

City of Beaverton Draft Housing Implementation Plan

The Comprehensive Plan Housing Element (Chapter 4) contains goals and policies intended to address Beaverton's current and future housing needs across a spectrum of housing types, cost levels, and housing tenure. The Comprehensive Plan's major themes – livability, equity, sustainability, and resiliency - are reflected in the housing goals and policies. Housing goals include:

- Goal 4.1.1: Provide an adequate supply of housing to meet future needs
- Goal 4.2.1: Provide a variety of housing types that meet the needs and preferences of residents
- Goal 4.3.1: Increase the supply of housing in Central Beaverton and close-in neighborhoods
- Goal 4.4.1: Encourage the development and preservation of fair and affordable housing
- Goal 4.5.1: Ensure that Beaverton continues to be one of the most livable communities in the region

A series of policies for each of the housing goals are intended to provide a consistent direction for decision makers to help achieve the five goals. This Housing Implementation Plan (HIP) is a companion document to the Comprehensive Plan that identifies a list of programs and project activities that will guide development of a Five-Year Housing Action Plan that establishes priorities to inform budget decisions and public investment strategies. The action plan will be reviewed by City Council annually to measure progress and reassess priorities. Programs and project activities in the HIP are organized by a general recommended timeline for implementation that ranges from "Immediately" to "Long-Term" and "Ongoing". Applicable Comprehensive Plan housing policies are included in the following table to demonstrate the relationship between specific policies and implementation programs/activities.

Project Commencement Timeline: IMMEDIATE	
1	<p>Outreach to raise the profile of city housing programs.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: d / 4.3.1: c / 4.4.1: g, l, j</p>
2	<p>Produce a 5-year plan that will guide how the activities contained within this implementation plan are budgeted for and conducted.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: d / 4.3.1: c</p>

Project Commencement Timeline: IMMEDIATE (continued)

3	<p>Actively solicit and encourage non-profit and for-profit developers to build affordable and mixed income housing in Beaverton.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: l / 4.2.1: b / 4.4.1: b, e, l / 4.5.1: g</p>
4	<p>Explore and develop a range of housing investment programs to assist affordable housing.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: l / 4.2.1: b, d, e, f / 4.3.1: a, b, c, d, e / 4.4.1: a, b, c, d, e, f, g, h, k, l, m</p>
5	<p>Formalize a land acquisition and or assembly program.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: c, h / 4.2.1: d / 4.3.1: b / 4.4.1: f</p>
6	<p>Open discussions with area churches encourage participation in the Inclement Weather Shelter program serving the homeless.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.4.1: e, g, h, i</p>
7	<p>Consider a municipal code amendment that would require that landlords provide advance notice to tenants of rent increases.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.3.1: c, e / 4.4.1: a, c, l</p>
8	<p>Consider strategies that will avert displacement of households that are priced out of their homes due to the increasing cost of housing.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: l / 4.2.1: a, b, c, d, e, f / 4.3.1: c, d, e / 4.4.1: a, b, c, d, e, g, h, j, k, l / 4.5.1: d, h, i</p>
9	<p>Fund home-ownership programs in order to move renters into permanent housing whenever possible.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: f / 4.2.1: b, e / 4.3.1: c</p>

Project Commencement Timeline: NEAR-TERM

10	<p>Produce a building permit letter to help facilitate construction loan funding.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: g, h / 4.4.1: e, m</p>
11	<p>Assist the City's Code Enforcement Department in developing a Housing Code Enforcement Program to establish maintenance standards in some of the city's dilapidated apartment buildings.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.2.1: e, f / 4.3.1: d, e / 4.4.1: a, e, j / 4.5.1: a, c, i</p>

Project Commencement Timeline: NEAR-TERM (continued)

12	<p>Work with lenders to adopt a first-time buyer home loan program for city staff.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: b / 4.3.1: c / 4.4.1: k</p>
13	<p>Establish staff ombudsman to help affordable housing projects maintain momentum through the City's development review and permitting processes.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g, h / 4.4.1: a / 4.5.1: a</p>
14	<p>Develop an affordable housing education program to raise the profile of issues that low-income city residents and persons in poverty experience in securing housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: d / 4.2.1: b / 4.3.1: c / 4.4.1: c / 4.5.1: d</p>
15	<p>Study the feasibility of a city-sponsored homeless shelter or similar program.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g, h / 4.2.1: a / 4.4.1: g, h, l / 4.5.1: m</p>
16	<p>Identify capital improvements that qualify for CDBG funding in HUD designated distressed areas.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: b / 4.2.1: e / 4.3.1: a, b, d / 4.4.1: a / 4.5.1: b, c, h, i, j</p>
17	<p>Revive the city's 2011/12 neighborhood stabilization program to help reverse economic decline that is occurring in depressed areas of the city.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: b, e / 4.3.1: a, d, e / 4.4.1: c, j / 4.5.1: a, c, d, e, f, g, i</p>
18	<p>Identify and amend code provisions that might impede or discourage the development of transitional housing, ADUs, tiny houses, court yard developments, modular housing, co-housing, age in place components, SROs, and other innovative housing types; and evaluate Transfer of Development Rights (TDRs) especially to benefit affordable housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: a, b, e, g / 4.2.1: a, c, e, f / 4.3.1: d / 4.4.1: c, d, g, h, l / 4.5.1: a, e, f, h, i, j</p>
19	<p>Evaluate feasibility of converting low-income regulated housing to regulated affordable housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: b, d, f / 4.3.1: b, c, d, e / 4.4.1: a, b, e, f, h / 4.5.1: e, i</p>
20	<p>Develop strategies and incentives that create mixed-income housing and propose for implementation</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: e, l / 4.2.1: a, b, d / 4.3.1: b, c, d, e / 4.4.1: a, b, d, e, f</p>

Project Commencement Timeline: MID-TERM

21	<p>Work with Washington County's Dept. of Aging Services to develop age friendly design standards and certification process.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g / 4.2.1: c, e, f / 4.3.1: a, c / 4.4.1: c, e</p>
22	<p>Establish a revolving loan program for SDC assistance to extend those costs until lease-up.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g, h / 4.2.1: d / 4.3.1: d / 4.4.1: m</p>
23	<p>Establish an efficient method of processing permit fee waivers for qualifying affordable housing development proposals.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: c, g, h / 4.2.1: d / 4.3.1: b, f / 4.4.1: a, e, m</p>
24	<p>Prepare a report assessing the city's ability to affirmatively further fair housing standards</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: d, f / 4.2.1: c, d, e, f / 4.3.1: e / 4.4.1: c, d, e, j, l / 4.5.1: g, i</p>
25	<p>Develop an infill strategy to encourage residential development to be compatible with existing neighborhoods</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: a, b, c, e, g / 4.2.1: a, c, d / 4.5.1: a, d, e, f, g, h, i, j</p>
26	<p>Identify safety overlay zones and/or programmatic solutions in areas where impediments to aging in place have been identified and propose for implementation</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g / 4.2.1: a, c, e, f / 4.3.1: e / 4.4.1: a / 4.5.1: c, e, f, g, h, j</p>

Project Commencement Timeline: LONG-TERM

27	<p>Establish a process that utilizes the open space reduction incentive (in PUDs) to encourage affordable housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: a / 4.2.1: b / 4.4.1: a, l / 4.5.1: a, f, ,g, h</p>
28	<p>Explore use of urban renewal funds to meet affordable and mixed income housing needs.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: c, e, f, l / 4.2.1: d, f / 4.3.1: b, d, e / 4.4.1: b, e, f, l</p>
29	<p>Develop a green construction resource directory.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: g / 4.2.1: c, d / 4.3.1: d / 4.5.1: a, f, g</p>

Project Commencement Timeline: LONG-TERM (continued)

30	<p>Explore tax exemption for for-profit developers as an incentive to develop affordable housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: a, c / 4.2.1: d / 4.3.1: a, b, d / 4.4.1: a, b</p>
31	<p>Consider a demolition delay policy to promote transparency within neighborhoods where removal of community attributes are proposed in order to consider development related alternatives.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: b, g / 4.2.1: c / 4.3.1: e / 4.4.1: l / 4.5.1: d</p>

Project Commencement Timeline: ONGOING

32	<p>Continue to fund the city's housing rehab programs that aid the City's low-income households with home improvements.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: b, e, f / 4.3.1: d, e / 4.4.1: a, e, j / 4.5.1: c</p>
33	<p>Monitor the affordable housing tax exemption program, assess and report performance to the City Council, and update sunset provisions contained within the participating special district resolutions as necessary.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: d / 4.3.1: b / 4.4.1: b / 4.5.1: e</p>
34	<p>Update and maintain the City's buildable Lands Inventory</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: b, d, e, f / 4.2.1: a / 4.3.1: e / 4.4.1: l</p>
35	<p>Encourage Transit Oriented Development in key transit areas.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: a, b, c / 4.2.1: d, f / 4.3.1: a, b, d, e / 4.5.1: a, e, g, h</p>
36	<p>Look for grant opportunities that will advance the city's housing goals.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: c, h / 4.2.1: b, d, f / 4.3.1: a, b, c / 4.4.1: a, c, e / 4.5.1: c</p>
37	<p>Participate in advocacy work and support information sharing among organizations that participate in the development of affordable housing.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.2.1: b, e / 4.3.1: c / 4.4.1: a, d, e, g, i, j / 4.5.1: b</p>
38	<p>Whenever possible, provide funding through the city's CDBG, HOME, and Revenue Sharing programs for service providers that cater to the city's low-income and special needs population.</p> <p><i>Applicable Comprehensive Plan Policies:</i> 4.1.1: i / 4.3.1: d / 4.4.1: a, b, e, g, h</p>

Project Commencement Timeline: ONGOING (continued)

39	<p>Promote and encourage enhanced Americans with Disabilities Act design and accessibility elements into the building designs wherever possible.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: c / 4.2.1: d, e, f / 4.3.1: d / 4.4.1: c, d, e, j / 4.5.1: a, e, f, g, h</p>
40	<p>Develop a set of best practices to guide the city's efforts in promoting affordable housing. Update the guide periodically to reflect changing conditions.</p> <p><u>Applicable Comprehensive Plan Policies:</u> 4.1.1: d, g, l / 4.2.1: a, c, d, e, f / 4.3.1: e / 4.4.1: b, d, e, f, g, h, i, j, k, m / 4.5.1: a, b, c, e, f, g, h, i</p>

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