

**Cooper Mountain Community Plan Listening Session
Community Organization & Social Service Representatives
August 26, 2020, 1:00 to 2:30 p.m.**

Staff Present:

Jenny Clark, JLA Public Involvement
Adrienne DeDona, JLA Public Involvement
Joe Dills, APG
Kyra Haggart, APG
Jena Hughes, City of Beaverton
Andrew Parish, APG
Cassera Phipps, City of Beaverton
Emily Van Vleet, City of Beaverton

Attendees:

Erica Calderon, Bienestar
Karmen Chavez, APANO
Rachael Duke, Community Partners for Affordable Housing (CPAH)
Ernesto Fonseca, Hacienda CDC
Kevin Kellogg, Hacienda CDC
Cristina Palacios, Unite Oregon
Ben Sturtz, BRIDGE Housing

Meeting Summary

Welcome and Introductions

Adrienne DeDona, JLA Public Involvement

Adrienne welcomed everyone to the meeting and reviewed the agenda. Attendees were asked to use the chat for questions/comments, to keep videos on (if their internet allowed), and to briefly introduce themselves and the organizations they represent.

Project Overview

Cassera Phipps, City of Beaverton

Cassera presented a brief project background, including the current status and timeline. Highlights included:

- Cooper Mountain (both North and South) is a rapidly developing area and includes affordable housing projects.

- Cooper Mountain Community Plan is a three-year planning effort that will include identifying zoning designations and determining how to extend roads and utilities to this area.
- The plan will build off the concept plan from South Cooper Mountain and revisit the vision and project goals for the area.
- The project is scoped to include 3,760 homes, and the City is committed to determining how to provide this as a minimum.
- The area has a different landscape than South Cooper Mountain with limited residential development. Natural resources in this area are a defining characteristic. Topography will play a role in how the City will balance and integrate development while at the same time protecting and enhancing natural resources.
- Coordination will occur with other city efforts, such as the Inclusive Housing Cohort that will provide input into the community plan and other housing efforts with a focus on advocacy and capacity-building. Coordination will also occur with the area utility plan, which will look at water, sewer, and storm facilities. Communication between the community plan and utility plan teams will be ongoing to ensure consistency in coordination.
- A funding option assessment and market analysis are being conducted, as well as inventories for best practices for hillside development.
- The project is currently in phase one. Public outreach has shifted to more online and phone engagement due to COVID-19. Phase two will begin in 2021 and will consist of more robust community engagement on design options and vision refinement. The community plan is expected to be adopted in early 2023.
- Working project goals include:
 - Create equitable outcomes for residents including historically underserved and underrepresented communities.
 - Provide new housing in a variety of housing types and for all income levels.
 - Preserve, incorporate, connect, and enhance natural resources.
 - Improve community resilience to climate change and natural hazards.
 - Provide public facilities and infrastructure needed for safe, healthy communities.
 - Provide safe, convenient access to important destinations while supporting transportation options including walking and biking.
 - Provide opportunities for viable commercial uses, including places to work and places to buy goods and services.
 - Identify feasible, responsible funding strategies to turn the vision into a reality.

Ernesto wanted to emphasize how this group does not have as much knowledge on the area and that will affect how much and what kind of input they give.

Cristina agreed and expressed how community members need to have ownership on where development takes place.

Rachael asked who is responsible for the utility planning and how will it sync up with the rest of the plan?

Cassera responded it is being led by the city's engineering group and a separate consultant; there will be joint sessions between each project team at project milestones to collaborate. Right now, the focus is to determine where alignments are and cost estimates for backbone infrastructure. The city is considering different funding tools for this and should know more by early next year.

Cristina commented how city limits and zoning would affect utilities providers and school accessibility for community members (e.g. available school districts). She added that it would be important to communicate to community members who the utility providers would be as well as which school districts would serve the area.

Discussion

Project team

Adrienne guided the group through the following discussion questions. Responses are included after each question.

Discussion Question 1: *Geographically, Cooper Mountain is on the edge of Beaverton, away from existing services and communities. How can we make this new community welcoming and accessible to a diverse population?*

- **Erica** stressed the importance of, in addition to affordable housing, considering AMI (area median income) and how to reach the most vulnerable communities. There are three main barriers that affect AMI: access to food, transportation, and rent stability. In order to have stable communities for residents (in addition to building affordable housing) the team will need to consider questions like: What kind of grocery stores will be included? What is the city plan for commercial development? Who is coming into this area?
- **Cristina** agreed with Erica and added the city could partner with nonprofit organizations that can advise on this process.
- **Kevin** commented there needs to be public information and communication at all levels, not just online and logical placement of commercial and residential areas. This includes good multi-lingual wayfinding, public transportation, multi-model access, placemaking, and design with arts and culture that is easy to understand.
- **Ernesto** added the people who will be living here should have input on what is put there, so demographics on this area will be necessary. This will help inform what type of housing and services to provide (including transportation), that are central to economic centers where people will be employed.

- **Ben** was interested to hear from Cassera if there were any lessons learned in the South Cooper Mountain planning effort that could be useful going forward for this area.
- **Cassera** answered yes, South Cooper Mountain was a quick process, so by engaging early on with the Cooper Mountain Community Plan, they can take more time as is needed to make sure it is successful. This includes outreach to the development community and including diverse, underrepresented communities in the process to help provide a racial equity lens to the project.
- **Cristina** commented the project needs intentional, equitable, paid engagement for non-profits. There also needs to be discussion about the policies in place that prevent POC (People of Color) from accessing affordable housing. An example is Public Charge.
- **Karmen** thought the plan should prioritize making space for small businesses owned by BIPOC (Black, Indigenous, and People of Color) people and ensuring affordable housing includes community/cultural areas for people to gather.
- **Rachael** was curious about plans for money and funding and how to build this infrastructure. From a housing development perspective, this means considering accessibility and what creates opportunities. This development can be incentivized; there are tools for this.
- **Ernesto** mentioned justice planning and zoning as a powerful tool and the importance of having a good mix of this in the project.
- **Cristina** asked if there were Inclusionary Zoning limitations.
- **Ben** stressed prioritizing strategies to ensure there's access and that infrastructure improvements are being thought through early on with plenty of time before development.
- **Kevin** commented extended community engagement needs to be continuous in real time and look at stakeholder groups including major employers in Washington County. The economic development plan should include school districts, among others, in the discussion and ensure the quality of life and success for all residents.

Discussion Question 2: *We would like to make the Cooper Mountain planning process inviting and relevant for all community members. What ideas or examples come to mind for inclusive public engagement?*

- **Rachael** answered this is tough in virtual times, but there should be multiple ways for multiple folks to engage and in different languages. If people are being asked to contribute a lot of their time, they should be reimbursed.
- **Karmen** agreed and mentioned APANO has been doing Zoom meetings and digital dialogues.
- **Erica** emphasized taking the questions to the communities in a safe manner and paying nonprofit employees for the work they do. Many churches have been providing services via Zoom and are able to distribute information to large groups.
- **Cristina** commented schools need to be ready to serve POC community members with programs, translations, etc. Currently there is not a target number

(or requirement) for affordable housing units in this area. A lot of work needs to be done for equitable engagement and it needs to be intentional. Providers need to give materials in other languages and have bilingual support to get information out. Affordable housing providers need to help nonprofits achieve this by paying them for services.

- **Ben** agreed with Erica about going to the community and making engagement more convenient and accessible. Not everyone can use Zoom or other online tools for engagement. We utilize focus groups for our development projects where folks feel more comfortable sharing their thoughts in smaller groups.
- **Kevin** agreed with Ben on this point and stressed including a broad spectrum of community and perspectives in the process. There needs to be a feedback loop in decision making bodies so it is a more effective process.
- **Erica** suggested using project advisory groups where a community member serves as a liaison to their communities to relay information.
- **Ernesto** continued how focus groups and workshops are a well-established way of reaching out to these communities so needs to be part of the process. Projects like these are costly and we need to have funding for it before we ask people to invest their time and resources.
- **Emily** commented everyone who comes through the door to participate in engagement will have other needs and topics they want to discuss that are not necessarily focused on Cooper Mountain, so being willing to help community members navigate social services (i.e. rent assistance, unemployment, etc), even if its just a cursory knowledge of available services helps community members meet immediate needs so they can focus on helping design the future.
- **Ben** added it's important to ensure the times for community engagement are convenient and include evenings and weekends for folks who work during the day.
- **Karmen** commented with COVID-19 restrictions, it's hard to be as accessible or inclusive because everything is digital. APANO is still figuring it out. It is important to bring the issues to the community and make sure engagement is long-term: that it has depth and breadth. One idea may be having a steering or advisory committee.

Discussion Question 3: *The team has developed draft project goals, the first of which relates to racial equity. How can we measure equitable outcomes as a result of this process for historically underserved and underrepresented communities?*

- **Kevin** described how performance measures that are more objective will be important. There have been some efforts to do this but not a lot since 2016 and there are 10-15 areas where equity is a huge concern, including environmental justice and land uses/restrictions. Metro and Prosper Portland have been attempting to do this. He believes this should be flagged as a huge component of this plan to discover the equity components of the whole community in Washington County. There is a lot of bias built into the process and how these scorecards are working. Minneapolis and LA have some good examples of doing this, Seattle to some extent.

- **Erica** mentioned Metro has been very actively involved in pushing this [equitable outcomes] in affordable housing and communities.
- **Ben** commented The Coalition of Communities of Color put a report out on this that showed we have a lot of work to do on this topic. The earlier this is addressed the better. The City needs to know where it has the ability to change the framework and where it doesn't, and to be realistic about it.
- **Erica** explained the goal is for these services to match the growing populations of POC. Schools can give this kind of demographic information best.
- **Rachael** emphasized having goals that are being measuring along the way, or process goals, instead of end of the road goals. Make sure there are opportunities for affordable rental housing and affordable ownership. She would like someone from CPAH to stay involved in planning meetings because it is an amazing opportunity to build a new neighborhood.
- **Emily** added there's a lot of talk about affordable rental opportunities, and she would like to see affordable ownership opportunities as well (she has worked with Habitat in the past and had a great experience).
- **Cristina** explained she understands her communities are struggling. People working in the field don't need a scorecard to tell us this. Communities need to know how their information isn't going to be used for their sense of privacy. We know Latinx and African American communities have been unequally affected by fair housing practices. We can use these studies and others that already exist.
- **Karmen** said she would like to see some method that encompasses an anti-displacement approach to development and to measuring. Put systems in place that allow people to stay and be safe in their communities and provide fair opportunities for homes and services.
- **Ben** said the City plays a large role in coordinating infrastructure, so following through with thoughtful community engagement and showing flexibility in zoning and development review will help make the plan a success. He would like to be involved in the Inclusive Housing Cohort if possible.
- **Ernesto** explained there doesn't need to be more studies, but there does need to be a way of measuring how well the services being provided are reaching the communities they're meant to. How do we really know this is being accomplished? This is an accountability document. Are we meeting the expectations of the community? These measures can and should evolve as the project does.

Discussion Question 4: *What other opportunities do you see that will make the Cooper Mountain Community Plan a success?*

Discussion Question 5: *How would you like to be involved moving forward?*

Discussion questions 4 and 5 were not able to be answered during the meeting due to time constraints.

Next Steps

Adrienne DeDona, JLA Public Involvement
Cassera Phipps, City of Beaverton

Adrienne closed the discussion and told participants she or Cassera will send an email with the discussion questions for the group to provide written responses to questions 4 and 5 as well as provide any additional input.

Cassera thanked everyone for their participation and adjourned the meeting.