



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Aquilla Hurd-Ravich, Community Development Director  
Steve Koper, AICP, Planning Manager

**DATE:** July 27, 2020

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**SUBJECT:**

Staff presentation on a proposed Comprehensive Plan update to adopt the Housing Needs Analysis (HNA) completed in 2019. This is one component of Tualatin 2040 Implementation.

**RECOMMENDATION:**

Informational presentation and discussion only.

**EXECUTIVE SUMMARY:**

In 2019, the City of Tualatin completed Tualatin 2040 which consisted of a Housing Needs Analysis, Economic Opportunities Analysis, and Policy Prioritization document and was collectively endorsed by the City Council through a resolution. The Policy Prioritization document is included as Attachment B for reference. Tualatin 2040 Implementation includes three components: adopting the Housing Needs Analysis by amending the Comprehensive Plan, creation of a Housing Production Strategy, and updating the Development Code to accommodate “middle” housing types (duplex, triplex, quadplex, and cottage cluster) as required by Housing Bills 2003 and 2001. Tualatin has received a consultant assistance grant from the state Department of Land Conservation and Development (DLCD) to begin this work in later 2020. An update will be provided to Council at a later date.

Before the City Council is an overview of the proposal to adopt the Housing Needs Analysis by amending the Tualatin Comprehensive Plan (also known as the Tualatin Community Plan). The amendments will incorporate the findings, policies, and goals of the 2019 Housing Needs Analysis and the Housing Strategies, which are included as Attachment C for reference. This will ultimately result in reorganization of the Comprehensive Plan and creation of a Housing chapter (or element) so that all policies related to housing can be easily found in one location, rather than spread across chapters as is the case presently.

Due to the fact that creation of a Housing chapter will require reorganization of the Comprehensive Plan, the remaining chapters of the Plan are also proposed to be updated, to provide consistency with the Housing chapter. This update would be similar to the previous Development Code update in 2018 (also known as the Tualatin Development Code Improvement Project) in that it would be “policy neutral” and not change the substance of the other chapters of the code. The Comprehensive Plan, much of which has not been updated since the early 1980s, would also receive mild formatting and graphical enhancement, to improve readability and usability.

The proposed Comprehensive Plan update around Housing would involve a series of meetings with the Planning Commission, as advisory body to the City Council on matters regarding land use, as follows:

- Review of Draft Housing Element (August 20, 2020)
- Review of Updated Comprehensive Plan Chapters and Formatting (September 17, 2020)
- Final Review of Amendments and Recommendation to City Council (October 15, 2020)

The final Planning Commission recommendation would then be presented to the City Council at a public hearing to formally adopt the proposed updated Housing Element and Comprehensive Plan, tentatively on December 7, 2020.

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**ATTACHMENTS:**

- Attachment A – Presentation
- Attachment B – Final Housing Strategies Document
- Attachment C – Final Policy Priorities Document