AFFORDABLE HOUSING IN BEAVERTON

Presented at BCCI Summit

Your Home, Your Neighborhood: Shaping your Community

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Agenda

- Housing by the numbers
- Affordable housing framework
- Questions

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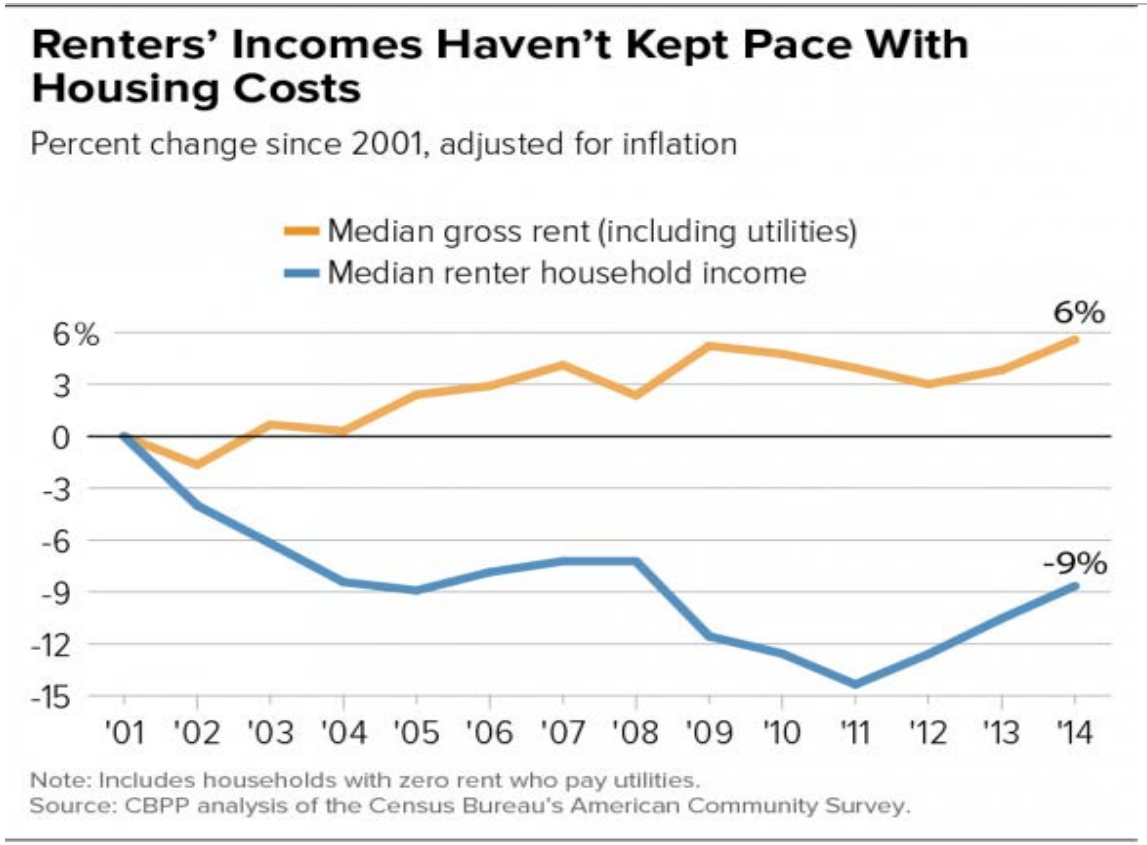
Housing by the Numbers: **People**



1 in 3 Beaverton residents are housing cost-burdened, or spend more than 30% of their income on housing costs.

About **1 in 4 families** in Beaverton spend more than 50% of their income on housing costs.

Beaverton's **poverty rate has remained constant**
13% in 2012 to 12.6% in 2017

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Housing by the Numbers: **Demand and Production**

	DEMAND PER YEAR by 2035	PRODUCTION FY 2015-2016	PRODUCTION FY 2016-2017
Total Rental Units	233 rental units	165 rental units	155 rental units
Affordable Rental Units	133 affordable units	47 affordable units	24 affordable units
Single-Family Units	381 SF homes	97 SF homes	27 SF homes

Data from 2015 Housing Strategies Report by Johnson Economics for City of Beaverton & BURA Annual Reports

11,241 total new units needed by 2035 to meet anticipated demand, not factoring in current cost-burdened residents.

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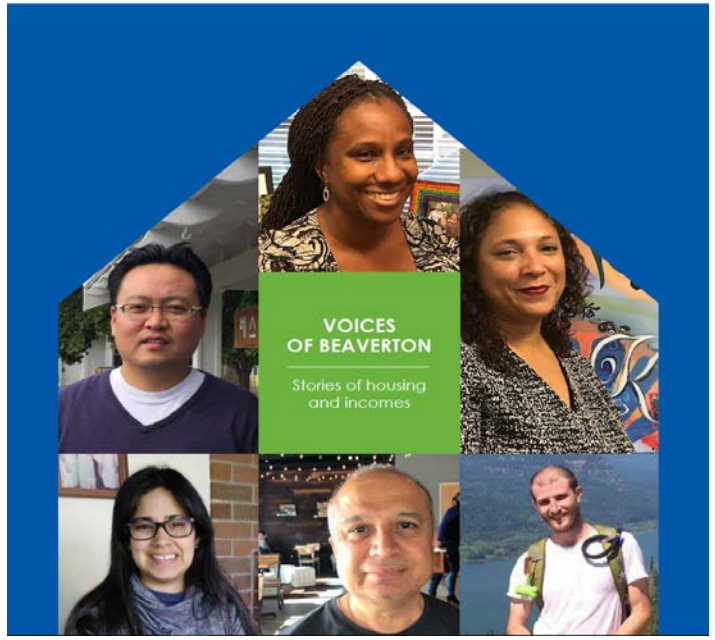
Beaverton Affordable Housing Guiding Principles

- Racial equity/inclusion
- Thorough community engagement/participation



Beaverton affordable housing strategies are wide in scope, encompassing housing for people experiencing homelessness to home ownership

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HOMELESSNESS – Reasons as varied as solutions

The city strives to assist through:

- Collaborative community partnerships
- Trauma-informed & culturally responsive approach
- Prioritize low-barrier options for those seeking support

Programs:

- Safe Parking
- Metro HomeShare
- Beaverton Severe Weather Shelter
- Family Promise of Beaverton
- Social Service Funding
  Over $300,000

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RENTAL HOUSING – Increase the Regulated Affordable Housing Stock

- Fund affordable housing development
- Partner with local developers to include affordable units in their development
- Work with private owners to improve their housing stock in exchange of affordability

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HOMEOWNERSHIP – Increase homeownership and support home retention

Proud Ground: Community land trust

Portland Housing Center: Down payment assistance

Rebuilding Together: Home repair

Community Action: Home repair

Habitat for Humanity: Housing Rehabilitation

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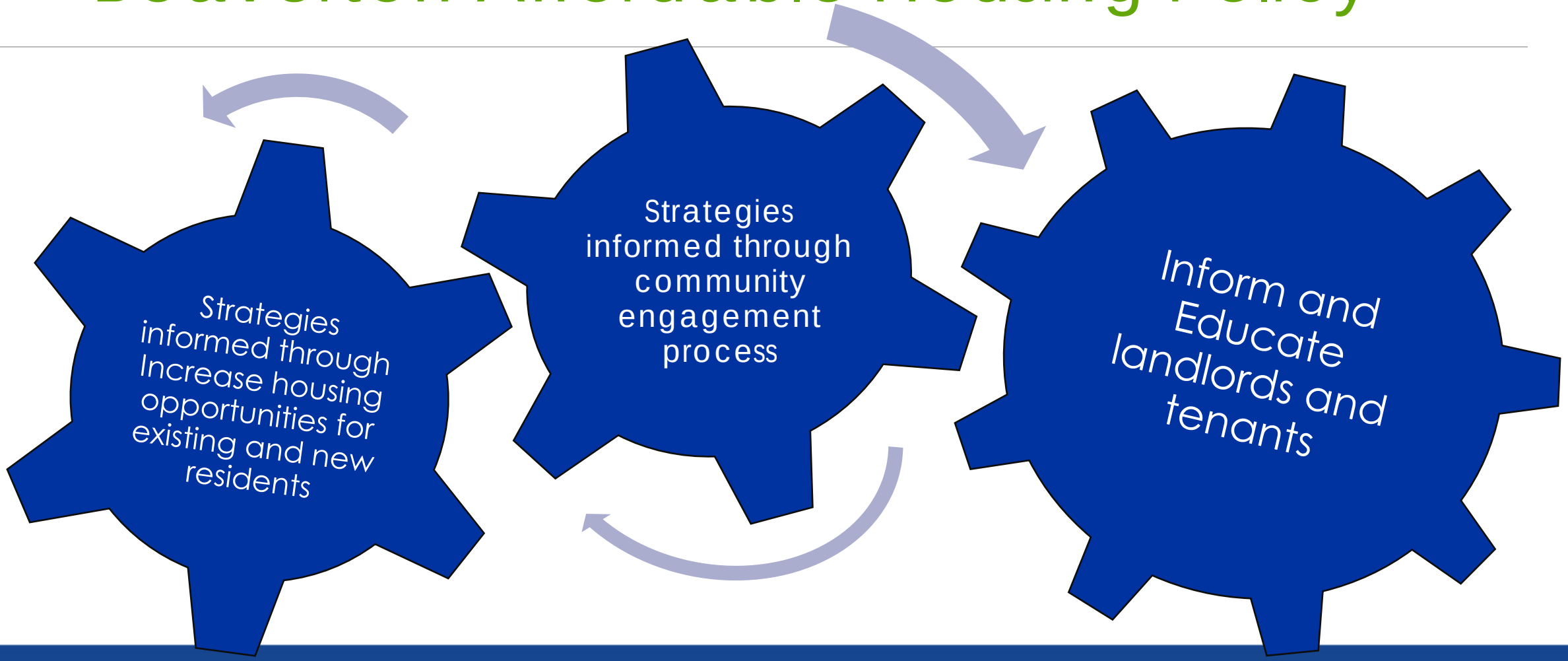
Beaverton Affordable Housing Policy



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TENANT RIGHTS

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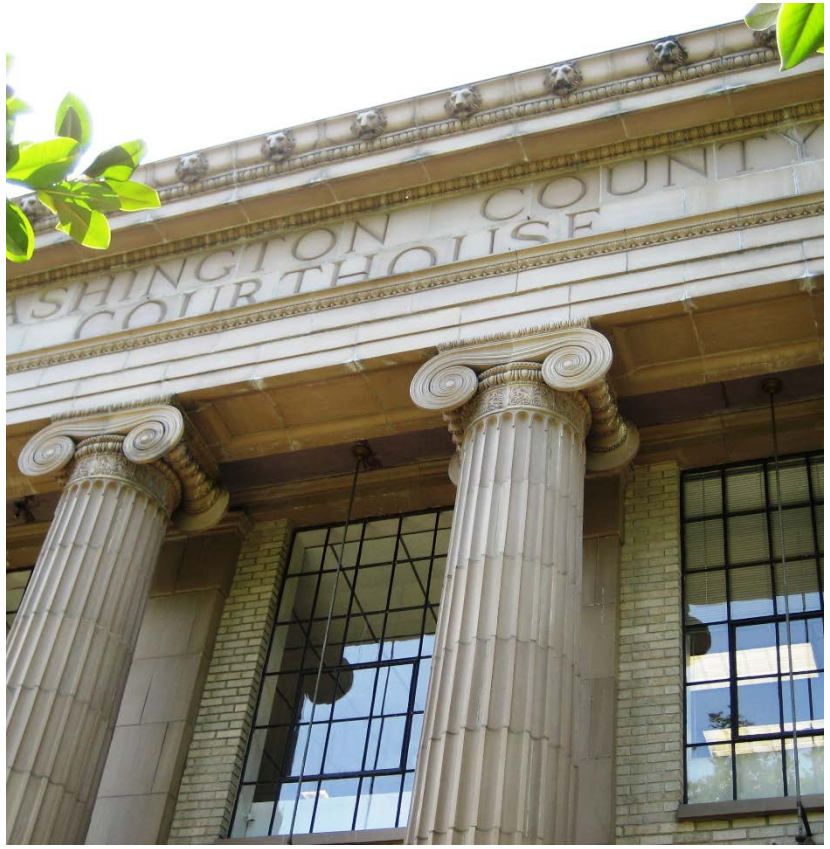
LANDLORD-TENANT LAWS

- Common Law (case law)
- Contract Law (rental agreement)
- Federal, State and Local Laws
- Oregon Revised Statutes
- Fair Housing Act – ORS Chapter 659A
- Residential Landlord-Tenant Act – ORS Chapter 90
- Forcible Entry and Detainer (FED) – ORS Chapter 105

- Disclaimer: Information provided for educational purposes only, not intended for legal advice.



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BASIC RIGHTS – RENT UP

- Discrimination in housing/renting is prohibited.
- Landlords must follow written screening criteria in order to charge screening fee.
- Terms of rental agreement must conform to Residential Landlord-Tenant Act, ORS Chapter 90.
- Rent obligation cannot be separated from repair obligation.
- Fees are limited to certain landlord expenses as provided in rental agreement.
- Non-refundable deposits are prohibited.

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BASIC RIGHTS – TENANCY

- Rent increases are limited in regard to timing and amount. (See below.)
- Late fees limited to reasonable amount or fixed percentage.
- Utility charges passed through to tenants are limited to actual cost of service.
- Quiet enjoyment of the premises.
- Landlord must give 24-hours notice before entering premises; cannot use access to harass tenant; tenant can deny unreasonable entry.
- Landlord must maintain premises in habitable condition, i.e., good repair. Repair problems must be substantial.
- Tenant may withhold/offset rent for lack of repairs.

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BASIC RIGHTS - TERMINATION

- During first year, no-cause termination, 30 days notice.
- After first year, must have “cause” to terminate tenancy, 90-days notice.
- Tenant-based cause vs landlord-based cause.
- Landlord must give notice with required time period.
- Notices must be in writing and served by personal delivery, regular mail, or posting and mailing.
- Unlawful ouster by forceful removal, changing locks or cutting off services is prohibited.
- Landlord must give notice and opportunity to retrieve property.
- Landlord must account for deposits within 31 days of moveout.

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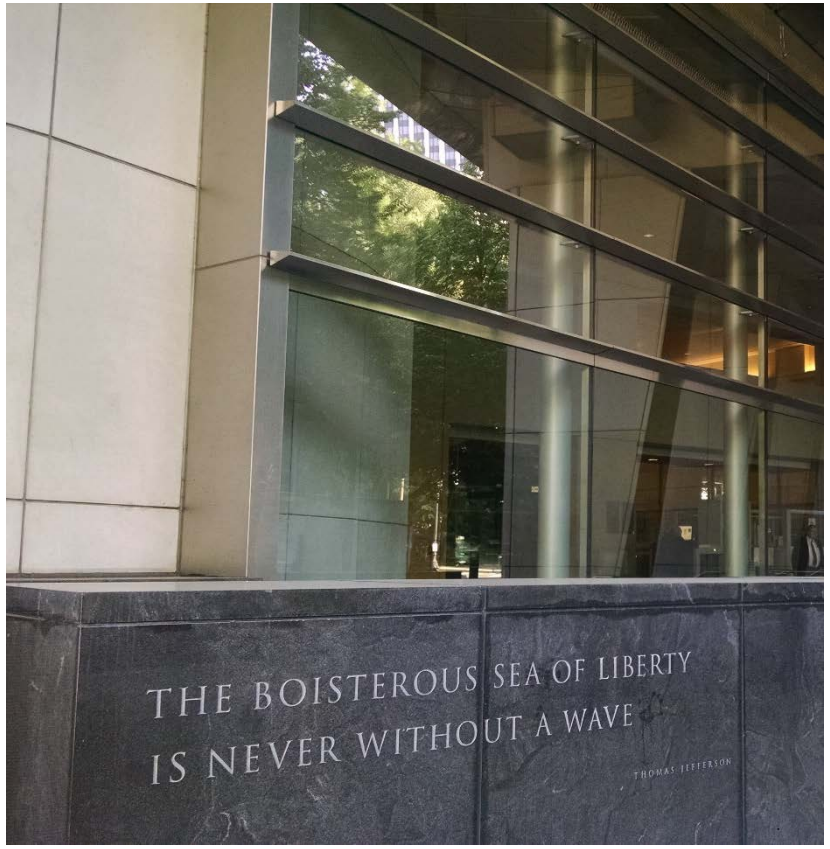
RENT CONTROL

- Frequency of rent increase: 12 months.
- Percentage of rent increase: 7% + CPI.
- Notice of rent increase: 90 days.
- Termination only for cause after first year.
- Landlord-based causes limited to (1) sale to owner-occupant; (2) move-in by landlord or family member; (3) renovation of unit; (4) taken off the rental market.
- Relocation expense after first year if termination for landlord-based cause: one month's rent.
- Small landlord exceptions.



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ADA ISSUES

- Disability: a physical or mental impairment that substantially limits one or more major life activities.
- Discrimination: refusal to rent, failure to accommodate, and termination of tenancy.
- Reasonable accommodations are modifications to the premises or to the policies that are reasonably necessary to afford the individual with a disability equal opportunity to use and enjoy a dwelling.
- Modifications to the premises tend to focus around accessibility, e.g., installation of ramp.
- Modifications to the policies tend to focus around occupancy, e.g., service or companion animal.

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