



BEAVERTON URBAN REDEVELOPMENT AGENCY  
 Urban Renewal Advisory Committee (URAC)

Monday, July 1, 2019, 7-8:30 p.m.

City Hall | The Beaverton Building  
 Council Chambers  
 12725 SW Millikan Way

**AGENDA**

7:00 – 7:05 p.m.	Inessa	<b>Call to Order and Introductions</b>
7:05 – 7:15 p.m.	Inessa	<b>Visitor Comments</b>
7:15 – 7:20 p.m.	Inessa	<b>Approval of May 6, 2019 Minutes</b>
7:20 – 8:00 p.m.	Clayton Crowhurst PSU	<b>Study on Old Town Beaverton Findings</b> Clayton Crowhurst from Portland State and his colleagues will present their findings on Beaverton’s Old Town
8:00 – 8:25 p.m.	Chris	<b>Patricia Reser Center for the Arts</b> Chris Ayzoukian, PRCA General Manager, will provide an overview and update of the future PRCA
8:25 – 8:30 p.m.	Tyler	<b>Beaverton Update and Announcements</b> Development Updates as well as Announcements within the Urban Renewal Area
8:30 p.m.	Chair	<b>Adjourn</b>

<b>On the Calendar</b>	
July 23, 2019	BURA Board Meeting 6:30 p.m.
August 5, 2019	URAC Meeting 7:00 p.m.
August 13, 2019	BURA Board Meeting 5:30 p.m.

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# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

**Monday, May 6, 2019**  
**The Beaverton Building**  
**Council Chambers, 1<sup>st</sup> Floor**  
**12725 SW Millikan Way**  
**MEETING MINUTES**

**In attendance:** Chair Inessa Vitko, Vice-Chair Jennifer Nye, Carmela Bowns, Erik Lehr, Cal Hamreus, Rebecca Cambreleng, Ann Snyder, Timothy Collier, and Staff Liaison Tyler Ryerson, and Staff Josh Carrillo and Javier Mena

**Excused:** Allen Kennedy and Domonic Biggi

**Unexcused:** Paula Cottrell, Sarah Walton, and Scott Winter

### **Call to Order and Introductions**

Chair Vitko called the meeting to order at 7:02 pm

**Visitors and Comments:** Sheila Greenlaw-Fink

### **April 1, 2019 Meeting Minutes Approval**

Ms. Nye made a motion to approve the minutes and Mr. Collier seconded for the April 1, 2019 minutes. The minutes were approved as is by all members who were in attendance for the meeting.

### **Affordable Housing Update and the Housing Continuum (Mr. Mena)**

Mr. Ryerson introduced Mr. Mena as the new Affordable Housing Manager for the city in the Development Division of the Community Development Department. Mr. Mena provided an update of the affordable housing efforts underway regarding the Housing Continuum and Metro Bond (see presentation for more details):

- Community Engagement
  - Housing Forums
  - Rent Burden (trainings)
  - Metro Affordable Housing Bond (on-going conversations with community)
- Building staff capacity
  - Two new FTE (help with Community Development Block Grant and Metro Bond work)
  - Consultants
- Beaverton Affordable Housing Continuum
  - Houselessness
  - Rental housing
    - Support services
    - Connectivity with the \$31,000,000 Metro Bond



- Continue connecting with Private Developers (The Rise Central, 15 affordable units at 80% AMI)
- Engage with owners of the low rent housing stock (assist with improvements for rent increase restrictions).
- Looking at ways to assist with:
  - System Development fees
  - Property taxes
  - Soft loans (developing new systems—60 year affordability component)
- Home ownership: partnerships with non-profits such as Habitat for Humanity, Proud Ground, and Portland Housing Center (PHC)
  - Long-term affordable
  - Down payment assistance with PHC (\$15,000-\$25,000 if family stays for 15 years, loan is forgiven). We have a family who has just qualified, hope to have many more
  - Increase the home ownership housing stock
- Policy
  - Advocacy and partnerships at the state level via the legislature and Oregon Housing and Community Services (OHCS)
  - Advocacy and partnerships at the local level (Metro, Washington County and other area jurisdictions)
  - Direct Partnerships (Hillsboro and Washington County)
- Bond Requirements
  - \$652,800,000 total Metro Bond
  - 3,900 total units of those 1,950 need to be family sized and 1,600 must be deeply affordable (30% AMI)
  - Washington County: 1,315 total units
  - Hillsboro 284 total units
  - Beaverton specific: \$31,100,000 will fund the creation of 218 units, 109 will be family sized, and 89 will be 30% AMI
    - Washington County has allocated 200 vouchers for rent assistance (Beaverton gets 33)
  - Opportunity for minority contracts, our plan calls for 20%
  - Services (mental, drug addiction...) for the deeply affordable units is also necessary (bond doesn't cover)
  - Need to recruit more non-profit developers to the area
- The Mary Ann (project approved by Metro)
  - City owns the a quarter parcel of the site
  - 54 unit apartment complex
  - Located in Old Town Beaverton, one block from Beaverton High School
  - REACH, the non-profit developer, was awarded \$1,000,000 in HOME funds through the county. Also submitted an application for tax credits, if they are unsuccessful our investment will need to increase substantially
  - Project expected to break ground February 2020 and open in Summer 2021
  - Mary Ann is the name of the first teacher in Beaverton who lived near this project
- Community Engagement to help define our Local Implementation Strategy (LIS):

- Listening Sessions: with over 400 residents and connected with over 100 agencies. Five specific questions:
  - What are the challenges of you being able to stay housed?
  - What are the things you need to overcome those challenges?
  - What are the barriers of getting into housing?
  - Where do you find out about housing?
  - Where would you most want to live?
- Some of the challenges we heard:
  - Fees for applications (fee for each adult and for each application)
  - Screening criteria makes it hard to qualify
  - Close to schools, parks, amenities and transportation
  - Rent increases but wages do not
  - Landlords don't treat all people the same (one unit might get the balcony fixed while another does not)
  - Easier to find a job than it is to find housing in Beaverton
- Timeline for the LIS:
  - City Council, May 7, 2019
  - April 7–June 3: (community engagement feedback phase) Open House May 16, 2019
  - June 18, 2019: Draft to City Council
  - July 26, 2019: Metro Housing Oversight Committee approval
  - August 1, 2019: Metro Council IGA and LIS approval
  - August 13, 2019: City Council IGA and LIS approval and adoption
- Next Steps:
  - Issue RFP with Metro for the Elmonica site to secure a developer by the end of the year

**Questions and Answers:**

What is the connection with HOP?

- Looking to change the code to allow for more multi-family units in more areas. The more housing is created, the less pressure on rent increases

How you do define a project?

- Local Implementation Strategy: Model developed for four projects (see slide for more details):

<b>Project</b>	<b>Units</b>	<b>Metro Bond Allocation</b>
The Mary Ann (1 <sup>st</sup> & Main)	54	\$3,000,000
El Monica (site owned by Metro)	79	\$10,147,258
Project C	66	\$11,089,856
Project D	51	\$9,171,202
Total	250	\$33,408,216
Balance (deficit)		(\$2,267,721)

- Based on this modeling will have to find other sources of funding (State, City, BURA/General Fund are some options) to close the gap

Do you have any single room occupancy (SRO)?

- None that we have modeled, there are some studios

What drove the decision on how much for each project?

- Driven by the criteria from the Metro Bond and what kind of service level will be necessary

Are any units targeted for people with physical disabilities?

- Accessibility is a big issue. Looking at universal design

Is there any housing dedicated to seniors?

- Not yet. One of the things we have heard, through our community engagement, is there is a need for senior housing. One of the projects could be targeted for seniors, would require a community engagement process

Do the minority contractors have to be certified?

- Yes. We have partners that will work with them, will work to make those connections (heavy outreach with trade organizations, make connections, and build trust)

Is there a local requirement?

- No. We are meeting with Best HQ to explore local contracting opportunities

Do you have any idea what project C and D will be?

- Leveraging public owned land (Beaverton owns land at The Mary Ann and Metro owns Elmonica) removes the cost of land from the equation
- Looking at one more Beaverton owned site
- The other project we are looking to issue "A Notice of Funds Availability" (we have \$9,000,000 to fund 51 units of affordable housing)

What is the timeline for the projects to begin?

- Elmonica example: Issue an RFP August, after the RFP process (2-4 months) should have the developer identified by the end of the year. Six months for developer to process funding. Hoping to break ground Summer/Fall 2020, 18 months for construction

### **BURA Financial Update and Action Plan Preparation** (Mr. Ryerson)

In preparation for the BURA Five Year Action Plan staff discussed financial update for the next five years:

Financial Update

- BURA Budget Committee is meeting on May 28, 2019
- BURA and City Council to approve BURA budget on June 18, 2019
- BURA tax increment is doing well. In process of determining what types of funding to develop, looking at what is successful (working with consultant to help with projections)
- Parking garage will be a big part of the budget for the next two years
- Have acquired a lot of land so that as BURA grows we can be opportunistic
- What to do about parking in Old Town (big success from Storefront and Tenant Improvements). Businesses are signing up with BDA for shared parking for after hours
- Mr. Mena will be working with staff on anti-displacement

### **Action Plan**

- Looking to change it up to show how the funds are divided. Mr. Ryerson asked URAC members to bring ideas to the June URAC meeting

**Beaverton Area Projects Updates**, refer to handout for details – bold indicates project updates (Mr. Ryerson and Ms. Vitko)

- Beaverton Downtown Association (BDA) was awarded \$200,000 grant for improvements for the Nak Won building
- CoSign application was also awarded (fully funded and then some) to the BDA. Will support 8-12 businesses to get new blade signs. First CoSign project west of the Mississippi
- BDA's Beaverton Passport Program is underway May - August
- BDA's Wine Walk is May 17, 2019
- Downtown Design Project is moving forward (code and connectivity) BURA will likely fund some of this project
- Verso project access to Lombard is egress only
- Basics, Keystone Pacific is scheduled for Planning Commission May 15, 2019
- The Rise Central ribbon cutting and Hyatt House groundbreaking on May 22, 2019
- PRCA/Garage permits are coming in this week
- PRCA fundraising has reached \$5,500,000 of the \$11,000,000 goal
- PreDevelopment grant: Street Seat Pilot project grand opening, May 24, 2019
- Beaverdam: Acquired just over two acres along Beaverdam. Anticipated this area will become a major gateway to Beaverton Central (Canyon and Cedar Hills). Upcoming RFP for Developers to bring ideas
- Bank of Beaverton, former Arthur Murray building, RFP issued for eating and dining establishments to purchase
- Columbia Bank and Dolcederm are now sharing after hour parking

The meeting was adjourned at 8:36 pm