



Tualatin 2040 Update

**City Council
Special Report
June 24, 2019**

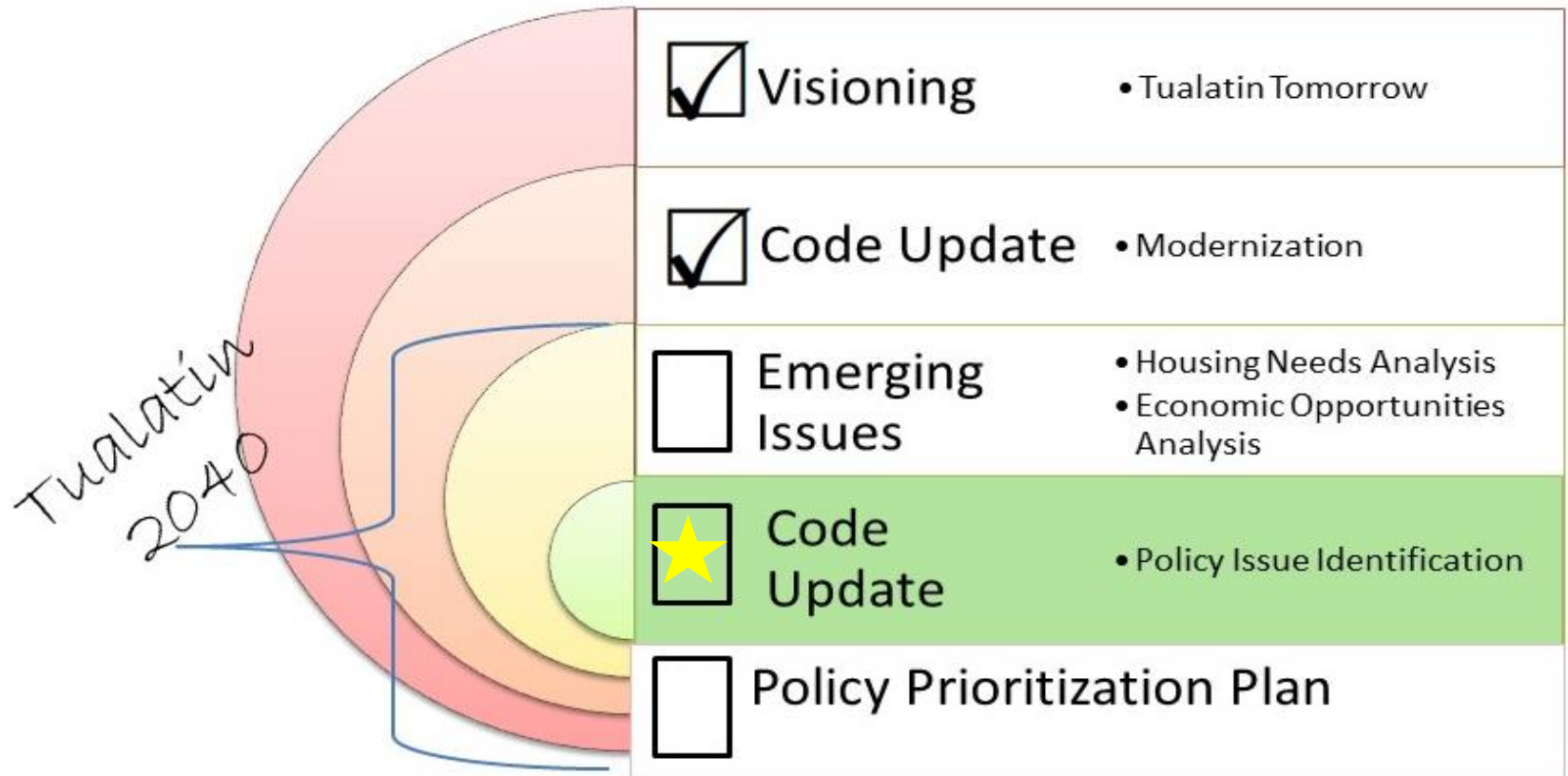


Tonight's Update

- Policy Issue Identification
- Housing Needs Analysis
- Next steps



Policy Issue Identification





What we asked

- What land use topics and issues do you think should be City priorities?
- Do you think the City's current policies still speak to Tualatin's priorities or should something change?
- Are the regulations in the Development Code implementing the policies and the community's priorities? Are the built results turning out the way you want?
- If choices must be made about what chapters of the TDC to update first, what do think should be done first?



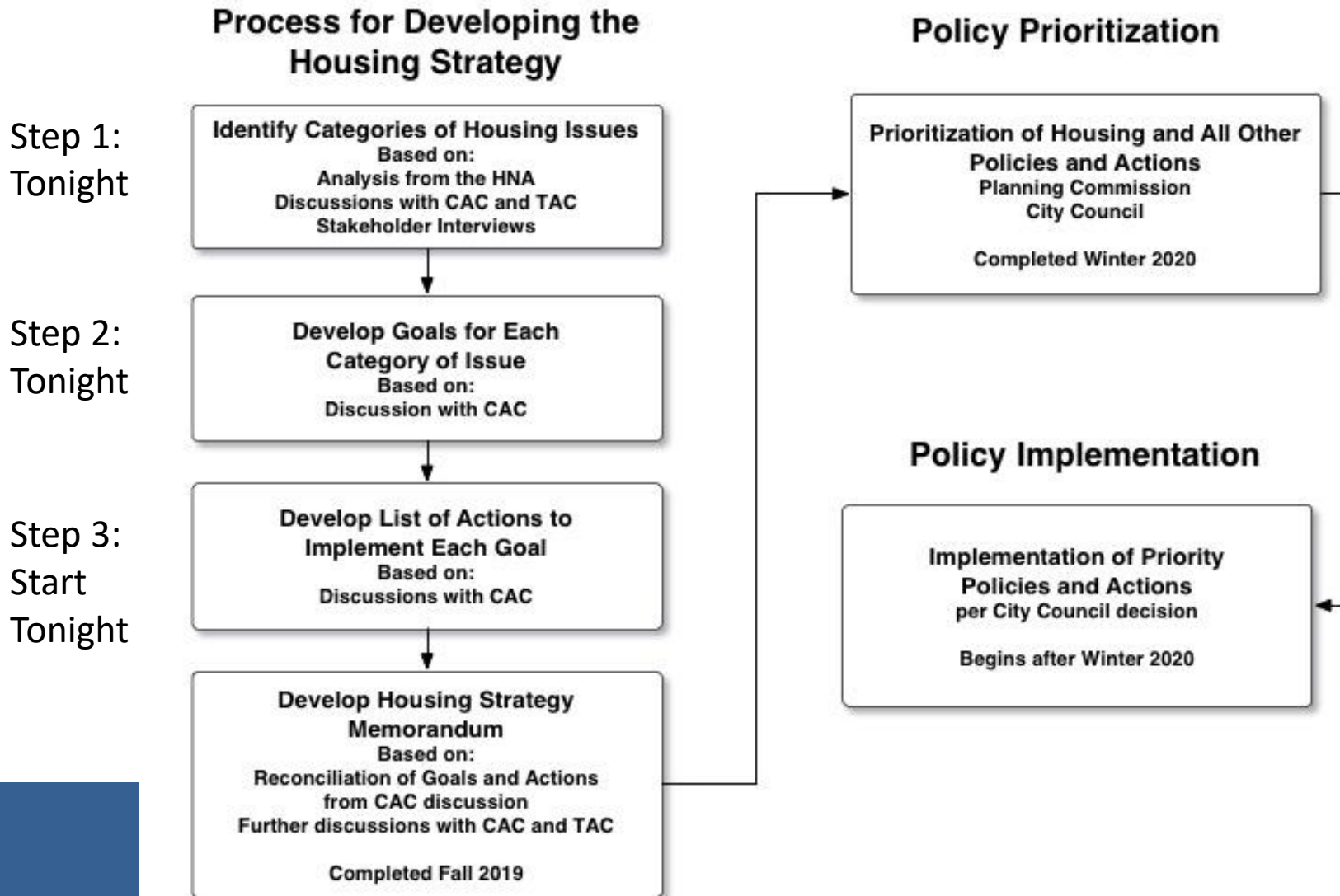
What we heard

- Housing and Livability
- Transportation and Parking
- Civic Identity and Downtown
- Employment and Industrial Development
- Parks, Open Space and the Environment
- Community Engagement
- Equity, Diversity and Inclusion



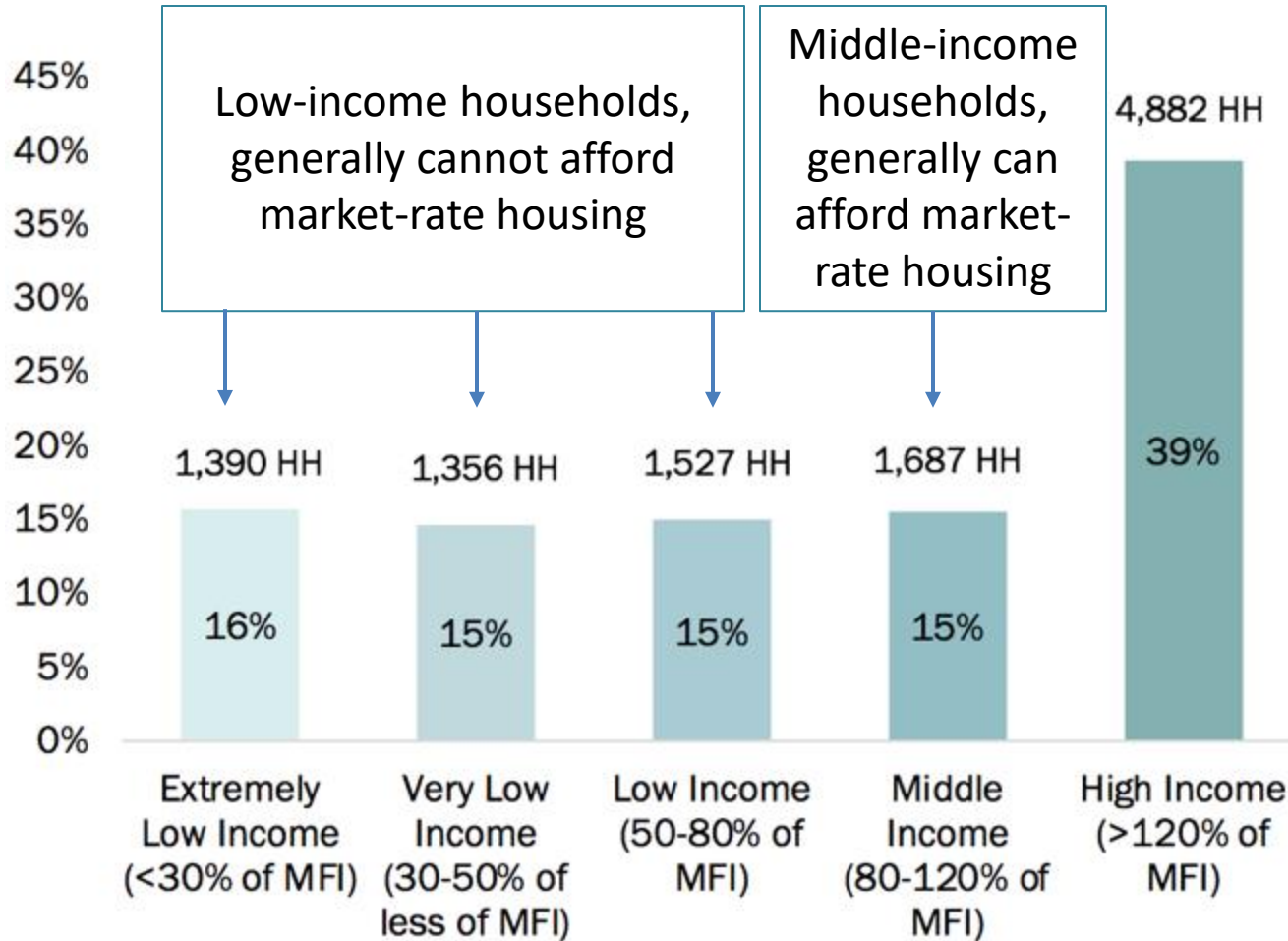


Developing the Housing Strategy





Households by Income Level, Tualatin

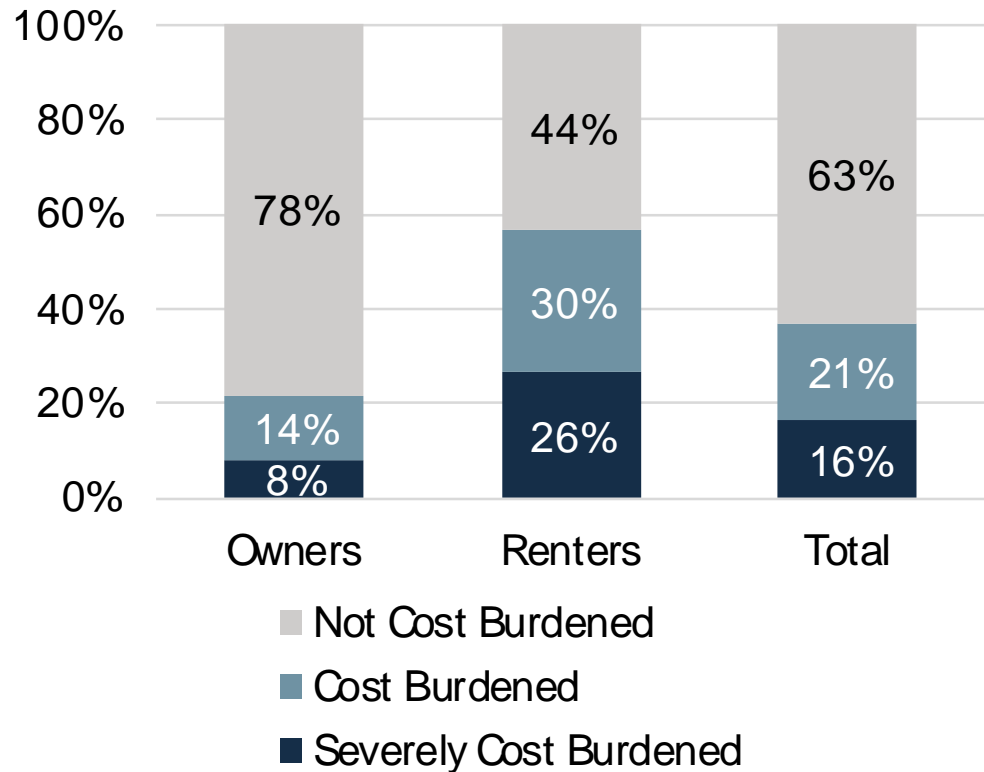




Cost Burden by Tenure, 2017

Households paying 30% or more for housing costs are said to be cost burdened.

**Cost Burdened:
56% of Renter households;
22% of Owner households.**



Source: U.S. Census, Decennial 2000 and American Community Survey 2013-2017

Tualatin 2040:

Findings of HNA prepared and compiled by ECONorthwest

June 2019



Revised BLI

Low Density: 86 acres

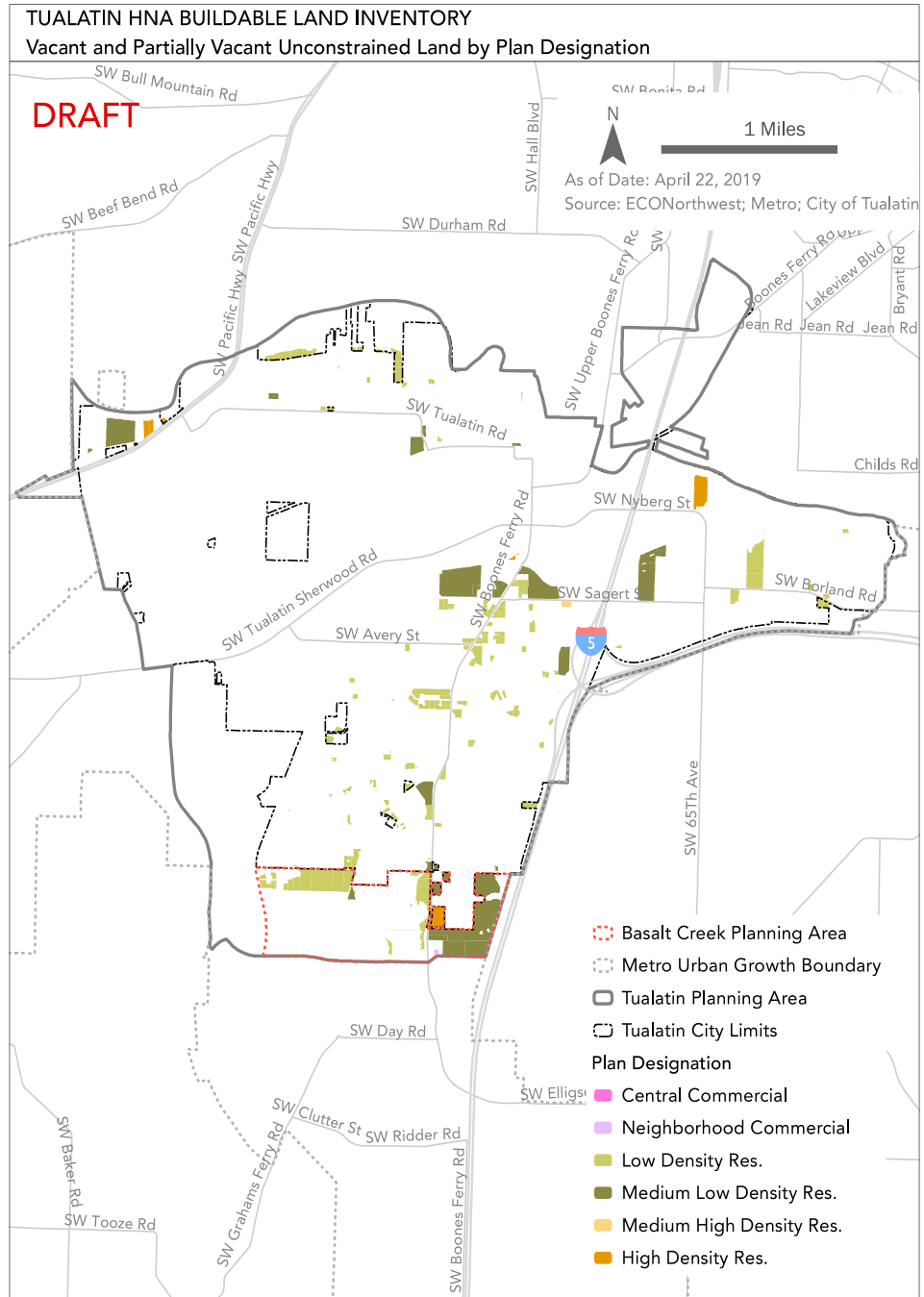
Medium Low: 73 acres

Medium High: 1 acres

High Density: 12 acres

High High Rise: 0 acres

Tualatin 2040:
BLI Results from ECONorthwest





Preliminary Capacity Results

Residential Plan Designations	Buildable Acres	Capacity (Dwelling Units)		
		Scenario 1	Scenario 2	Scenario 3
Low Density Residential	86	777	857	929
Medium Low Density Residential	73	1,355	1,491	1,620
Medium High Density Residential	1	13	16	19
High Density Residential	12	291	320	348
High High-Rise	0	-	-	-
Total	172	2,436	2,684	2,916

Note1: capacity results include Basalt Creek.

Note2: Scenario 2 increases density by 10% and Scenario 3 increases density by 20%.

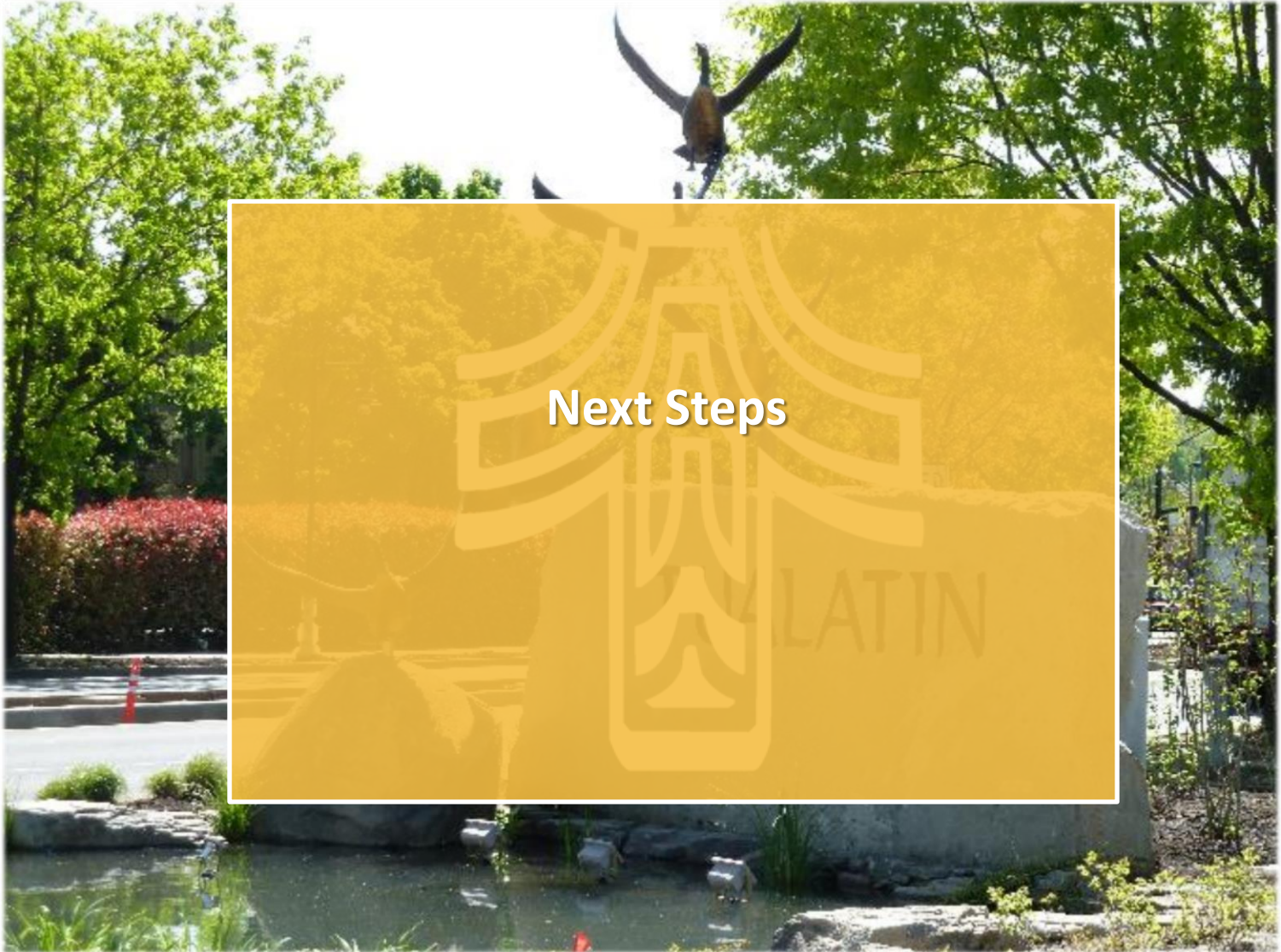




Identify Strategic Housing Issues

- Wider Variety of Housing Types
- Housing Affordability
- Land Availability and Infrastructure
- Redevelopment Opportunities
- Connections with Housing
 - Transportation and other connections
- Funding Options

Are we missing broad categories of issues?





Next Steps

Summer 2019

- **Fourth Community Advisory Committee Meeting** (June 27, 2019)
- **Open House 1** (July 2019): Tualatin 2040 and other City projects.
- **Online Open House 1** (July 2019)
- **Fifth Community Advisory Committee Meeting** (August 8, 2019)
- **Sixth Community Advisory Committee Meeting** (August 22, 2019)
- **Open House 2** (September 2019): Tualatin 2040 with severely housing cost burdened component.
- **Online Open House 2** (September 2019)

Fall 2019

- **Seventh Community Advisory Committee Meeting** (September 26, 2019)
- **Draft Prioritization Plan available for public review** (October/November 2019)
- **City Council Meeting** (November 12, 2019): Update/opportunity to give feedback on Draft Prioritization Plan.
- **Planning Commission Meeting** (November 21, 2019): Recommendation on the Draft Prioritization Plan.
- **City Council Meeting** (December 9, 2019): Consider adoption of Final Prioritization Plan.