

### PROJECT OVERVIEW

Many residential areas in the Beaverton only allow the construction of new detached single-family homes. In residential areas where other types of housing are allowed, barriers make it difficult to build anything other than detached single-family homes.

The Housing Options Project (HOP) will identify housing wants and needs, as well as where and how other housing types might be allowed in the city's residential neighborhoods.

### OUTREACH

From October 2018 to January 2019, city staff attended 20 community meetings to discover what issues are most important to consider when evaluating new housing types. These meetings include neighborhood associations; advisory boards that focus on aging, diversity, active transportation, and visioning; and a project-specific community work group that provides feedback on public involvement and key concepts.

At the beginning of the project, staff drafted a potential issues list based on research of Beaverton and similar projects across the region. The list of issues below has been revised to reflect what we have heard so far from community members.

These issues are divided into four categories – Housing Needs and Preferences, Design Elements, Development Feasibility, and Community Considerations. This document will be updated as the city continues its outreach efforts.

This document captures what we have heard from the community. In other words, it does not represent issues associated with development feasibility or market conditions unless they were expressly raised by community members at a public meeting.

### RELATED EFFORTS

To explore issues related to development feasibility and market conditions, staff will review the city's existing development rules to identify requirements that may be barriers to building a wider variety of housing types. In addition, staff will interview developers, architects, banks, and credit unions to learn more about financing issues associated with developing new housing types.

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### PROJECT ISSUES

#### Housing Needs and Preferences

- **More Housing Types.** Housing supply is limited in the region and in some cases does not match the needs and preferences of current and future residents. Potential housing needs/preferences that are underprovided include seniors that would like to age-in-community, families that desire more multigenerational housing options, and people that prefer living in urban, walkable neighborhoods.

- **More Homeownership Opportunities.** More homeownership opportunities are desired throughout the city, especially for smaller homes that could benefit young couples starting a family or older adults looking to downsize.
- **Affordability.** Concerns that limited housing supply places upward pressure on rent. In addition, not everyone can afford a single-family home on one lot.
- **Displacement.** Concerns that new rules might lead to demolition of existing homes, and replacement with new construction. New home prices tend to be higher than older housing stock, at least in the short term.

### Design Elements

- **Appearance.** Concerns that allowing more housing types will encourage developers to tear down older homes and replace them with newer homes that are out of scale with the surrounding neighborhood.
- **Density and Development Standards.** The development code sets standards for minimum and maximum density, setbacks, and lot dimensions that are a barrier for some housing types in some residential zones.
- **Privacy.** With a wider variety of housing types allowed, neighborhood residents might have concerns about new homes having views into their side yards or back yards, especially if they are taller than the existing nearby homes.

### Development Feasibility

- **Allowed Uses.** Some residential zones prohibit or discourage the development of housing types other than detached single-family residences.
- **Design and Development Standards.** In residential zones where more housing options are allowed, design and development standards (such as minimum setbacks, minimum lot sizes, height limitations, and parking requirements) make it difficult to build anything other than detached single-family homes.
- **Finance.** Financing construction of new housing types can be difficult. Banks and credit unions are less likely to issue loans if they cannot compare a product, such as a main house with a detached Accessory Dwelling Unit (ADU), to others in the local market.
- **Codes, Covenants, and Restrictions (CC&Rs).** CC&Rs, private contracts between property owners and homeowners associations, may prohibit or limit housing types other than detached single-family homes. The city cannot override private CC&Rs that are already in place.
- **System Development Charges (SDCs).** The city collects SDCs, one-time fees that help pay for infrastructure needed to accommodate growth, from property owners or developers. SDCs can deter people from building new housing types because they make projects more expensive. A review of SDCs is not included in this project.

### Community Considerations

- **Accessibility and Walkability.** In some places, transit lines, parks, schools, and commercial districts are located near lower density housing. As a result, fewer people can live within walking distance of these services and amenities than would be possible if the nearby homes were developed at a higher density.
- **Social Connections.** Neighborhood design – the orientation and accessibility of homes, sidewalks and transit access – can strengthen social connections among residents; however, changes should respond to the context of each neighborhood.
- **Natural Resources and Trees.** Concerns that permitting a wider variety of housing types and higher residential densities could negatively affect natural resources, including floodplains, wetlands, stream corridors, and trees.
- **Public Services.** Adding ADUs and new housing types to residential neighborhoods might place a burden on the transportation network, utilities, and schools.

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### NEXT STEPS

In March 2019, staff will draft opportunities that respond to the issues identified through research and community feedback. The final Issues and Opportunities document will be used to develop alternatives in spring and summer 2019

### STAFF CONTACT

Rob Zoeller

Associate Planner

503-526-3730

HOP@BeavertonOregon.gov