

CITY OF BEAVERTON HOUSING FIVE-YEAR ACTION PLAN

FY 2018/19 - FY 2022/23 Adopted January 2, 2019

Mayor's Message

When we adopted Beaverton's first-ever Housing Five-Year Action Plan, I was hopeful and determined to get going on the work that was ahead. Now, just two years later, I'm proud of what we've accomplished and look forward to what the future holds.

We are growing and changing. Our city streets and neighborhoods reflect this exciting time as we attract new industry, support new development and welcome new community members.

From my perspective, housing is at the center of it all.

The City Council, staff and I have never before been more committed to the ideas and tools captured in this Housing Five-Year Action Plan Update.

More and more people want to live in or near our central core. As we work toward our community vision of a vibrant downtown, we're also focused on making sure that we meet the demand for housing throughout our city.

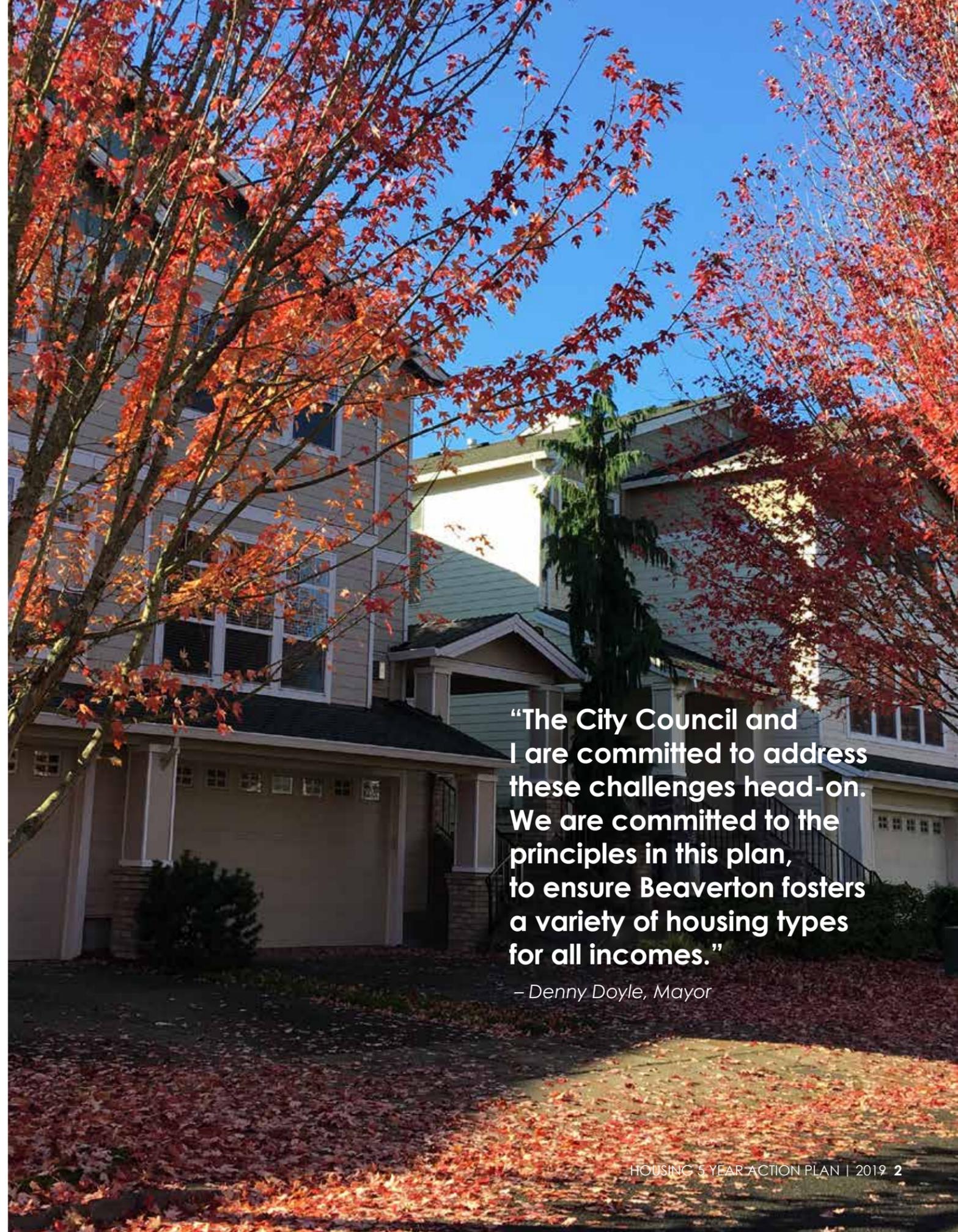
It isn't only about the growing demand, but the change in demand, as well. More than ever before, we see the need for a diverse array of housing types to meet our city's changing needs, and provide a greater variety of housing for more income levels.

With this change comes a responsibility to make sure that we are moving in the right direction and that both new and current community members feel at home in Beaverton.

I'm proud that each year there is more opportunity for affordable homes and support for those experiencing houselessness in our city. We aren't standing by as people struggle with rising rental rates, increased housing costs and housing shortages. We have increased resources for funding affordable homes and are engaged with Metro on the general obligation bond for affordable homes. We're presenting this update to help us reach and maintain housing stability for all community members, especially those who are most in need.

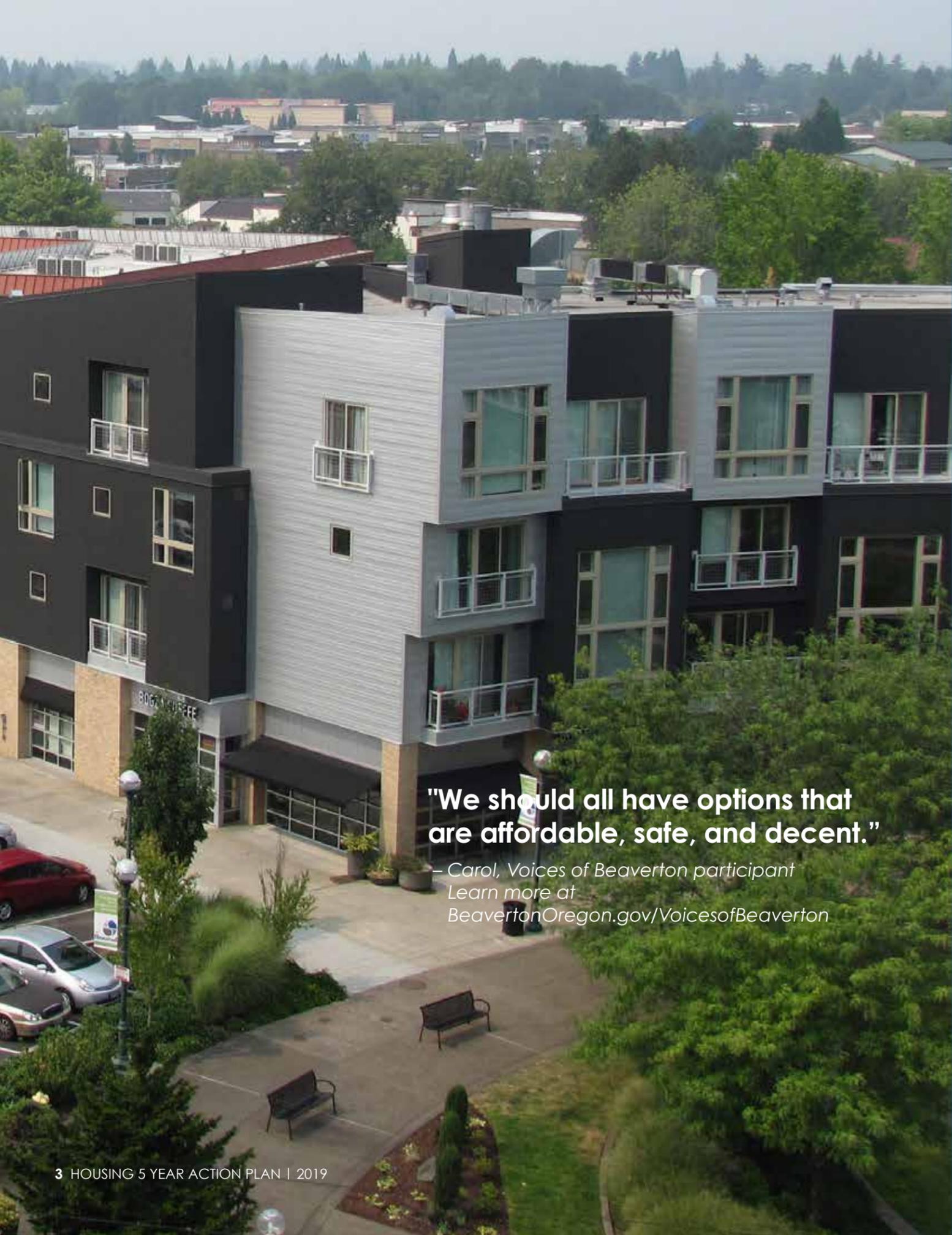
As you read this plan, you will see that our ambitions are big. I'm sure that a strong approach to our housing goals will help us as we strive for all we plan to achieve.

Denny Doyle, Mayor



“The City Council and I are committed to address these challenges head-on. We are committed to the principles in this plan, to ensure Beaverton fosters a variety of housing types for all incomes.”

– Denny Doyle, Mayor



"We should all have options that are affordable, safe, and decent."

— Carol, Voices of Beaverton participant
Learn more at
BeavertonOregon.gov/VoicesofBeaverton

INTRODUCTION

The City of Beaverton promotes a variety of housing types for a broad range of incomes to meet the needs of the community. The city provides funding to support houseless shelter services, assists in the development of affordable homes, enters into public/private partnerships to develop market-rate multifamily homes in mixed-use developments downtown, provides grant funds to social service agencies focused on housing and workforce issues, and develops codes and plans to guide single-family residential development and healthy neighborhoods.

The Housing Five-Year Action Plan describes specific actions to achieve the goals and implement the policies of the city's Comprehensive Plan, and pairs those actions with forecasted budgets. The Housing Five-Year Action Plan is based on the adopted FY 2018-19 budget and will guide the city's housing-related activities for this year. The four-year look-ahead describes the city's current plans for future housing actions and is subject to modification based on council priorities and changing conditions. Each year the plan will be updated resulting in a rolling five-year forecast.



2018 CITY COUNCIL HOUSING PRIORITIES

- CREATE AN AFFORDABLE HOUSING TOOLKIT
- LAUNCH A RENTAL HOUSING PROGRAM



HOUSELESS
SHELTER

TRANSITIONAL
HOUSING

EXECUTIVE
HOUSING

HOUSING
CONTINUUM

AFFORDABLE
HOUSING

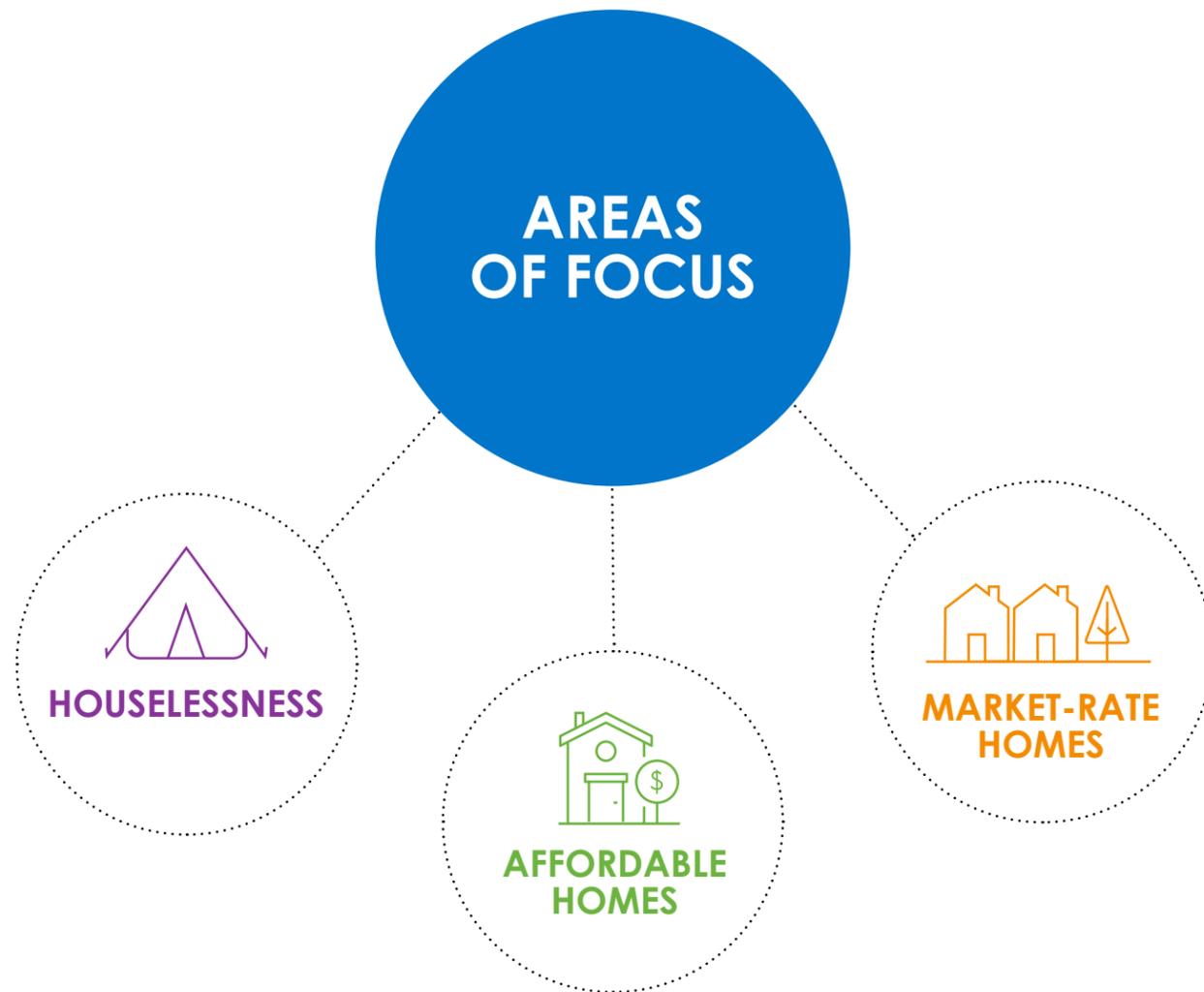
MARKET
RATE
HOUSING

WORKFORCE
HOUSING

DEFINITIONS

Beaverton's goal is to ensure the full variety of housing types is provided within our community to meet the needs and preferences of all households.

- **Houseless Shelter**
Housing to serve people without a permanent home, shelter or staying at a motel, in a vehicle, or with others temporarily.
- **Transitional Housing**
Housing to provide a place to live for 3-18 months while residents work towards permanent housing.
- **Affordable Housing**
Housing affordable to individuals and families that earn 0-60% of area median income (AMI). For example, 60% AMI would earn \$39,120 for a household of 1, or \$48,840 for a household of 4.
- **Workforce Housing**
Housing affordable to individuals and families that earn 80-120% of area median income (AMI). For example, 100% AMI would earn \$57,000 for a household of 1, or \$81,400 for a household of 4.
- **Market Rate Housing**
Housing affordable to individuals and families that earn 120%+ of area median income (AMI). For example, 120% AMI would earn \$68,400 for a household of 1, or \$97,650 for a household of 4.
- **Executive Housing**
Housing for high income earners. Examples could include a large square foot house on a large lot, or a luxury urban condo.



In its Comprehensive Plan, the city identified a broad list of activities it will pursue to achieve its housing goals. Due to the longterm nature of this work and resource constraints, the city cannot implement all actions in any given year. Three primary focus areas have been identified for city resources, including financial resources and staff capacity. Staff across the city are working collaboratively to address these focus areas. The interdepartmental

Housing Implementation Team has members from the Mayor's Office, Community Development Department's Planning, Economic Development and Development Divisions, and the Beaverton Police Department. The Beaverton City Library also hosts a social worker to assist houseless community members access resources. In FY 2018-2019, efforts will focus on houselessness services and prevention and the development of affordable and market-rate homes.



TERMINOLOGY

You may notice different terminology from previous editions of the Housing Five-Year Action Plan. These changes are intended to more accurately reflect the experiences of community members.

Houselessness vs. Homelessness

Houseless indicates that a person lacks a permanent dwelling, structure, or abode, but may still feel a sense of home somewhere, with someone, or simply within themselves.

Home vs. Unit

Whether an apartment in a multifamily building, a single family home, or shared housing, at the end of the day we say, "I'm

going home," not "I'm returning to my unit." When we talk about the development of new places to live, we use the phrase homes, not units, which encompasses all types of housing styles.

Low-cost market rental vs. Naturally occurring affordable housing

Both terms refer to typically older housing stock that is lower in cost and affordable to low-income households. However, calling this type of housing "naturally occurring" disregards property disinvestment, and the likelihood that market forces may result in increased rents which can lead to displacement of low-income renters.



"Housing affects everyone and we can see that in our community; we can see people who are living in their cars and on the street, and many of us are just one sickness or one tragedy away from that too."

*– Jodi, community member and
Voices of Beaverton participant*

Photo courtesy of Catherine Van KATU 2

Focus Area 1

HOUSELESSNESS

Houselessness is of growing concern in Beaverton. On any given day nearly 800 people are houseless or at imminent risk of houselessness in Washington County. The Beaverton School District reported 1,522 students are either houseless or in unstable housing conditions. The city is actively responding to the needs of houseless members of our community.



CONTINUING INITIATIVES

Beaverton Severe Weather Shelter

This year will be the second full season of the Beaverton Severe Weather Shelter, operated by Just Compassion of East Washington County, which provides shelter to adults experiencing houselessness on Thursdays from November through March. It is also open additional evenings when temperatures are at or below freezing and there is sufficient volunteer capacity. Located at the Beaverton Community Center, the shelter provides a warm, safe space for up to thirty adults.

Family Promise of Beaverton

Starting this year, the city will support Family Promise of Beaverton, a transitional housing program for families experiencing houselessness. Through partnerships with several faith-based organizations and public agencies, the program can host 3-5 families (up to 14 people) every night of the year. The city provides funding for operations, logistical support, and host families for two weeks in Fall 2018

CONTINUING INITIATIVES

Social Services Funding

The city supports houselessness prevention services via grants to non-profits through Social Services Funding Program and Community Development Block Grant (CDBG) funding. Social Services grants are supported by the General Fund, which dedicates \$2.10 per capita, totaling approximately \$200,000 in FY 2018-2019.

The Social Services Funding Committee reviews applications and makes recommendations to City Council on an annual basis. This year Social Services grants were awarded to 18 organizations, which include the following houselessness and housing-related projects:

\$10,000
Boys & Girls Aid
Transitional Living Center

\$10,000
Good Neighbor Center
Children's Program

\$10,000
Bridge Meadows
Intergenerational Community Resident Services

\$10,000
HomePlate Youth Services
Children's Program

\$15,000
Community Action
Landlord Outreach Program

\$10,000
St. Cecelia/SVDP
Emergency Rental Assistance

CDBG Funding

Each year the city receives CDBG funding from the U.S. Department of Housing & Urban Development. Allocation amounts depend upon population size and poverty rate.

This year the CDBG program will dedicate funding to houselessness prevention activities:

\$22,000
Good Neighbor Center
Supportive Services

\$25,000
Boys & Girls Aid
Youth Houseless Shelter & Services

\$30,000
Community Action
Emergency Rental Assistance

\$90,000
Community Action
Home Repair and Weatherization

\$15,000
Rebuilding Together
Home Repair

\$18,731
Habitat for Humanity
Home Repair

\$50,000
Unlimited Choices, Inc
Accessibility Adaptation

NEW INITIATIVES

Overnight Camping Ordinance

In response to growing concerns over the public health and safety hazards caused by camping in the public right-of-way, City Council adopted Ordinance 5.05.117. Effective July 12, 2018, the city ordinance prohibits overnight camping and/or storing personal property on streets. It is therefore unlawful for any person to camp in or upon any public right-of-way. For a first time offense, persons believed to be violating the ordinance will be issued a 72-hour written warning to evacuate the premises. If the written notice is not followed, violation is punishable, upon conviction, by a fine of not more than \$100 or by imprisonment for a period not to exceed 30 days, or both.

Safe Parking Program

The Mayor's Office is examining options for Safe Parking, an alternative to on-street parking. For people who have lost their homes, living in a car or camper may be their only option. This program would provide legal camping, free garbage disposal, temporary storage, and portable restrooms to families and individuals living in their vehicles at various sites hosted by local agencies, faith based organizations, and businesses. Providing safe places for people to park helps families and individuals stabilize their lives and gain better access to services to transition into permanent, affordable homes. City Council approved municipal code amendments in October 2018 to enable the Mayor's Office to move forward with a pilot Safe Parking Program



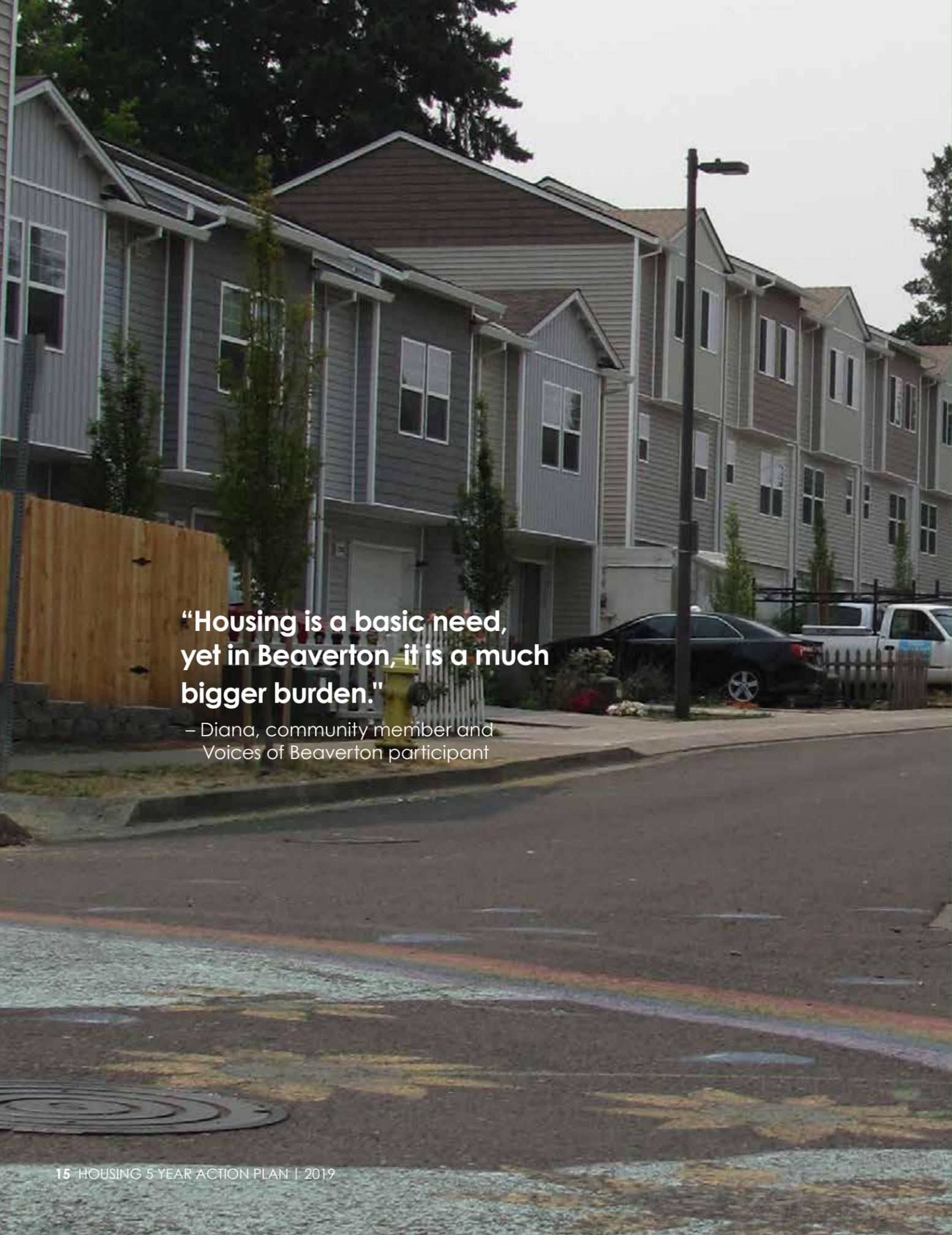
Photo courtesy of KOIN 6

NEW INITIATIVE

Outreach

The city is investing in efforts to better connect people to social services and help with housing. This includes funding expanded street outreach in partnership with Community Action. In addition, the city will support a part-time outreach worker at the Beaverton City Library who will provide social services referral, navigation, and assistance. The city provided \$10,000 in funding in this year's budget to give police officers the ability to assist families and individuals experiencing houselessness with needs such as motel vouchers, car repairs, food, clothing, etc.

\$10,000
 PROVIDED TO POLICE OFFICERS
 TO ASSIST FAMILIES AND
 INDIVIDUALS EXPERIENCING
 HOUSELESSNESS



**“Housing is a basic need,
yet in Beaverton, it is a much
bigger burden.”**

– Diana, community member and
Voices of Beaverton participant

Focus Area 2

AFFORDABLE HOMES

Housing is affordable when the household pays no more than 30 percent of its gross household income for housing costs (including rent or mortgage, utilities, taxes, and insurance). Households paying more are considered cost-burdened. More than one-third of all Beaverton residents are housing cost-burdened.

The city has prioritized affordable housing in the last three fiscal years and identified an emerging implementation strategy in the resultant Housing Five-Year Action Plan. Affordable housing has been the number one City Council Priority for the last two years. As a result, the affordable housing budget was significantly increased for FY 2018-2019, and includes a new Affordable Housing Manager position, augmenting both financial resources and staff capacity to meaningfully address the housing needs of our community. Funds will be used to assist new development, convert low-cost market rentals into regulated affordable housing, and provide assistance for affordable homeownership opportunities.



UPCOMING PROJECT

Cedar Grove

The city partnered with Washington County and the non-profit developer Community Partners for Affordable Housing to develop Cedar Grove in Beaverton. Cedar Grove is a regulated affordable housing community that will provide a total of 44 new homes for low-income households, of which eight will be project-based Section 8* vouchers set aside for families experiencing houselessness. Cedar Grove is expected to start a twelve-month construction in February 2019 with expected completion in early 2020.

Details

Affordable Units	44
Average Area Medium Income of Residents	50%
Section 8 Vouchers for Houseless Families	8

* Section 8 vouchers assist very low-income families afford safe housing in the private market. Vouchers are administered locally by public housing agencies that receive federal funds from the U.S. Department of Housing and Urban Development.



UPCOMING PROJECT

The Rise Central

Currently in development at the intersection of Crescent Street and Rose Biggi Avenue, The Rise Central is a mixed-income, mixed-use project in partnership with Rembold Properties. With retail spaces at street-level, and units for a range of incomes above, the project will provide new homes, jobs and economic opportunities, and vibrancy to a quickly growing neighborhood at Beaverton Central.

Details

Market-rate	215
Affordable Units	15
Area Medium Income for Affordable Units	80%

NEW INITIATIVES

Development and Preservation

In FY 2017-2018 the city was awarded an Equitable Housing Grant from Metro to explore ways to preserve the affordability of low-cost market rentals and tools to develop new regulated affordable homes.

Outcomes

- Conducted inventory of multi-family homes in Beaverton
- Developed toolkit to preserve affordability of low-cost market rentals
- Increased general fund budget for affordable housing

Next Steps

- Evaluate affordable housing toolkit, consider funding source via Construction Excise Tax
- Expand affordable housing real estate acquisition citywide
- Fund pilot preservation project

Housing Preservation Pilot Project

The pilot preservation project aims to preserve low cost market rentals by providing funding, with flexible terms, in exchange for

affordability restrictions for a specific period of time. It is geared towards mitigating displacement of vulnerable residents and maintaining the city's existing housing stock.

Fair Housing Plan

The city is partnering with Washington County and the City of Hillsboro to conduct an Analysis of Impediments to Fair Housing Choice, which is a requirement of programs funded by the U.S. Department of Housing & Urban Development like CDBG. The Fair Housing Plan will consist of two main parts.

1: Investigate whether certain protected classes have disproportionate housing needs and what barriers community members face in choices.

2: Assess how city zoning and development codes might help or hinder the location, availability, and accessibility of housing in the city and county. The research process kicks off in February, with a final report estimated to be completed in early spring 2020.

NEW INITIATIVES

Metro GO Bond and Constitutional Amendment

Metro, the area's regional government referred a general obligation bond, and the Oregon legislature referred a constitutional amendment to voters for the November 2018 election. Both measures passed on November 6th.

General Obligation Bond

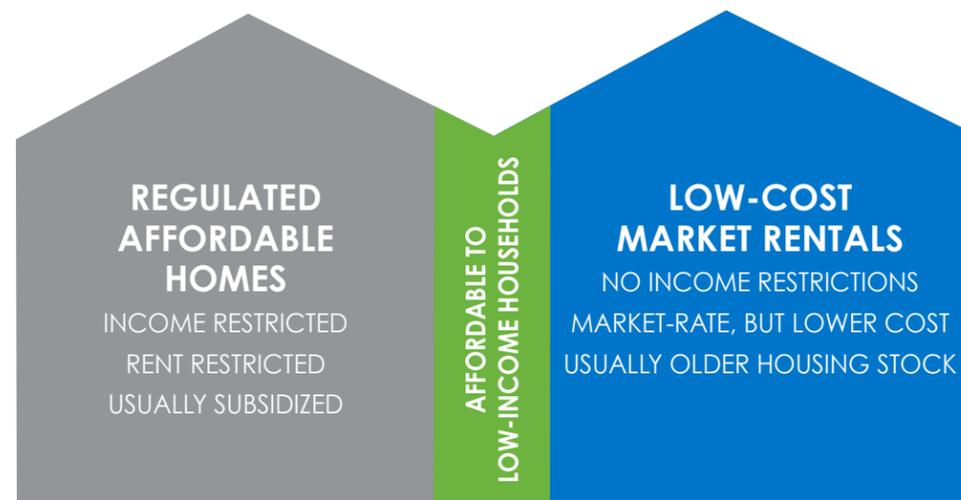
The Metro \$652.8 million general obligation bond, will be used to fund the construction, acquisition, and renovation of affordable homes in the greater metro-area. The measures define affordable housing as land and improvements for residential units occupied by low-income households making 80 percent or less of area median income, which in 2018 for a family of four was \$65,120.

The bond is expected to cost the region's homeowners an average of \$5 a month, or 24 cents per \$1,000 of assessed property value.

Constitutional Amendment

Prior to amending the Oregon Constitution, bond dollars could only fund projects that were owned by a public agency. The newly approved constitutional amendment allows bond funds for affordable housing to be used for projects that are owned and operated by a nonprofit or for profit developer and to be combined with private capital. Metro estimates that with the constitutional amendment, the bond could be used to develop or preserve 3,900 homes for up to 12,000 people.

As an entitlement jurisdiction that receives federal funding for housing activities, the City of Beaverton is eligible to implement bond funds in partnership with Metro. The City is already coordinating activities with Metro and its Washington County partners, and will initiate an implementation strategy in the first half of 2019. Metro anticipates that projects could be funded by the GO bond as early as spring/summer 2019.



BOND PASSES
AMENDMENT DOES NOT
**2,400
UNITS**
HOUSING UP TO
**7,500
PEOPLE**

BOND PASSES
AMENDMENT PASSES
**3,900
HOMES**
HOUSING UP TO
**12,000
PEOPLE**

Homes funded by the Metro bond (in 1000s).



“I want to see the city continue to be beautiful and prosper. That’s why I’m here.”

– Tag, HRAC member and Voices of Beaverton participant

Focus Area 3

MARKET-RATE HOMES

The city also plays a role in facilitating the development of market-rate homes in strategic locations in Beaverton. With the growing population and economy, more homes are needed at every level of affordability throughout the city. More market-rate homes increases housing options, and decreases pressures on the market, ultimately reducing prices and rents. The key areas receiving the most attention are new development in South Cooper Mountain and downtown Beaverton.



DOWNTOWN DEVELOPMENT

The city supports market-rate housing development in downtown Beaverton to accommodate the full spectrum of housing needs and desires of our community. A vibrant downtown provides a place for people to live, work, shop, and recreate.

In addition to affordable housing initiatives downtown, the city and the Beaverton Urban Renewal Agency (BURA) also work to stimulate mixed-use development downtown. Currently under construction is The Rise Central, a mixed-use project with retail spaces on the street level, with 215 market-rate apartments and 15 regulated affordable homes for households at or

below 80% AMI. The Rise Central is expected to open spring of 2019. BURA continues to pursue acquisition opportunities to promote both affordable and market rate housing development downtown and support privately-initiated mixed-use projects.

Downtown Design Project

A vibrant downtown remains a top goal for Beaverton residents in the Community Vision that was developed in 2016. The Downtown Design Project works to meet this goal through creating an identifiable downtown with specific development standards and reducing barriers to redevelopment. The end result will be an updated development code and recommended actions for the city and private sector.

Housing Options Project

The Housing Element of the city's Comprehensive Plan provides for a variety of housing types that meet the needs and preferences of current and future residents, including both size and range of prices. It also affirms the need to provide an adequate supply of housing within the city to meet anticipated growth. The Housing Options Project will consider where and how additional housing types will be allowed in the city's residential neighborhoods and will be completed in Fall 2019.

Housing types to consider include accessory dwelling units (ADUs) and missing middle housing such as duplexes, triplexes, four-plexes, courtyard apartments, cottage cluster housing, and townhouses. This project complements efforts in the Housing Five-Year Action Plan to diversify and increase the supply of single-family and multifamily housing. Increasing the housing supply is one way the city can address affordability.

This project will result in the following:

Housing Options Strategy

Supported by city leaders and the community that determines where and how additional housing types will be allowed in residential neighborhoods.

Development Code Updates

Code updates to implement the strategy, improve design quality, provide flexibility to preserve trees and natural resources, and consider the economic feasibility of additional housing types in residential neighborhoods.

Implementation Plan

An implementation plan that establishes next steps for the city and its partners.



COOPER MOUNTAIN DEVELOPMENT

South Cooper Mountain

South Cooper Mountain is a 544 acre emerging neighborhood located at the southwest edge of Beaverton. It was added to the Urban Growth Boundary in 2011 and annexed by the City of Beaverton in 2013. An 18-month public involvement process helped form the Community Plan for South Cooper Mountain, which outlines how the area will develop into a livable, walkable, and sustainable new community.

Beginning in 2016, the city has facilitated development in South Cooper Mountain by designating a project manager to serve as a point of contact, and to facilitate cross-divisional issues in the development process. This helps developers move through the approval process faster and address issues more efficiently as they arise.

This area will help address the shortage of housing in Beaverton by adding a variety of new homes; more than 3,000 are expected to be built in the next five years. About 2,550 have been approved through the land use process so far with another 300 under review.

Estimated Homes By Type to Be Developed in South Cooper Mountain

Single Family Detached	1,453	44%
Single Family Attached	500	15%
Multi-Family	1,357	41%



Urban Reserves

Currently, there is limited land for new neighborhoods within the Urban Growth Boundary (UGB). We are experiencing a housing shortage that contributes to rising prices and affordability challenges. Planning ahead for new homes can help prevent the problem from getting worse.

On May 31, 2018, Beaverton submitted a proposal to Metro requesting an expansion of the UGB to include the Cooper Mountain Urban Reserve. This area is directly north of

South Cooper Mountain and, if approved and ultimately annexed into Beaverton, will support significant new residential development.

The Metro Council will decide December 2018 whether and where to expand the urban growth boundary.

Cooper Mountain Urban Reserve

Acres	1,242
Buildable Acres	600
Homes Planned	3,760

BUDGET NARRATIVE

Programs

- **Affordable Housing Acquisition Program:** Land acquisition for future affordable housing development.
- **Affordable Housing Development Program:** Direct investment in new affordable housing projects in the coming year.
- **Affordable Housing Tax Exemption Program:** Property tax exemption for nonprofit affordable housing projects.
- **SDC Waivers for Affordable Housing:** Support for city-generated System Development Charges (SDC) to help fill financing gaps in affordable housing development.
- **Vertical Housing Development Zone Tax Exemption Program:** For multi-story, mixed-use development in downtown and a few other select areas.
- **Affordable Homeownership Program:** Funds to assist low-income households purchase homes under the community land trust model, ensuring perpetual affordability.
- **Housing Rehab Program:** Assistance for low-income homeowners to make critical repairs and accessibility adaptations to keep them in their homes.
- **Emergency Rental Assistance:** Subsistence payments for low-income renters to avoid homelessness by paying one month's rent.
- **Houseless Shelter Services:** Assistance to organizations providing shelter to Beaverton youth and families experiencing homelessness.
- **Healthy Housing Initiative:** Housing code enforcement program aimed at ensuring all rental housing in Beaverton is regularly reviewed for life and safety violations. In preliminary stages of development.

Projects

- **Urban Renewal Area Housing:** New housing development projects within the urban renewal area supported by the Beaverton Urban Renewal Agency or city resources.
- **Citywide Housing:** New housing projects outside the urban renewal area supported by the city.
- **Beaverton Severe Weather Shelter:** Open every Thursday between November – March, and on days when temperatures are expected to be below freezing.
- **Family Promise of Beaverton:** Houseless shelter for families in Beaverton with rotating sites hosting for a week at a time.

Best Practice

- **Analysis of Impediments to Fair Housing:** Assessment of how the city is currently meeting fair housing standards and what it can do to improve current practices.
- **Housing Preservation Pilot Projects:** Testing tools to convert low-cost market rentals in disrepair into quality regulated affordable multi-family housing, preserving the affordability for a certain time period.
- **Housing Options Project:** Exploration of code changes and potential incentives options to increase the variety of housing types and costs citywide.
- **Housing Advocacy:** Opportunities to help ensure adequate housing is provided for all residents.
- **Affordable Housing Program Development:** Processes, procedures and program guidelines for affordable housing activities, including compliance, monitoring, underwriting, etc.

Policy

- **Metro GO Bond Implementation:** If voter approved, development of policies and practices to spend Beaverton's allocation of bond proceeds efficiently and effectively.
- **Temporary and Long-term Shelter Code Update:** Exploration of changes to municipal code to allow for houseless shelters and safe-parking options.
- **Safe Parking Program:** Examination of options for safe off-street parking for houseless community members residing in cars or RVs.
- **System Development Charge Relief:** Exploration of opportunities to relieve affordable housing development projects from the burden of SDCs.

Outreach

- **Resident Services in Affordable Housing:** Programs for youth and family residents of affordable housing communities in Beaverton to increase self-sufficiency.
- **Community Engagement:** Events for the city and its residents to learn from each other regarding housing priorities and issues.
- **Houseless Outreach:** Street outreach through Community Action to houseless community members, as well as a contracted social worker to help with resource referrals in the Main Library.

FIVE YEAR BUDGET

Adopted Budget 2018-2019

ACTIONS		HOUSING TYPE	CDBG	GF	BURA	TOTAL
PROGRAMS	Affordable Housing Acquisition Program	AF; WF		\$150,000	\$150,000	\$300,000
	Affordable Housing Development Program	AF; WF		\$350,000	\$150,000	\$500,000
	Affordable Housing Tax Exemption Program	AF		TBD		\$0
	SDC Waivers for Affordable Housing	AF		\$100,000		\$100,000
	Vertical Housing Program Expansion	AF; WF; MK; EX		TBD		\$0
	Affordable Homeownership Program	AF	\$320,000			\$320,000
	Housing Rehab Program	AF	\$173,731			\$173,731
	Healthy Housing Initiative (Housing Code Enforcement Program)	ALL		STAFF		\$0
	Homeless Shelter Services	H	\$47,000	\$30,000		\$77,000
	Resident Services in Affordable Housing	AF	\$15,000	\$10,000		\$25,000
	Emergency Rental Assistance	H; AF	\$30,000	\$10,000		\$40,000
	Sub Total			\$585,731	\$650,000	\$300,000
PROJECTS	Urban Renewal Area Housing	AF; WF; MK		STAFF		\$0
	Citywide Housing	AF; WF; MK		STAFF		\$0
	Beaverton Severe Weather Shelter	H		\$45,000		\$45,000
	Housing Preservation Pilot Projects			\$300,000		\$300,000
	Family Promise Shelter for Homeless Families	H		\$50,000		\$50,000
	Sub Total			\$0	\$395,000	\$0
BEST PRACTICE	Analysis of Impediments to Fair Housing	AF; WF	STAFF		\$0	\$0
	Affordable Housing Project Development	AF; WF		\$45,000		\$45,000
	Housing Options Project\Missing Middle Exploration	ALL		STAFF		\$0
	Housing Advocacy	ALL	STAFF	STAFF		\$0
Sub Total			\$0	\$45,000	\$0	\$45,000
POLICY	Metro General Obligation Bond Implementation (if passed)	AF; WF		STAFF		\$0
	Temporary and Long-Term Shelter Code Update	H		STAFF		\$0
	Safe Parking Program	H	STAFF			\$0
	SDC Waivers for Affordable Housing	AF; WK		STAFF		\$0
	Sub Total			\$0	\$0	\$0
OUTREACH	Resident Services in Affordable Housing	AF	\$15,000			\$15,000
	Community Engagement	ALL	STAFF	\$10,000		\$10,000
	Houseless Outreach	AM		\$67,500		\$67,500
	Sub Total		\$15,000	\$77,500	\$0	\$92,500
TOTAL			\$600,731	\$1,167,500	\$300,000	\$2,068,231

Housing Type:

H = Houseless
 AF = Affordable
 WF = Workforce
 MK = Market Rate
 EX = Executive

Funding Source:

CDBG = Community Development Block Grant
 GF = General Fund, including carry forward funds from FY 17-18
 BURA = Beaverton Urban Redevelopment Agency

		Proposed 2019-2020				Proposed 2020-2021			
ACTIONS	HOUSING TYPE	CDBG	GF	BURA	TOTAL	CDBG	GF	BURA	TOTAL
PROGRAMS	Affordable Housing Acquisition Program		\$150,000	\$150,000	\$300,000		\$150,000	\$150,000	\$300,000
	Affordable Housing Development Program		\$250,000	\$150,000	\$400,000		\$250,000	\$150,000	\$400,000
	Affordable Housing Tax Exemption Program		STAFF		\$0		STAFF		\$0
	Housing Preservation		\$300,000		\$300,000		\$300,000		\$300,000
	Vertical Housing Program		STAFF		\$0		STAFF		\$0
	AF; WF; MK; EX		\$300,000		\$300,000		\$300,000		\$300,000
	SDC Waivers for Affordable Housing			\$300,000	\$300,000			\$300,000	\$300,000
	Affordable Homeownership Program		\$250,000		\$250,000	\$250,000	\$100,000		\$350,000
	Housing Rehab Program		\$145,000		\$145,000	\$160,000			\$160,000
	Healthy Housing Initiative		STAFF		\$0		STAFF		\$0
PROJECTS	AF; WF; MK		\$30,000		\$30,000		\$30,000		\$30,000
	Homeless Shelter Services		\$30,000		\$30,000		\$30,000		\$30,000
BEST PRACTICE	Emergency Rent Program		\$10,000		\$40,000	\$30,000	\$10,000		\$40,000
	Sub Total		\$475,000	\$300,000	\$1,815,000	\$440,000	\$840,000	\$300,000	\$1,580,000
POLICY	South Cooper Mountain Housing		\$200,000		\$200,000		STAFF		\$0
	Citywide Housing		STAFF		\$0		STAFF		\$0
OUTREACH	Urban Renewal Area Housing		STAFF		\$0	\$200,000			\$200,000
	Beaverton Severe Weather Shelter		\$50,000		\$50,000		\$50,000		\$50,000
BEST PRACTICE	CDBG Infrastructure.Facility Construction		STAFF		\$0	\$25,000			\$25,000
	Sub Total		\$0	\$0	\$250,000	\$25,000	\$250,000	\$0	\$275,000
POLICY	Analysis of Impediments to Fair Housing		STAFF		\$0	STAFF		\$0	\$0
	Mixed-Income Housing Strategy Exploration		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Age Friendly Best Practices Exploration		STAFF		\$0	STAFF		\$0	\$0
	Housing Grant Opportunities Exploration		STAFF		\$0	STAFF		\$0	\$0
POLICY	Housing Advocacy		STAFF		\$0	STAFF		\$0	\$0
	Affordable Housing Best Practices Guide		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Sub Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Housing Options Project		STAFF		\$0	STAFF		\$0	\$0
POLICY	SDC Waivers for Affordable Housing		STAFF		\$0	STAFF		\$0	\$0
	Sub Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0
OUTREACH	Resident Services in Affordable Housing		\$15,000		\$15,000	\$15,000			\$15,000
	Community Engagement			\$25,000	\$25,000		\$25,000		\$25,000
OUTREACH	Houseless Outreach		\$50,000		\$50,000		\$50,000		\$50,000
	Sub Total		\$15,000	\$75,000	\$90,000	\$15,000	\$75,000	\$0	\$90,000
TOTAL		\$490,000	\$1,365,000	\$300,000	\$2,155,000	\$480,000	\$1,165,000	\$300,000	\$1,945,000

		Proposed 2020-2021				Proposed 2021-2022			
ACTIONS	HOUSING TYPE	CDBG	GF	BURA	TOTAL	CDBG	GF	BURA	TOTAL
PROGRAMS	Affordable Housing Acquisition Program		\$150,000	\$150,000	\$300,000		\$150,000	\$150,000	\$300,000
	Affordable Housing Development Program		\$250,000	\$150,000	\$400,000		\$250,000	\$150,000	\$400,000
	Affordable Housing Tax Exemption Program		STAFF		\$0		STAFF		\$0
	Housing Preservation		\$300,000		\$300,000		\$300,000		\$300,000
	Vertical Housing Program Expansion		STAFF		\$0		STAFF		\$0
	AF; WF; MK; EX		\$300,000		\$300,000		\$300,000		\$300,000
	SDC Waivers for Affordable Housing			\$0	\$0		\$0		\$0
	Affordable Homeownership Program		\$250,000	\$100,000	\$350,000	\$250,000	\$100,000		\$350,000
	Housing Rehab Program		\$175,000		\$175,000	\$175,000			\$175,000
	Healthy Housing Initiative		STAFF		\$0		STAFF		\$0
PROJECTS	Homeless Shelter Services		\$50,000		\$80,000	\$50,000	\$30,000		\$80,000
	Emergency Rent Program		\$30,000		\$40,000	\$30,000	\$10,000		\$40,000
BEST PRACTICE	Sub Total		\$505,000	\$840,000	\$1,645,000	\$505,000	\$840,000	\$300,000	\$1,645,000
	South Cooper Mountain Housing		STAFF		\$0	STAFF		\$0	\$0
POLICY	Citywide Housing		\$200,000		\$200,000		\$200,000		\$200,000
	Urban Renewal Area Housing		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Beaverton Severe Weather Shelter		\$50,000		\$50,000		\$50,000		\$50,000
	CDBG Infrastructure.Facility Construction		STAFF		\$0	STAFF		\$0	\$0
BEST PRACTICE	Sub Total		\$0	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
	Analysis of Impediments to Fair Housing		STAFF		\$0	STAFF		\$0	\$0
POLICY	Mixed-Income Housing Strategy Exploration		STAFF		\$0	STAFF		\$0	\$0
	Age Friendly Best Practices Exploration		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Housing Grant Opportunities Exploration		STAFF		\$0	STAFF		\$0	\$0
	Housing Advocacy		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Affordable Housing Best Practices Guide		STAFF		\$0	STAFF		\$0	\$0
	Sub Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0
POLICY	Housing Options Project		STAFF		\$0	STAFF		\$0	\$0
	SDC Waivers for Affordable Housing		STAFF		\$0	STAFF		\$0	\$0
OUTREACH	Sub Total		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Resident Services in Affordable Housing		\$15,000		\$15,000	\$15,000			\$15,000
OUTREACH	Community Engagement		\$25,000		\$25,000		\$25,000		\$25,000
	Houseless Outreach		\$50,000		\$50,000		\$50,000		\$50,000
OUTREACH	Sub Total		\$15,000	\$75,000	\$90,000	\$15,000	\$75,000	\$0	\$90,000
	TOTAL		\$520,000	\$1,165,000	\$300,000	\$1,985,000	\$520,000	\$1,165,000	\$300,000

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توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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