



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Karen Perl Fox, Senior Long-Range Planner
Steve Koper, Planning Manager
Aquilla Hurd-Ravich, Community Development Director

DATE: June 24, 2019

SUBJECT:

Tualatin 2040 Project Update

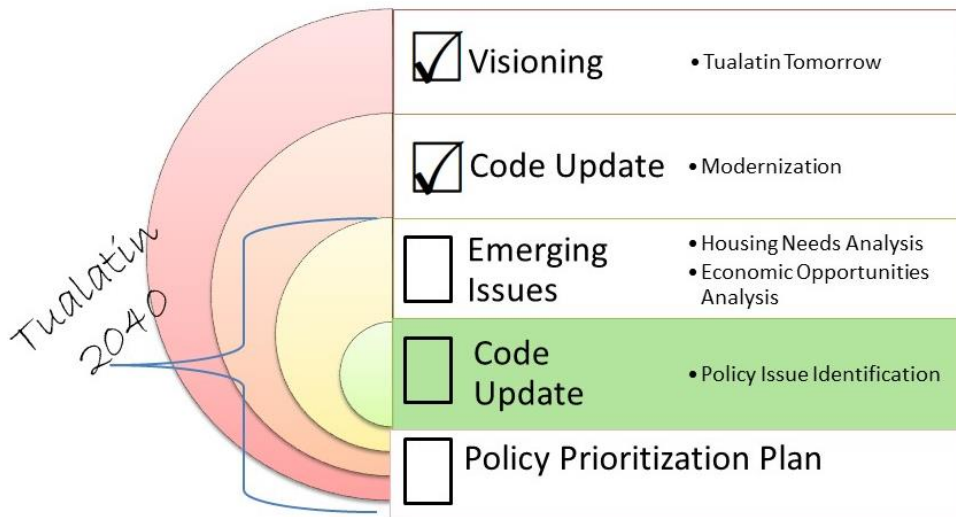
EXECUTIVE SUMMARY:

Background: In late 2018, the City of Tualatin completed a development code modernization project, known as Phase 1 of the Tualatin Development Code Improvement Project. In January 2019, Tualatin 2040 was launched, which is essentially Phase 2 of the larger project. Tualatin 2040 is made of several component parts including:

- A Housing Needs Analysis
- An Economic Opportunities Analysis
- Policy Identification
- Policy Prioritization

The policy prioritization at the end of this phase is intended to take the policies identified, including those specific to housing needs and economic opportunities, and establish a future work program for updates to the Comprehensive Plan and the Development Code regulations.

Overview: Tualatin 2040 provides the City with an opportunity to take a “big picture” look at the Development Code – both the Comprehensive Plan (Chapters 1-30) and the Development Code regulations (Chapters 31-80).



Tonight's presentation will provide an update on the significant positive momentum via a variety of public engagement opportunities and the content developed to date including:

Public Engagement:

- Individual stakeholder interviews were conducted with a total of 15 persons representing a diverse group of stakeholders including residents (owners and renters), business owners, developers, parents with young children, seniors, and persons with disabilities. These typically were one-hour interviews. Also, one large group stakeholder interview was held with the Aging Task Force on May 13, 2019.
 - Consultant, Angelo Planning Group, facilitated twelve individual stakeholder interviews from April 1 to April 3, 2019.
 - City staff conducted two additional interviews on April 9, 2019 (2 persons) and April 29, 2019 (1 person).
- City staff made presentations to all six Citizen Involvement Organizations in April/May 2019 as well as to the Library Advisory Committee (May 7, 2019) and the Diversity Task Force (May 15, 2019).
- On March 12, 2019, City staff and Angelo Planning Group gave a presentation on Tualatin 2040 to gain early input at a joint meeting with members of the Planning Commission, Architectural Review Board, Tualatin Park Advisory Committee, Tualatin Arts Advisory Committee, and the Youth Advisory Council.

Policy Issues Identified to Date: Participating stakeholders shared their thoughts on a wide range of topics that were organized in the following key topic areas.

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

Housing Needs Analysis:

- A Housing Needs Analysis examines a city's available residential land supply and forecasts future housing needs based on demographic trends to determine whether a city can accommodate future growth, or whether additional land supply is needed and/or growth can be accommodated through policy and regulatory changes.
- Community input for the analysis is provided by a Community Advisory Committee, which is comprised of 16 community members which has held four meetings to date including a kick-off meeting on March 21, 2019 and several content focused meetings that provided input on draft findings for the Housing Needs Analysis and Buildable Lands Inventory, revised findings of the analysis and draft housing policies with proposed goals and actions. There are a total of seven planned Advisory Committee meetings.
- Technical expertise for the analysis is provided by a Technical Advisory Committee, comprised of a core of ten City staff. Agency advisors and experts in housing, economics are invited to its meeting, as needed. This committee has held two meetings thus far including a kick-off on April 5, 2019 addressing preliminary findings of the Housing Needs Analysis and Buildable Lands Inventory. A second meeting was held on May 1, 2019 to provide input on the draft findings. There are a total of four planned Technical Advisory Committee meetings.
- Currently, staff and its consultant, ECONorthwest are preparing for the third and fourth upcoming Technical Advisory meetings, which are scheduled to meet on June 26, 2019 and June 27, 2019, respectively. The goal of these meetings is to review findings for the Economic Opportunities Analysis and the commercial and employment Buildable Lands Inventory.
- Meeting evaluations were provided at all Community and Technical Advisory Committee meetings. Overall, staff has received very positive and encouraging feedback.
- At the first Community Advisory Committee meeting, members selected co-liaisons Bryce Payne and Daniel Bachhuber to represent the committee before the Planning Commission and City Council. At this meeting an exercise was introduced that allowed Committee members initially to identify project wins for both Housing Needs Analysis and Economic Opportunities Analysis. *See details in Attachment B.*
- At the second Community Advisory Committee meeting, Beth Goodman, a consultant with ECONorthwest, provided the key findings and preliminary results of the Housing Needs Analysis and Buildable Lands Inventory. The two topic areas were: (1) preliminary findings of the Housing Needs Analysis, and (2) preliminary findings of the Buildable Lands Inventory. Ms. Goodman continued the presentation with a discussion of the methodology of the buildable lands inventory. Ms. Goodman described how residential lands are classified into four categories (vacant, partially vacant, constrained, or developed). Ms. Goodman presented several maps to display preliminary results of the residential buildable lands inventory.
- At the third Community Advisory Committee meeting, the committee members reviewed the revised findings of the housing data, and inventory of buildable residential land. The 20-year forecast is 1,014 new households Tualatin, based on Metro's methodology. ECONorthwest also presented committee members with the following three future housing mix scenarios, the first of which represents the Tualatin's current mix and the latter two represent a potential increase in the amount of single family attached and multifamily housing:
 - Scenario 1: 50% (Single Family-Detached), 9% (Single Family-Attached), 41% (Multifamily);
 - Scenario 2: 45% (Single Family-Detached), 10% (Single Family-Attached), 45% (Multifamily);

- Scenario 3: 35% (Single Family-Detached), 15% (Single Family-Attached), 50% (Multifamily).
- At this meeting, members broke out into three groups to begin the process of drafting the strategies including policies, goals and actions under the below listed six housing issue categories. *See additional detail in Attachment C.*
 - Land Availability and Infrastructure
 - Housing Affordability
 - Wider Variety of Housing Types
 - Connections to Housing
 - Redevelopment Opportunities
 - Funding Options

Economic Opportunities Analysis:

- An Economic Opportunities Analysis examines a city's available employment land supply and forecasts future job and employment growth based on demographic trends to determine whether a city can accommodate future growth, or whether additional land supply is needed and/or growth can be accommodated through policy and regulatory change.
- Community input for the analysis is provided by the same Community and Technical Advisory Committees as the Housing Needs Analysis.

Next Steps for Tualatin 2040 – Summer 2019:

- June 26, 2019: The third meeting of the Technical Advisory Committee, which will focus on the draft findings for the Economic Opportunities Analysis and commercial and employment Buildable Lands Inventory.
- June 27, 2019: The fourth meeting of the Community Advisory Committee, which will also focus on the draft findings for the Economic Opportunities Analysis and commercial and employment Buildable Lands Inventory
- July 2019: Open House 1: Tualatin 2040 and other City projects.
- July 2019: Online Open House 1.
- August 8, 2019: The fifth meeting of the Community Advisory Committee, which will focus on creation of draft housing policies and strategies.
- August 22, 2019: The sixth meeting of the Community Advisory Committee, which will focus on an in-depth discussion of economic development policies, recommendations, and strategies.
- September 2019: Open House 2: Tualatin 2040 with a House Bill 4006 compliant severely housing cost burdened component.
- September 2019: Online Open House 2.
- September 25, 2019: The fourth meeting of the Technical Advisory Committee, which will include a review of draft products and revisions to potential housing and economic policies.

- September 26, 2019: The seventh and final Community Advisory Committee meeting, which will finalize the Housing and Economic Development Policies and Housing Needs Analysis and Economic Opportunities Analysis Reports.

Next Steps for Tualatin 2040 – Fall/Winter 2019:

- October/November 2019: Draft Prioritization Plan available for public review.
 - November 12, 2019: City Council Meeting: Update and opportunity to give feedback on the Draft Prioritization Plan.
 - November 21, 2019: Planning Commission Meeting: Recommendation on the Draft Prioritization Plan.
 - December 9, 2019: City Council Meeting: Opportunity to consider adoption of a Final Prioritization Plan.
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ATTACHMENTS:

- Attachment A: Presentation
- Attachment B: What is Win for the HNA and EOA? (Community Advisory Committee, March 21, 2019)
- Attachment C: Summary of Small Group Work on Initial Policy Goals and Actions (Community Advisory Committee, May 23, 2019)