



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 19, 2023

Hearing Body: Planning Commission

Project Name:	LU42023-00247 HOUSING NEEDS ANALYSIS COMPREHENSIVE PLAN TEXT AMENDMENT
Case File No.:	CPTA42023-00245
Summary of Application:	The City of Beaverton proposes to amend the Beaverton Comprehensive Plan to implement the Housing Needs Analysis as part of the Housing Beaverton Project. Proposed Comprehensive Plan amendments update Volume I: Chapter Three, Land Use Element, and Chapter Four, Housing Element, based on the findings of the Housing Needs Analysis. Other proposed amendments include updating Volume II: Background & Supporting Documents to replace older documents with the 2023 Housing Needs Analysis Report.
Applicable Location:	Citywide
Zoning & NAC:	All zoning districts and Neighborhood Association Committees
Applicable Criteria:	Comprehensive Plan Section 1.5.1.
Hearing Place and Time:	Zoom Webinar beginning at 6:30 p.m. Public Hearings are being held remotely and can be viewed at the following link: https://www.beavertonoregon.gov/291/Agendas-Minutes .
Staff Contact:	Jena Hughes, 503-526-3725 / jhughes@beavertonoregon.gov
How to Participate:	The City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways: <ul style="list-style-type: none">• In writing via email to the project planner at jhughes@beavertonoregon.gov or mailboxceddplanning@beavertonoregon.gov• In writing via mail to the project planner at PO Box 4755, Beaverton, OR 97076• Join Zoom Webinar via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://www.beavertonoregon.gov/291/Agendas-Minutes. <p>If you do not have the technology to join the meeting virtually to provide testimony and you wish to do so, please contact planning staff for assistance.</p>

Written comments, emails or exhibits submitted prior to the hearing must be received no later than **4:30 p.m. July 19, 2023**. Mailed written comments to the Commission should be sent to the attention of Jena Hughes, Planning Division, PO Box 4755, Beaverton, OR 97076. All written comments received prior to the meeting will be provided to the Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments are encouraged to be provided via email to jhughes@beavertonoregon.gov.

You are receiving this notice to advise you of a proposed ordinance action. Section 1.4.1 of the Beaverton Comprehensive Plan requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees, relevant Washington County Community Participation Organizations chairs, the Beaverton Committee for Community Involvement chair, Washington County, Metro, the State of Oregon, and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection on the project specific page on the BEPS Public Portal at the following link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1247> and at the Beaverton Planning Division. The Planning Division is on the 4th floor, Beaverton Building, 12725 SW Millikan Way, and is open between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing. The staff report may also be viewed online at: <https://apps2.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link: <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1247>. The decision may also be provided by the project Planner upon request. A copy of any or all materials will be provided at a reasonable cost.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a recommendation on the application after the hearing closes to be forwarded to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request services, contact Jena Hughes at 711-503-526-3725 or jhughes@beavertonoregon.gov.

Information about the Housing Needs Analysis Comprehensive Plan Text Amendment

What is the Housing Needs Analysis?

The Housing Needs Analysis is a component of the Housing Beaverton Project, which is designed to identify people’s housing needs and determine what actions the city can take to promote the creation of housing that meets community members’ needs. City staff worked with a consultant team led by APG/MIG to conduct the Housing Needs Analysis, which is a comprehensive study of housing needs, buildable lands, and potential policies and strategies to address current and future housing in the Beaverton community over the next 20 years. A 2019 state law requires the city to complete a Housing Needs Analysis every six years. Beaverton’s last housing analysis was completed in 2015.

The Housing Beaverton Project to create the Housing Needs Analysis used an equity approach to understand housing need beyond affordability alone, especially for those groups that have been historically underrepresented in housing and land use conversations. The project aims to understand the housing needs of all residents based on diverse lived experiences and living situations to inform what action is needed to address identified housing needs.

What’s in the proposed changes?

The proposed amendments can be found on the project website at:

www.beavertonoregon.gov/HousingBeaverton. Below is a summary of the changes.

Volume I – Comprehensive Plan

The draft amendments for Volume I of the Comprehensive Plan include:

Chapter 3: Land Use Element

The draft amendments in this chapter update references to “single-family” and “multifamily” housing to reflect revised terminology.

Chapter 4: Housing Element

Under Context; 4.1 Housing Supply; 4.2 Housing Type; 4.3 Housing in and near the Downtown Regional Center; and 4.4 Fair and Affordable Housing, text is updated to reflect the data and findings from the most recent Housing Needs Analysis, which will be included in Volume II: Background and Supporting Documents. These sections include references to the 2014 Housing Survey and other data and trends that are now out of date. The text and policies in this chapter are updated accordingly.

Volume II - Background and Support Documents

The draft amendments for Volume II of the Comprehensive Plan, Background and Supporting Documents, include adding the 2023 Housing Needs Analysis Report with appendices and removing the existing Buildable Lands Inventory and Housing Strategies Report. Below is a summary of key findings described in the report:

- **Affordability:** The housing that is currently available and being built does not align with what households can afford, particularly for households with lower incomes.
- **Rental housing:** The greatest unmet need is for households making less than \$35,000 per year.

- **Ownership housing:** There is currently a need for more ownership housing at lower price points, while the middle to upper end of the market is well supplied. Most households in Beaverton cannot afford the homes that have recently sold in the city. The median sale price of homes sold in 2022 was \$518,500, and 77 percent of recent sales took place above the \$400,000 price level. Homes in this range should be mostly affordable to households earning at least \$100,000 per year, or an estimated 37 percent of local households.
- **Gentrification and displacement:** Neighborhoods most vulnerable to gentrification and displacement largely correspond with areas of lower median household income and Black, Indigenous and People of Color households, such as in the central and southeastern parts of the city.
- **Population growth:** Beaverton’s population is projected to grow by more than 19,000 people by 2042. Beaverton needs nearly 9,900 new housing units to accommodate the projected growth.
- **Priority populations:** Low-income households; households of color; immigrants and refugees; people with disabilities; seniors; people experiencing homelessness.
- **Buildable Lands Inventory:** Beaverton’s total housing capacity over the next 20 years is 14,987 units. Many of these units will come from South Cooper Mountain and Cooper Mountain, but there will be new development and redevelopment in the rest of the city as well. While there is sufficient land capacity to accommodate the need for future housing units, interventions will be needed to ensure the housing that is produced meets the needs of priority populations.
- **Housing types needed:** More middle housing and a smaller share of single-detached homes are anticipated to be needed. The housing forecast includes a shift toward more ownership units. The share of multi-dwelling units is projected to stay relatively constant (around 33 to 34 percent). There is also a need for homes that can accommodate large and multigenerational households, which are more common in communities of color. Approximately 1,190 new housing units by 2042 (12 percent of overall need) will need to have accessibility considerations for people with varying disabilities and needs.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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