

Housing Needs Analysis

Proposed Comprehensive Plan Amendments:
Volume I

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Housing Needs Analysis: Proposed Comprehensive Plan Amendments

The proposed amendments for Volume II of the Comprehensive Plan, Background and Supporting Documents, include adding the 2023 Housing Needs Analysis Report and removing the Housing Strategies Report dated October 2015 and previous Buildable Lands Inventory. The proposed Comprehensive Plan Amendments for Volume I are below.

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary: Chapter 3 – Land Use Element

Under Goal 3.1.1, Policy j is updated to replace “multifamily” with “middle housing and multi-dwelling” development. Beaverton’s housing policies are already supportive of middle housing development. The proposed amendments in this chapter are needed to update references to “single-family” and “multifamily” housing to reflect revised terminology. This terminology was revised in the Development Code and other parts of the Comprehensive Plan with the adoption of the Housing Options Project in 2022. The original definition of multifamily includes developments with two or more attached units.

Under Goal 3.6.5, Policy b is updated for the same reasons as above.

CHAPTER 3 – LAND USE ELEMENT

3.1 Land Use and Transportation Connections



Goal 3.1.1 Encourage development and land use patterns that support a variety of transportation options

Policies:

- j) Encourage use of structured, underground, and/or tuck-under parking for commercial, office, middle housing, and multifamily-multi-dwelling development.

3.6 Mixed Use Areas



Goal 3.6.5 Mixed Use Corridor: Promote a mix of residential and commercial uses that complement and serve adjacent neighborhoods in a pedestrian-friendly environment

The following policies apply to Mixed Use Corridors, in addition to policies under Goal 3.6.1.

Policies:

- b) Allow for and encourage multifamily-multi-dwelling and single family attached-middle housing as part of vertical mixed use developments and as stand-alone uses between and behind commercial nodes at intersections.

Commentary: Chapter 4 - Housing

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 2023 HNA identifies less of a need for single detached homes and relies more on middle housing and multi-dwelling housing to meet future housing needs. The text and policies in this chapter are updated accordingly.

CHAPTER 4 - HOUSING

What is this chapter about?

STATEWIDE PLANNING GOAL 10 (HOUSING)

Cities and counties are required to “provide for the housing needs of the citizens of the state”, and their Comprehensive Plans must include, at a minimum, the following items:

- An inventory of buildable lands for residential use, and an assessment of the ability of those lands to meet the current and future housing needs;
- A comparison of the distribution of residents’ incomes and available housing units by cost;
- A determination of vacancy rates and expected housing demand at varying cost levels; and
- Allowances for a variety of densities and housing unit types

The primary focus of this chapter is to provide an assessment of the city’s current and future housing needs across a spectrum of housing types, cost levels, and housing tenure (owner vs. renter). Goals and policies are established to help the city meet the housing needs of current and future residents in a manner consistent with the Comprehensive Plan’s major themes - livability, equity, sustainability, and resiliency. More detailed analysis, with supporting background and documentation, is included in Volume II of the Comprehensive Plan (Background and Supporting Documents).

Context

How Will Beaverton Meet its Future Housing Needs?

~~By 2035, Beaverton is projected to add 11,000 new households (approximately 18,000 more residents), an increase of more than 25% of the city’s 2015 housing supply. However, undeveloped residential land has nearly disappeared in the city, and Beaverton already has an identified mismatch between existing housing supply and housing demand, most notably for very low and moderate income renters and high income homeowners. Meanwhile, only 13% of jobs within the city are held by Beaverton residents, which points to an imbalance between the city’s housing supply and the needs/preferences of its workforce. Improving the city’s jobs-housing balance is important as it has the potential to reduce commute times for local residents and demand on the city’s transportation infrastructure.~~

~~The city’s demographics are expected to continue to change over the next 20 years, with an increasing number of ethnic minorities, smaller households (including millennials and empty nest baby boomers), and low income households. Accommodating this growth requires new policies, strategies and solutions.~~

~~Beaverton has a valuable asset in its established residential neighborhoods, which will continue to attract residents drawn to the city’s excellent schools, plentiful parks, and diverse local economy. At the same time, areas such as Central Beaverton and the Sunset Transit Center area have the potential to attract new residents looking for a more urban lifestyle, including proximity to transit, employment centers, and amenities such as restaurants and shopping.~~

HOUSING AFFORDABILITY

The U.S. Department of Housing and Urban Development (HUD) considers a household cost burdened if it is spending more than 30% of its gross income on housing costs. The discussion of supply and demand in this chapter is based on the city's current income profile, and the assumption that households should not be spending more than 30% of their income on housing costs.

~~Affordable housing is also a major concern for Beaverton's future, as the city's housing market has experienced significant increases in home prices and rental costs since the end of the 2008-2009 Recession. As of 2013, nearly half of all renter households in Beaverton were considered housing cost burdened, while the availability of affordable housing was the most frequently mentioned topic in the city's 2014 Housing Survey.~~

~~Seniors in the community have been vocal about their desire to age in place, either in their existing homes or within or near their neighborhoods, but have been impacted by rising housing costs and property taxes and existing housing types that might not meet their future needs. Minorities and lower income households that have historically settled in central cities have begun to move to first tier suburbs¹ such as Beaverton in increasing numbers, which has impacted the city's poverty rate and income profile. Increased poverty is more than just a housing issue, and will result in an increased demand for lower cost housing options with proximity to transit, social services, educational opportunities and living wage jobs. Given anticipated demographic trends, it is imperative to provide fair and equitable housing opportunities to Beaverton residents.~~

Beaverton's population is projected to grow by over 19,000 people by 2042, which means Beaverton will need nearly 9,900 new housing units to accommodate this projected growth. This would be a growth in housing units of 23 percent over 20 years.

Beaverton's housing growth has generally kept pace with its population growth, but not with job growth and overall demand. According to the 2023 Housing Needs Analysis, the city added roughly 10,760 new housing units since 2000, representing 33 percent growth in the housing stock. This number of new units is slightly higher than the estimated growth in new households. However, there is a long-noted shortage of housing relative to job creation and general demand in Washington County. This shortage puts upward pressure on rents and prices as households compete for available units. The pace of development has been a major determinant of population and household growth.

The Beaverton community faces an increasingly wide range of housing needs and increasing challenges in meeting them. Beaverton has one of the most ethnically diverse populations in the region and state and offers a wide, and in many ways, balanced, range of housing choices, from typical individual homes on their own lots to large apartment complexes and everything in between.

While many types of housing exist in Beaverton, a large number of

people have difficulty in finding the housing they need at a price they can afford. In addition, a wide variety of factors, including historic and continuing racist or other discriminatory practices; rapidly escalating home prices and rents; limited homes outfitted to promote accessibility; and a lack of homes that meet the needs of multi-generational or other large households create additional barriers for many people.

Given projected population growth, historic inequities, and demographic trends, interventions will be needed to ensure current and future housing needs are met and disparities are addressed.

Major Themes of the Comprehensive Plan

As the city plans for its future housing needs, it does so with an increased emphasis on four major themes - livability, equity, sustainability, and resiliency. These themes are defined in the Introduction and intend to guide updates to the Comprehensive Plan by focusing on priorities established through the community visioning process that link the policies included in this and other chapters to clearly-held public values. As a largely built-out first tier suburb, accommodating projected growth over the next 20 years will be increasingly challenging, requiring a framework and vision that recognize the city's limited supply of vacant land, potential redevelopment opportunities, multimodal transportation system (including pedestrian, bicycle, transit, and freight), valued natural resources, and rapidly changing demographics.

Chapter Format

The Housing Element is organized into five sections, each with a discussion of issues and a central goal. Each goal is followed by a series of policies intended to help Beaverton meet its housing needs in a manner that illustrates the city's commitment to livability, equity, sustainability, and resiliency.

¹ First tier suburbs are defined as communities that developed on the borders of central cities in the early to mid-20th Century and are now experiencing demographic and economic conditions similar to those previously experienced by the central city.

BEAVERTON'S VISION FOR HOUSING

“Beaverton has become one of the most livable communities in the nation, thanks to a cutting edge civic plan, a range of housing options and a commitment to sustainability”

Beaverton Community Vision, Enhance Livability Mini-Vision Statement

Construction of Summer Falls, one of Beaverton's newest subdivisions



4.1 Housing Supply

~~As of 2015, Beaverton has just under 41,000 housing units and a vacancy rate of under 4%, suggesting housing demands of the current population are being met. However, the 2015 Housing Strategies Report identified a significant mismatch between the city's current housing supply and the current housing needs of its residents. In general, there is an unmet demand for additional ownership units at a range of price points and housing types. The city's current unmet housing needs are especially pronounced for very low income renter households and high income homeowner households.~~

~~The city's Buildable Lands Inventory (BLI) estimates future housing supply within city boundaries and Beaverton's Urban Service Boundary (USB). The BLI shows the city has capacity for just under 10,700 new housing units through 2035 with the majority (63%) comprised of multi-dwelling units. Based on projected housing demand over the 20-year planning period, there is a large surplus of land available for multi-dwelling residential, but a large deficit of vacant land zoned for single detached and medium density attached units (townhomes, duplexes, triplexes, etc.).~~

~~Approximately 15% of the housing demand in the city over the next 20 years is projected to be from households with annual incomes below \$25,000 per year (in 2015 dollars), which will increase the demand for lower cost housing options in the future. Nearly 20% of growth is expected to come from households with annual incomes above \$150,000. Meanwhile, the unincorporated areas outside of the city but within its USB show a large surplus of land that has capacity to accommodate detached single family residential development and a moderate surplus of land for medium density attached units over the next 20 years.~~

~~Given the lack of vacant single detached residential land and the relative abundance of vacant and re-developable mixed use land, it is not surprising that there is excess capacity for multi-dwelling residential units, but a large deficit in capacity for single detached and medium density attached units in the estimated 20-year land supply.~~

According to the 2023 Housing Needs Analysis, there is sufficient land capacity for housing at all densities to accommodate the 20-year growth forecast. The Buildable Lands Inventory (BLI), a component of the Housing Needs Analysis, identifies the amount of residential land that has room for development and is not constrained by natural resources or other features and estimates that land's capacity to accommodate new housing units. The most recent BLI estimates a total remaining capacity of 14,987 units

of different types within the study area. However, the surplus of land capacity for low-density housing is estimated to be larger than the surplus capacity for medium-density or high-density housing.

The Cooper Mountain and South Cooper Mountain plan areas have capacity for an additional 5,000 and 3,384 units of housing respectively, which is a combined 56 percent of the estimated available capacity. Cooper Mountain is planned for a diverse mix of housing — roughly 43 percent Single Detached, 26 percent Attached/Middle Housing, and 30 percent Multi-dwelling units.

While the total land capacity is sufficient to accommodate the need for future housing units, this does not mean that the market will deliver the housing that is needed by Beaverton's residents. Middle- and lower-income households, people of color, seniors, people with disabilities, immigrants and refugees will all need interventions in the housing market to meet their housing needs.

Beaverton has also experienced low rental vacancy and climbing rental rates. For most of the last two decades, Beaverton's rental vacancy has regularly fallen below 5 percent. Meanwhile, average rents have climbed steadily since 2011. The average rent in Beaverton has nearly doubled over that period, increasing to roughly \$2.00/square foot, or an average of \$1,600/month. Tracked vacancy is now below 4 percent, meaning more limited choice for renting households, and units which become available are absorbed quickly.

The policies under Goal 4.1.1 have been developed to ensure that Beaverton is able to provide current and future residents with the housing supply needed to accommodate projected growth and housing trends in a manner that is consistent with the Comprehensive Plan's major themes – livability, equity, sustainability, and resiliency.

Commentary: Chapter 4 – Housing, 4.1 Housing Supply, Goal 4.1.1

Under Goal 4.1.1, Policy f is updated to better reflect the findings of the Housing Needs Analysis, which describes less of a need for single-detached homes. As described in the HNA, the city is focusing on meeting housing needs, not "wants" as suggested by the word "demand."

Goal 4.1.1 Provide an adequate supply of housing to meet future needs

Policies:

- a) Use available land within the city efficiently, encouraging new residential development to take advantage of allowed maximum densities where appropriate
- b) Support higher density infill development that capitalizes on existing infrastructure and where impacts can be mitigated
- c) Encourage high density residential development on mixed use and commercially zoned sites with proximity to transit and amenities with the objective of creating 18-hour neighborhoods
- d) Develop a Housing Implementation Plan that is updated regularly based on market conditions and trends
- e) Develop programs or strategies to improve Beaverton's jobs-housing balance, thereby reducing impacts on transportation infrastructure and the environment
- f) Strive to meet the city's future housing ~~demand~~ need within city limits, while coordinating with Washington County and Metro to assess future housing needs at a larger geographic scale, ~~especially for single-detached units~~
- g) Support UGB expansions and city boundary changes that consider the city's unique geopolitical boundaries and the availability of city and other urban services to help meet the city's identified housing needs
- h) Provide an efficient, consistent, and reliable development review process
- i) Work with regional partners to develop measures that reduce upfront housing development costs

Attached homes in the Progress Ridge neighborhood





45 Central, a recent housing development which provides a mix of compact single-detached homes and condominiums



4.2 Housing Type

~~The city's 2015 Housing Strategies Report identified a number of trends based on current housing demand and anticipated demographic changes, including:~~

- ~~• A continued significant need for affordable housing for the City's lowest income residents, particularly for rental housing.~~
- ~~• A need for more housing options at the upper end of the price range for higher income households in the city, which can include both single-detached residences on larger lots as well as upscale townhomes and condominiums.~~
- ~~• High demand for owner-occupied housing in the \$250,000-\$390,000 price range (in 2015 dollars).~~
- ~~• A need for programs and services to assist seniors who want to age in place in their current homes or neighborhoods.~~
- ~~• A need for lower cost, larger rental housing units for larger immigrant and other households that cannot afford larger ownership housing.~~
- ~~• Increased need for rental units and smaller single-detached homes for baby boomers and millennials, particularly in areas that provide a more urban lifestyle with easy access to shopping, transit, restaurants and other services and amenities such as bike lanes and pedestrian paths.~~

~~In addition, a number of housing types have begun to gain popularity in the metropolitan region over the last several decades as the population has aged, demographics and household composition have changed, vacant land has become less abundant, and housing affordability has become a major issue. These include single level homes, garden apartments, accessory dwelling units, cluster housing, tiny lots, skinny houses, tiny houses, cohousing/communal living, pocket neighborhoods and container homes. There is also increased interest in energy efficient and low impact housing options.~~

~~The 2023 Housing Needs Analysis identified a number of trends based on current housing demand and anticipated demographic changes, including:~~

- ~~• A need for more affordable rental housing, especially for those at the lowest end of the income scale, where it is estimated that thousands of current renters pay more than 30 percent of their income in housing costs.~~

- A need for more ownership housing for a variety of income levels.
- A need for more housing that can accommodate larger households and multigenerational living situations.
- A need for more units that are accessible to people with disabilities.

Beaverton's existing housing stock is relatively diverse. A majority of existing housing units (54 percent) are in some form of attached housing—this includes 34 percent in multi-dwelling structures of 5 or more units (typically apartments) and 21 percent in other types of attached homes (e.g., duplexes, triplexes, fourplexes, and townhomes). Meanwhile, single-detached housing units represent an estimated 43 percent of housing units, and mobile homes provide an additional 1 percent. In Washington County as a whole, 61 percent of housing is single-detached or manufactured homes.

A smaller share of single-detached homes is anticipated to be needed in the future. The most recent housing forecast calls for increased development of “middle housing” types—including single-attached housing (townhomes), duplexes, triplexes, and fourplexes—which are projected to account for 36 percent of new units. Single-detached homes are projected to account for 27 percent of new units in the future. This compares to the city's current housing stock, which is 21 percent middle housing and 43 percent single-detached units. The share of multi-dwelling units is projected to stay relatively constant. The 2022 housing stock includes 34 percent of units in multi-dwelling structures with 5 or more units. New needed units are projected to be 33 percent multi-dwelling.

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. This is because most housing in Beaverton is clustered at higher property values, which leaves many households underserved. Homeownership costs have increased significantly in Beaverton, consistent with national trends. Median sales prices for homes in Beaverton nearly doubled between 2015 and 2022, from about \$260,000 to \$518,500. The majority of sales (77 percent) 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. This means that the bulk of housing supply on the current for-sale market is likely too expensive for most of Beaverton's households (nearly two-thirds).

To address current disparities and increase opportunities for homeownership in the future, a larger share of the projected 9,887 new units is forecasted to be ownership units (53 percent) and a smaller share to be rental units (47 percent). This means a forecast of roughly 5,200 new ownership units and 4,700 new rental units, reflecting a shift from the current 50/50 split of rental and ownership

housing. Beaverton has an equal share of homeowner households (50 percent) and renter households (50 percent). Beaverton has a larger share of renters than the county (39 percent) and the state (37 percent).

The ~~Housing Strategies Report~~ Housing Needs Analysis identified the city's needs for a variety of housing types for all income ranges, both for the current population and to accommodate projected growth over the next 20 years. The policies under Goal 4.2.1 build upon those listed under Goal 4.1.1 and are intended to meet the diverse housing needs of Beaverton's current and future residents in a manner that is consistent with the Comprehensive Plan's major themes – livability, equity, sustainability, and resiliency.

Commentary: Chapter 4 – Housing, 4.2 Housing Type, Goal 4.2.1

Under Goal 4.2.1, some policies are updated to better reflect the findings of the Housing Needs Analysis (HNA), which does not encourage single-detached homes over other housing types. The HNA states, "A smaller share of single-detached homes is anticipated to be needed in the future. The most recent housing forecast calls for increased development of 'middle housing' types." Ownership opportunities can include an array of housing types including townhomes, condos, and plexes. Single level detached homes are not identified in the HNA as a housing type not being provided by market forces. Multigenerational housing and accessible housing are called out as needed housing types, and people with disabilities are also more clearly identified as a group that policies should aim to serve.

Goal 4.2.1 Provide a variety of housing types that meet the needs and preferences of residents

Policies:

- a) Ensure that sufficient land is appropriately zoned to meet a full range of housing needs, ~~including an adequate amount of single-detached housing to meet projected demand~~
- b) Develop partnerships and programs and dedicate funding to expand ownership opportunities across income ranges, including ~~the preservation of the city's supply of moderately priced single-detached homes middle housing types.~~
- c) Identify and research emerging housing types and regularly consider appropriate updates to the Development Code to allow for their development
- d) Incentivize the development of housing types that are needed but not currently being provided in adequate numbers by market forces, such as ~~single level detached homes~~ multigenerational housing,



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- accessible housing and larger multi-dwelling rental units.
- e) Support people with disabilities and older residents' ability to age in place through targeted investments that make existing housing more age-friendly and accessible and contribute to neighborhood stabilization
 - f) Encourage the development of a variety of housing types within planned unit developments and other large projects, which can serve to improve the aesthetic character of the neighborhood and provide housing choices for different income levels

4.3 Housing in and near the Downtown Regional Center

The Civic Plan placed a major emphasis on stimulating development and stabilizing the neighborhoods in and near the Downtown Regional Center through housing rehabilitation and renovation programs. Increased residential development in and near the Downtown Regional Center would provide much-needed housing supply while also contributing to the city's desire to create an 18-hour neighborhood with opportunities for a more urban lifestyle. A critical mass of residents in this area will attract more services and amenities to the area, consistent with the Beaverton Community Vision's goal to "Create a Vibrant Downtown." Additional housing options for a range of income levels in and near the Downtown Regional Center will help to provide equitable housing opportunities for current and future residents.

Mixed-use zones have the ability to attract residents looking for easy access to transit, employment, restaurants, and other amenities and the capacity to accommodate a large portion of Beaverton's anticipated residential growth. ~~Surrounding single-detached neighborhoods have a large supply of moderately priced homes that can meet the future housing needs of young and increasingly diverse families.~~

While Beaverton's Downtown has the ability to attract many people, this has also increased the risk of gentrification and displacement of current residents. The central and southeastern parts of the city are home to many households of color and lower income households. These neighborhoods largely correspond with areas vulnerable to future gentrification and displacement, which means more intervention may be needed to meet people's housing needs here compared to other areas of the city.

The policies under Goal 4.3.1 are intended to capitalize on the assets of the Downtown Regional Center and nearby neighborhoods, commercial zones and multiple-use zones. In

addition, they are intended to stimulate residential development and revitalization in these areas, while recognizing the potential displacement of existing residents, in a manner that is consistent with the Comprehensive Plan's major themes – livability, equity, sustainability, and resiliency.

4.4 Fair and Affordable Housing

AFFIRMATIVELY FURTHERING FAIR HOUSING

The United States Fair Housing Act requires cities that receive HUD funding to affirmatively further fair housing by “taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

~~Housing affordability in Beaverton has become a growing problem over the last few decades, and has been identified as an important issue by city residents. The 2014 Beaverton Housing Survey asked city residents to identify Beaverton's most pressing housing needs in the future. Of the nearly 600 responses to this open-ended question, 22% were related to affordable housing, which was nearly 2½ times more responses than any other housing topic. Responses indicated affordable housing is an especially important issue for Beaverton's older residents.~~

~~HUD defines households as cost burdened if they are spending more than 30% of their income towards housing costs, including utilities. There is a strong correlation between household income and housing affordability, with nearly 95% of households in Beaverton making less than \$20,000 considered cost burdened, while only 8% of households making more than \$75,000 are cost burdened. Across all income groups, 49% of renter households in Beaverton are cost burdened.~~

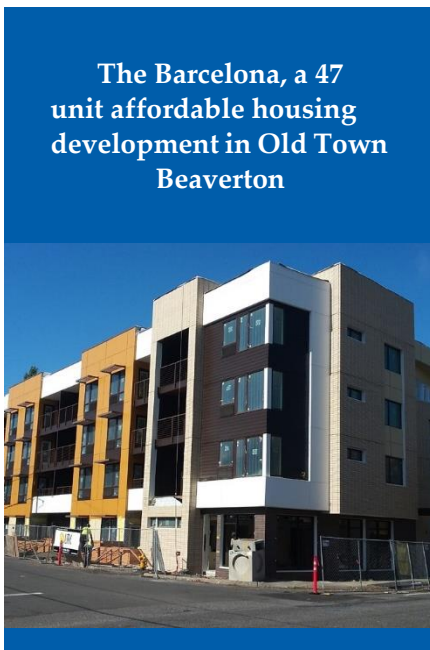
~~Homelessness is also an emerging and important issue in Beaverton. Based on the federal definition of homelessness from the McKinney-Vento Homeless Education Assistance Act which includes individuals or families in “doubled up” living situations”—the Beaverton School District (BSD) led the state in the number of homeless students in 2014-2015 for the sixth year in a row, with 1,380 homeless students, or about 3.5% of total enrollment.~~

~~While a large majority of these students are in doubled up housing situations, as opposed to living on the streets or in transitional housing, the inability of their families to afford their own homes is another indicator of the community's need for more affordable housing options. Although BSD's service area is approximately twice as large as the city's boundaries, this data also far exceeds Washington County's 2015 Point in Time Homeless County, which identified 42 homeless households in the Beaverton North and Beaverton South areas. Accurate counts of the homeless population are also notoriously difficult, as nearly 75% of the 568 homeless households counted by Washington County did not include information on where the household typically stayed.~~

~~The city recognizes that combatting poverty and homelessness is more than a housing issue, and will require additional programs~~

~~and collaboration with other organizations to improve access to health care, reliable transportation options, educational and job training opportunities, and living wage jobs.~~

Fair housing refers to housing that does not discriminate on the basis of race or color, national origin, religion, sex, disability, or familial status. The City of Beaverton values the concepts of equal opportunity and fairness for all of its residents. Accordingly, these principles are central to the city's housing policy, as well as the city's Community Vision and the Diversity, Equity, and Inclusion Plan. In ~~2012~~2020, the City of Beaverton participated in a multi-jurisdictional consortium with the City of Hillsboro and Washington County in the preparation of a county-wide Analysis of Impediments and Fair Housing Plan. This document identified a series of patterns and practices that either conflicted with the Fair Housing Act or created a disparate impact resulting in a violation of the Fair Housing Act. Since that time, the city has worked to develop measures and strategies in its Consolidated Plan and other city plans to address and remedy these conflicts.



~~Beaverton has a clearly identified need for affordable housing across several income groups. The most pressing needs are for households making less than \$25,000 per year, although housing costs are also becoming increasingly unaffordable for more moderate income households that are above the poverty level but below the region's median income.~~

~~As a first tier suburb that is projected to add a large number of lower income households in the next 20 years, encouraging and supporting the provision of affordable housing will become increasingly important to the city's future housing needs.~~

~~Housing affordability in Beaverton has become a growing problem over the last few decades and has been identified as an important issue by city residents. HUD defines households as cost burdened if they are spending more than 30 percent of their income towards housing costs, including utilities. According to the 2023 Housing Needs Analysis, 35 percent of Beaverton's households are cost-burdened. Renters are especially more likely to be cost-burdened - Approximately 46 percent of renters are spending more than 30 percent of their income on gross rent, and an estimated 21 percent of renters are spending 50 percent or more of their income on housing and are considered severely rent-burdened.~~

~~Homelessness is another important issue in Beaverton. The Washington County 2022 Point-in-Time count found 808 people experiencing homelessness in Washington County overall. Of those 808 people, 72 percent were in temporary shelter while 28 percent were unsheltered. Approximately 26 percent of those individuals were children under the age of 18, and 31 percent of those individuals were considered "chronically homeless."~~

Beyond immediate needs for safe shelter options, people who are unhoused or precariously housed need access to transitional housing, supportive services, and deeply affordable housing in the long term. The city recognizes that combatting poverty and homelessness is more than a housing issue and will require additional programs and collaboration with other organizations to improve access to health care, reliable transportation options, educational and job training opportunities, and living wage jobs.

The policies under Goal 4.4.1 address:

- retention of Beaverton's current supply of affordable housing;
- potential impacts stemming from displacement of existing residents caused by new development; and
- the city's commitment to equity.

Policies are further intended to expand the city's future affordable housing supply in a manner consistent with the major themes of the Comprehensive Plan – livability, equity, sustainability, and resiliency.

Commentary: Chapter 4 – Housing, 4.5 Livability and Neighborhood Character

Under Goal 4.5.1, Policy j is proposed to be deleted because minimum parking requirements will be removed citywide with the adoption of the Parking Policy and Code Project to comply with the State's Climate-Friendly and Equitable Communities Rules.

A conceptual rendering shows some of the attributes that will make South Cooper Mountain one of the most livable communities in the metropolitan region



4.5 Livability and Neighborhood Character

Goal 4.5.1: Ensure that Beaverton continues to be one of the most livable communities in the region

Policies:

- j) ~~Review and reconsider minimum parking standards for new multi-dwelling development.~~