



MEMORANDUM

Community Development Department

To: Beaverton Planning Commission
From: Housing Beaverton Project Team
Date: January 11, 2023
Subject: Attachment A: Summary of Existing Measures

Overview

This memo contains a list of existing measures and practices that the City of Beaverton has implemented or is currently doing to promote the creation and/or preservation of needed housing.

Summary of measures and existing practices

Measures and existing practices that affirmatively further fair housing

1. Development Code definition of “family”: Removed in 2022 as part of Housing Options Project to eliminate code discrimination based on family type or size.
2. Maximum occupancy limits in residential units: Removed maximum occupancy limits with the deletion of the definition of “family” in 2022.
3. Fair housing education: The City offers fair housing education for landlords and tenants in multiple languages. The City also provides information about housing resources provided by others on its website and offers an Affordable Housing hotline via phone and email with information and responses in multiple languages. These resources connect to and supplement available counseling, education, and informational programs from other providers.
4. The Analysis of Impediments to Fair Housing Choice, or AI, is a planning process for local governments to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The Consortium of Washington County, City of Hillsboro, and City of Beaverton is preparing to perform Audit Testing with the Fair Housing Council of Oregon (FHCO) in 2023. FHCO and the Consortium intend to conduct sixty-seven (67) tests of fair housing rental practices. 16 of these tests will be in Beaverton. FHCO will provide a final Audit Testing report to the Consortium with an

audit testing analysis, summary of results, proposed solutions, and further recommendations.

5. Reducing barriers to affordable housing: The City requires new regulated affordable housing to minimize barriers to housing through their screening process as well as provide ample opportunity for appeals on declined applications. Leasing and outreach activities are to provide access to opportunities to Black, Indigenous, People of Color (BIPOC) and marginalized communities. Providing information in multiple languages and community centric outlets.

Measures and existing practices that link housing to transportation

1. Vertical Housing Development Zone (VHDZ) Program: Developers that plan to build mixed-use development projects in designated zones near mass transit may qualify to receive up to an 80% property tax abatement through this program for 10 years. The Cedar Hills and Downtown VHDZs have an affordability requirement that applies to developments with 20 or more units. Applicants in these areas may choose to designate either 10% of units at 60% of Area Median Income (AMI) or 20% of units at 80% of AMI. Units must remain affordable for the life of the tax abatement. More information can be found at: <https://www.beavertonoregon.gov/1131/Vertical-Housing-Development-Zone-VHDZ>.

Measures and existing practices that provide access to housing choice

1. Middle housing: The City of Beaverton updated its Development Code in 2022 to allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters in all residential zones that allow single-detached houses. The plexes can be either attached or detached. Through middle housing land divisions, they also can share one lot or be each on their own lot, which facilitates both rental and homeownership outcomes.
2. Accessory dwelling units: These units are allowed with single-detached homes.

Measures and existing practices that create opportunities for rental housing and homeownership

1. Development Code flexibility for regulated affordable housing: The Development Code, since 2019, provides affordable housing-specific minor adjustments and major adjustments to site development standards (such as density, setbacks, height) with less stringent approval criteria than other adjustments, including removing approval criteria that required applicants to demonstrate “special conditions or circumstances ... make it difficult or impossible to meet the applicable development standard.”
2. Urban growth boundary expansion: Successfully applied in 2018 to have the urban growth boundary expanded to include Cooper Mountain, a 1,200-acre area abutting southwest Beaverton.

3. Cooper Mountain Community Plan and Cooper Mountain Utility Plan: Currently working on the Cooper Mountain Community Plan and associated Cooper Mountain Utility Plan to develop Comprehensive Plan and Zoning amendments for the Cooper Mountain area as well as plan for essential utility services for that growth area. The preferred approach for Cooper Mountain anticipates about 5,000 new households, above the 3,760 required by Metro.
4. Land acquisition: The City has been proactive in land acquisition for future development of regulated, market rate, and mix use/income housing, including affordable homeownership. The Mary Ann, a newly built affordable housing building, was possible due to a prior city acquisition of a quarter parcel at the site. The Beaverton Urban Renewal Area (BURA) provides funding for affordable housing in the urban renewal district
5. The City continuously looks for opportunities to increase its regulated affordable housing stock, specially to very low-income households. Leveraging affordable housing capital, from-federal, state, and regional resources with city general fund resources, is important in this goal. Over the past four years, The City has leveraged city and Washington County Metro Affordable Housing Bond resources, the state's 9% and 4% Low Income Housing Tax Credits (LIHTC), project-based Section 8 vouchers, other state and federal funding programs, foundation funds, etc. These resources will enable the creation of 373 new regulated affordable units.
6. Down payment assistance: The City provides funding through two nonprofits (Proud Ground and Portland Housing Center) for down payment assistance to low-income households purchasing a home in the city.
7. Affordable Housing Tax Exemption: In 2013, the City Council officially adopted property tax exemption as an affordable housing development incentive. The Affordable Housing Tax Exemption program exempts property taxes on regulated apartments rented to low-income tenants. This lowers the nonprofit's annual operating costs so that savings derived from the tax relief can be passed on to renters in the form of lower rents. In 2022, staff received 10 applications, benefiting a total of 678 units. The program allows for ongoing abatement for the duration of the regulatory period, with an annual application.

Measures and existing practices that mitigate and minimize gentrification and displacement and increase housing stability

1. The City has been working with a few interested property owners to test out partnerships to stabilize existing multifamily rental housing while retaining existing property ownership through rental rate buy-down. The intent of the program is to improve the housing stock while minimizing displacement and retaining some affordability. The program has been challenging to implement due limited interest from property owners and limited staff capacity, but it remains an important strategy.

2. Home repair services: The City provides funding through regional nonprofit organizations to fund home repair projects and accessibility adaptations for low-income, owner-occupied households. These local funds supplement other funding sources for community organizations such as Habitat for Humanity which provide home repair services in the region.
3. Rental assistance: The City currently provides direct allocations for rental assistance and resources for low-income tenants impacted by COVID-19 through culturally specific organizations, as well as Community Action. These local resources supplement state/federal rental assistance programs such as Housing Choice Vouchers (Section 8).
4. Eviction protection: The City currently offers eviction prevention assistance through a community mediation and dialogue program. The Center for Mediation and Dialogue, part of the City's Department of Community Services and Engagement, provides mediation between private entities. A state-funded program is piloting 6-8 mediation centers throughout the state to try to keep people out of eviction court. This supplements eviction defense resources available statewide.

Measures and existing practices that support people experiencing homelessness

1. Year-round shelter: On April 19, 2022, City Council announced a decision to purchase a property for a permanent year-round shelter. The property is a stand-alone commercial building located off Beaverton Hillsdale Highway and next to Highway 217. The year-round shelter will be operated by Washington County in partnership with a contracted service provider. The shelter will provide beds, meals, showers, a clinic space, and other resources on a 24/7, 365-day basis to adults experiencing homelessness. Housing navigation and supportive services will be provided, and intake for the shelter will be by enrollment through the county's coordinated entry system. The year-round shelter is anticipated to open 2024. The City currently has a winter shelter to provide a place for adults to stay during winter months.
2. Safe Parking Program: Beaverton's Safe Parking Program was created in April 2019 and provides a safe, legal place to park for people experiencing homelessness and living in their vehicles. Safe parking provides a safe place to park to help families and individuals in this situation stabilize their lives and gain better access to services. The city contracts with Just Compassion of East Washington County, which provides intake and case management for guests. Changes were made to the Development Code and Beaverton City Code to support the city's Safe Parking Program in 2019. To date, the program has five host sites and has served 108 individuals total, 49 of whom who have transitioned successfully into housing.
3. Partnerships: In 2022, the City contracted with Greater Good NW and Washington County to provide street outreach services in Beaverton 7 days/week to help

connect people to housing and social services. The City also supports Family Promise, an organization that serves families experiencing homelessness.