutes for details)
- Racial equity: when race can no longer be used to predict life outcomes, and life outcomes for all groups are improved (Government Alliance on Race and Equity)
- Leading with Race framework to ensure we use a racial equity lens. Need to ask/answer:
 - Who is impacted by these projects?
 - How are we engaging with the groups?
 - How are we shaping the work to proactively eliminate racial disparities?
- Three key project deliverables:
 - Displacement prevention and mitigation: develop new policies, strategies, and tools
 - Create an inclusive downtown: how to bring/keep BIPOC communities and businesses
 - Decision making processes, institutionalize community engagement process using a racial equity lens in downtown
- Updated the boundary map based on feedback from Advisory/Community Groups to include more naturally occurring affordable housing
 - Map will be updated to include the residential area around Center Street to the Washington County boarder



Downtown Equity Strategy Boundary

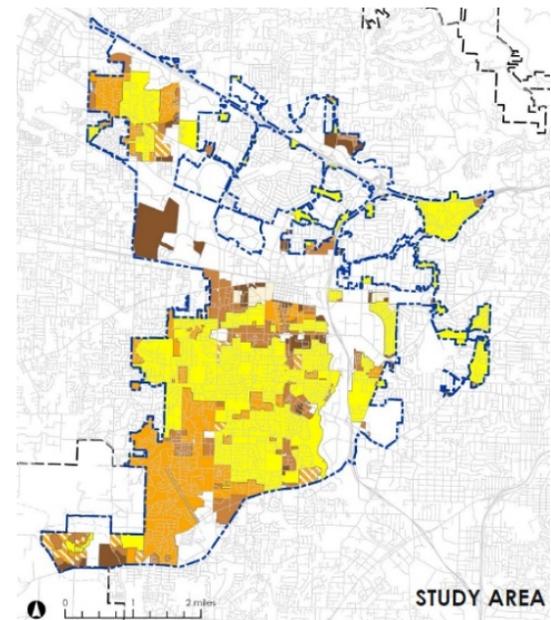


- Status to date:
 - BURA on September 22, 2020
 - Advisory/Community Groups (URAC, HTAG, HAB...)
 - Outreach to public
 - Incorporate feedback to charter to inform RFP
- Discussion with URAC
 - Is the draft charter on track? No comments
 - Is the geography correct?
 - Consider bringing the purple line down to Beaverton Hillsdale Highway
 - Who else do we need to talk to?
 - Reach out to people who are no longer here to find out why businesses left
 - Beaverton Chamber contacts with all small businesses data includes why they left
 - What additional questions should we be asking? No comments
 - Rachel encouraged members to provide additional feedback on this discussion
- Next steps:
 - Launching webpage soon
 - Confirm we have the right project through initial engagement
 - Postcard initiative
 - Supplemental budget request
 - Racial equity training for project team
 - Draft RFP
 - Prepare "equity talks" for BURA (similar to Housing Talks) with City Council

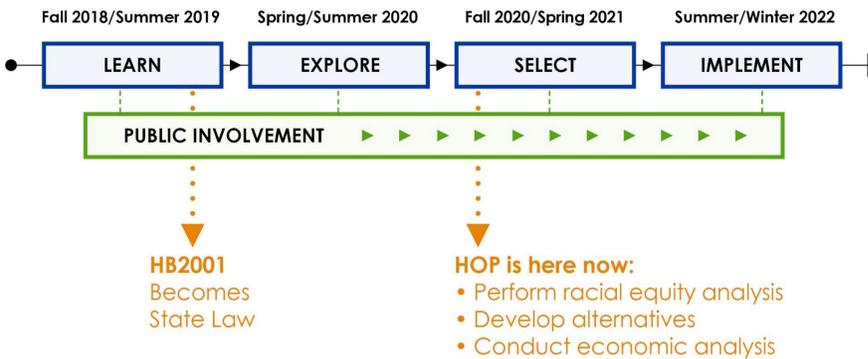
Housing Options Project (Rob)

Racial Equity and Neighborhood Patterns, see presentation for more details:

- Housing Options Project (HOP) one of the projects the city is working on to meet the goals of our Housing 5 Year Action Plan
- Project Purpose: consider where and how additional housing types can be allowed in residential neighborhoods, including:
 - Duplexes
 - Triplexes
 - Quadplexes
 - Cottage clusters
 - Town houses
 - Accessory dwelling units
- Project Goals:
 - Allow more diverse housing types and sizes
 - Support more aging in place options
 - Promote flexibility for property owners
 - Assist affordability by allowing more and smaller units
 - Improve homeownership opportunities
 - Advance racial equity
- Advance Racial Equity: make housing practices more equitable by:
 - Allowing housing types that meet the needs of large families and multigeneration families across neighborhoods in Beaverton
 - Create opportunities to live in neighborhood of choice
 - Minimizing residential displacement



- Project Outcomes:
 - Strategy for where and how to allow additional housing types (as listed above)
 - Development code updates
 - Implementation plan for next steps
- Project Schedule (around 30 public engagement/involvement to date):



- House Bill 2001 (State Housing Law)
 - House Bill 2001 (HB2001) in 2019 Oregon updated housing law to allow “middle housing”:
 - Duplexes, triplexes, quadplexes, cottage clusters, and town houses
 - Allows on every lot where single-family homes are allowed (duplexes)
 - Allows in areas where single-family homes are (all other middle housing types)
 - Noted: Tiny Homes not included in the State law, city could allow (code changes)

- HB2001: Draft Approaches - State's five potential pathways to allow middle housing:

Approach

- Minimum Compliance
- Model Code
- Performance Metrics
- Master Plans
- Alternate Siting or Design Standards

Difference in each approach

- Minimum lot sizes (no scaling)
- All housing types all everywhere
- Percentage thresholds for each type
- Minimum density
- In development - pathway for design standards

- Racial Equity Analysis (early stages, HOP started in 2018 while it has been a goal but we began racial equity work ~2 months ago, better if you start at beginning of project)
- Racial Equity Steps using the Government Alliance Racial Equity (GARE) toolkit:

Step

- Step 1: Desired Results and Outcomes
- Step 2: Data
- Step 3: Community Engagement
- Step 4: Analyses and Strategies
- Step 5: Implementation
- Step 6: Accountability

Status

- Draft
- identified missing data to retrieve
- in progress
- in progress (dependent on State rules)
- pending
- pending

- Leading with Race (regional look at data) for a sense of the vast diversity in Beaverton
 - Central and East Beaverton: 1 in 3 are people of color
 - West Beaverton and Aloha 1 of 2 are people of color
 - Noted: the city is using the census blocks to gather data

- Neighborhood findings (HB2001 will have the most impact on single-family housing):
 - Single-family detached zoning are significantly white (84 percent)
 - Latinos are four times more likely to live in multifamily housing
 - Communities of color that are Black, multiracial or identify as "some other race alone" are less likely to live in single-family detached zoning, when compared to Asians, Native American, and Native Hawaiian or Pacific Islanders
- Who owns and who rents (housing tenure)?
 - People who live in these neighborhoods are more likely to own, providing long-term financial security, opportunity to build equity, and share wealth with future generations
 - Detached single-family neighborhoods provide more ownership opportunities and multifamily rental opportunities
 - White people own 90 percent of housing in neighborhoods zoned for detached single-family homes and 87 percent of rentals in these neighborhoods
 - Black and Latino householders, and people that identify as "some other race", are more likely to live in rental housing in multifamily neighborhoods than Asians, Native Americans, and Native Hawaiian or Pacific Islanders
- Race and Design Standards (early stages of learning curve):
 - Beginning in the twentieth century many people were leaving cities to the suburbs
 - Design standards for suburban neighborhoods were often a direct response to urban stereotypes, at the time, and how they could avoid the conditions happening in cities
 - Suburban neighborhoods -- racial implications:
 - Minimum lot size (expensive and prohibitive)
 - Minimum setbacks (privacy and safety)
 - No garden in front yard (limits options for growing food)
 - No fence (no need for clothes lines)
- Neighborhood Patterns Development Eras studied three time periods (before 1964, 1965–1984, and 1985–2004):
 - 1946: First zoning ordinance, all types allowed in residential districts
 - 1960: Four new zoning districts established (marks the beginning of separation):
 - Two zones for detached single-family homes
 - Multifamily housing fewer locations
 - Observations:
 - As you look at development from east to west houses get bigger, lot sizes get smaller, and neighborhoods become less diverse (racial groups and housing types)
 - Prompted us to look closer at how development patterns might perpetuate present day trends such as racial segregation
 - 1978: Eight new zones created, five reserved for detached single-family
 - 1980: Single-family detached becomes prevalent
 - Location Matters:
 - Homes built in 1965–1984 were mostly white higher income and wealth. Children have improved outcomes in adulthood
 - Increasing housing options in these areas could improve educational/professional outcomes for a wider range of children

- Public Feedback Themes:
 - More multi-generational living options
 - More accessible homes
 - More homeownership opportunities
 - More homes near transit and shopping
 - Concern for loss of trees and open space
 - Design compatibility
 - More parking
 - Less parking
- Multicultural Engagement Themes:
 - More housing types to accommodate larger families
 - More housing types with common rooms or community areas
 - More housing near schools, parks, houses of worship
 - More parking (multiple jobs)
 - Housing affordability, accessible, and multigenerational
- Additional Outreach (based on disparities, population, and research findings) for:
 - Latino, Black or African American, Native American, Middle Eastern and North African, Filipino, Vietnamese, Native Hawaiian and Pacific Island, and people who have mostly mobility challenges
- Next Steps:
 - Continue racial equity analysis
 - City Council next couple of weeks for direction
 - Develop alternative strategies
 - Perform economic analysis
- Discussion and Feedback:
- How much flexibility does the city have?
 - Limited. HB2001: State will lay down minimum compliance we can propose additions which will need approval from the State
- Does the code allow for people to live above or below their shops?
 - This code is residential only. Most of the areas with shops are commercial. There are commercial mixed-use codes
- How much growth can the existing “planned community” (grocery, gas, shopping centers...) withstand?
 - With increased density we could support more density for services. One has to go first
- Any concern around liability for potential loss of value on existing homes with new code?
 - Have heard the concern expressed have also heard property values could increase
- Consideration for reducing development fees such as system development charges for more affordable options?
 - Have been hearing this for a while. Has not been a part of this project, may come later
- What about infrastructure (utilities)?
 - In the State law—if a city feels like they don't have the adequate infrastructure they could submit a request for extension. The request must include an Action Plan that outlines what needs to be done and how long it will take to get there. It also says a city doesn't need to account for additional infrastructure
- Beaverton is already known for our challenging traffic conditions. Consider addressing any upcoming infrastructure issues in front of changes
 - Minneapolis changed zoning code a few years ago and didn't see significant change. Mass development as a result of these changes is unlikely

- Are there any opportunities for Beaverton to help potential homeowners purchase homes?
 - Yes. Affordable housing program works with homeowners and lending institutions
 - Community Development Block Grant partners with Proud Ground to increase the number of affordable homeownership units in the city
 - Condoize options
- When comparing to Minneapolis consider the growth rate in Beaverton is likely higher

Tyler thanked Rachel and Rob for reporting on these important projects.

Beaverton Urban Renewal Area Project Updates and Announcements (refer to list for details)

- PRCA/Garage project delayed due to wildfires (minimal)
 - Hyatt House on schedule. Looking for the right restaurant for the venue
 - Beaverton Central 2-Acre development continuing to move forward
 - Beaverdam West development continuing to move forward
 - Restaurant Strategy, Restaurant Week wrapping up
 - Bank of Beaverton is back on track
 - Broadway/East Site: BURA purchased and staff looking for placemaking opportunities
 - Brownfields Grant: Phase I and II assessment funding is available
 - Downtown Design Project: City Council in November for approval
 - Downtown Beaverton Loop: Work expected to kick-off in October
 - Get Moving 2020: Look for a measure on November ballot
 - FY 2020 BURA Annual Report and 5 Year Action Plan: in for design, expect to see next month.
- Chase thanked URAC for feedback on improvements/changes to these documents

Approval of August 3, 2020 Meeting Minutes Approval

Erik made a motion to approve the meeting minutes and Paula seconded for August 3, 2020. The minutes were approved as is by all members who attended.

The meeting was adjourned at 8:30 pm

Chat from the virtual meeting

19:27:27 From Rachel Thieme : Thanks everyone! rthieme@beavertonoregon.gov

19:38:57 From Rachel Thieme : I think it's something like population of 20k would make the city have to implement

20:07:32 From Kelly Perkins to Inessa Vitko (Privately) : I love your new hair style :)

20:08:18 From Inessa Vitko to Kelly Perkins (Privately) : thanks, Kelly. It is super long. and these are my natural waves.

20:14:23 From Inessa Vitko : Fantastic presentations this evening by both Rob & Rachel! Thank you!!!

20:15:46 From Erik Lehr : Any way we can get a copy of the slides?

20:16:02 From Inessa Vitko : I second that request

20:16:23 From Rob Zoeller : Thanks everyone! I Sent Chase a copy of the slide this evening.

20:16:39 From NathanP : Thank you Rachel and Rob!

20:17:59 From Chase Landrey to Kelly Perkins (Privately) : Can you upload documents in chat?

20:19:50 From Kelly Perkins to Chase Landrey (Privately) : I'm not connected to the network. How about we send out via email tomorrow or in the next few days?

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20:20:52 From Kelly Perkins to Rob Zoeller (Privately) : Hi Rob! Thanks for coming tonight. That was an excellent presentation!

20:21:25 From Chase Landrey to Kelly Perkins (Privately) : I can email if that works. I'm just trying to cut back on peoples emails. but if a follow up is easier, lets do that.

20:22:41 From Kelly Perkins to Chase Landrey (Privately) : Feel free to upload to chat if you have access.

20:22:55 From Rob Zoeller to Kelly Perkins (Privately) : Thank you! Glad everyone likes data. It can feel like a lot sometimes.

20:23:34 From Kelly Perkins to Rachel Thieme (Privately) : Great job with update! Thank you!

20:24:24 From Rachel Thieme to Kelly Perkins (Privately) : Thank you Kelly! I hope it's coming across clearly

20:25:25 From Chase Landrey to Kelly Perkins (Privately) : I do not. cest le vie

20:25:27 From Kelly Perkins to Rachel Thieme (Privately) : Very clear.

20:27:27 From Rob Zoeller : Downtown Design Project is on the Planning Commission for this Wed, Oct 7

20:27:40 From Chase Landrey : Thank you Rob

20:30:28 From Chase Landrey to Kelly Perkins (Privately) : We should also resend the inclusive housing cohort flyer as a followup since we didn't get to it tonight