

DATE: Tuesday, November 13, 2018

TIME: 3:00pm

LOCATION: 5th Floor Columbia River Room

Welcome and Introductions

- Meeting called to order at 2:34pm by Pam Rinehart
- BCOA Members in Attendance:
 - Carley Adams (City Staff Liaison); Sky Johnson (Chair); Pam Rinehart (Vice Chair); Beverly Sali, Jo Anne Baumann, Kim Allchurch Flick, Louis Weisberg, Suzanne VanSlyke,
- BCOA Members Absent:
 - Hilary Greenebaum (Secretary)

Guests

- Elaine Hartman, Beaverton Community Member/Resident
- Laurel Reilly: Elsie Stuhr Liaison and former chair of BCOA
- Cassera Phipps, Senior Planner with the City of Beaverton
- Rob Zoeller, Associate Planner with the City of Beaverton
- Anne Erwin, Principal at Beaverton High School

Visitor Comment Period

- Beaverton High School Principal, Anne Erwin, came to observe and let us know about Beaverton High's Annual Holiday Bazaar. Saturday, November 17, 2018. The holiday Bazaar is one of the primary fundraisers for their parent group, BFAN Profits from this event benefit the students and programs at BHS.

Approval of Previous Minutes

- A motion for October's minutes to be approved was seconded and unanimously approved.

Guest Speakers

- Cassera Phipps and Rob Zoeller, both of whom are with the City of Beaverton in the Planning Department and had reached out to the BCOA City Staff Liaison, Carley Adams as they are working on a Housing Options Project (HOP) and would like input from the BCOA.
- They provided an overview of the project and inquire about issues that are most important to the community. A big part of this project is exploring options that would allow seniors to stay in their neighborhood as needs change.
- Housing Options Project (HOP) evaluating where and how we might allow different housing types in the city's residential neighborhoods.
 - Project & Community Goals:
 - Provide adequate supply of housing
 - Create balanced housing options, at all price levels
 - Help seniors age in place
 - Adopt strategies to address displacement
 - Allow property owners the freedom to make changes by removing restrictions
 - A housing options strategy that determines where and how additional housing types could be allowed in residential areas
 - Potential development code updates
 - Implementation plan
 - Project Challenges/Issues:
 - Many residential areas only allow the construction of new detached single-family homes
 - If allowed, barriers make it difficult to build anything other than detached single-family homes
 - Housing Needs and Preferences
 - Design Considerations, Development Feasibility and Public Services and Utilities

- In 2015, Beaverton completed its most recent Housing Needs Analysis, which was based on the 2035 distributed forecast released by Metro. The needs and solutions identified in this report provided the material for 2016 Comprehensive Plan updates. According to this report, acknowledged by the state of Oregon, Beaverton had just under 41,000 housing units. By 2035, the report concluded the city would need an additional 12,300 units, inside city limits, to meet local housing needs. This is an increase of 30 percent more than the city's 2015 housing supply.
- Of the new units needed:
 - 47 percent are single-family detached housing.
 - 20 percent are single-family attached (such as townhouses and triplexes).
 - 32 percent are multifamily attached housing with five or more units.
- For renter households, the need is greatest for lower income residents. For owner households, demand is high for lower income residents and higher-income residents.
- Beaverton employs an affordable housing toolkit that includes land acquisition and assemblage, predevelopment assistance, gap financing, SDC relief and vertical housing development zones. For example, the city has acquired land and conveyed it to developers for new affordable housing developments at a value of \$1.2 million for 98 units. Funding for these actions comes from Community Development Block Grant (CDBG) funds, Beaverton Urban Redevelopment Agency (BURA) funds, and the city's General Fund (GF).
- Recent affordable housing development successes include The Barcelona (47 units affordable), Bridge Meadows (32 of 37 units affordable), and Rise Central (15 of 230 units affordable).
- Recent affordable housing ownership successes include funding low-income housing rehabilitation, including 40 units for Habitat for Humanity, and a financial commitment to Proud Ground (\$380,000 in the past several years for seven homes). Proud Ground relies on a shared equity housing trust that provides homes to first-time homebuyers between 30-80 percent Area Median Income (AMI).
- If you'd like to learn more about the project, the website is <https://www.beavertonoregon.gov/HOP>

Planning/Discussion

- Carley brought up the possibility of having an ancillary meeting in January to review BCOA year long goals. Will revisit at December meeting.
- December's meeting will end at 4pm with BCOA members using remaining time to meet outside of City Hall for end of year celebration. Carley will contact/update members upon finding an appropriate location.

Beaverton City Staff Liaison Report

- The first community-wide reading event known as One Book, One Beaverton, will start with a novel that looks at the inner thoughts of three astronauts as they prepare for a long-duration simulation of a trip to outer space. The event was launched Saturday, Nov. 3, with the distribution of paperback copies of "The Wanderers," donated by the New Friends of the Beaverton City Library. It will culminate Feb. 2 with an appearance by the author, Meg Howrey, at the main library. During January, the library will sponsor group discussions and other activities aimed at readers young and old. Check the website: www.beavertonlibrary.org
- The Beaverton Severe Weather shelter was opened in January 2017 to provide a warm, safe space for adults experiencing homelessness to stay during the winter. The shelter is operated by Just Compassion of East Washington County. Space for 30 adults (age 18 or older) is available on a first come, first-served basis. Dinner and breakfast is provided. For an updated list of open severe weather shelters in Washington County, contact 211 info or look at the Shelter Activation List available online: www.co.washington.or.us/homeless
 - Hours: Thursday nights, from Nov. 1, 2018 – Mar. 31, 2019 (5:30 PM – 6:30 AM). Intake: Walk in basis. Doors open at 5:30 PM Additional open hours will occur on any evening when temperatures are at/below freezing and there is sufficient volunteer capacity to support operations. Open hours and changes to the current scheduled will be posted at the Beaverton City Library.

Adjournment

- Meeting adjourned at 4:35pm