



# 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

**DATE:** August 25, 2025

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### **SUBJECT:**

Consideration of Resolution 5906-25, which authorizes staff to submit an application to the Oregon Department of Land Conservation and Development (DLCD) for the 2025 Housing Planning Assistance Grant, which will provide the City with consultant assistance for the City's next Housing Capacity Analysis (HCA).

### **RECOMMENDATION:**

Approval of Resolution 5906-25

### **EXECUTIVE SUMMARY:**

A resolution from the governing body demonstrating support for the project is a requirement for submission. The City is not proposing to include any matching funds for this work. The Housing Capacity Analysis provides the technical data needed for the city to adopt a Housing Production Strategy in 2028. The City will apply for a separate grant application for this work during the next grant cycle. The City's current housing analysis (previously referred to as the Housing Need Analysis) was adopted in 2019 and must be updated every seven years by state law. The goal of the document is to establish a baseline housing dataset to inform city decisions.

### **BACKGROUND:**

In 2019, the Oregon Legislature passed House Bill 2003, which aims to help communities meet the housing needs of Oregonians. The law requires Oregon's cities over 10,000 population to study the current and future housing needs of their community every six years in the Portland Metro Boundary. An HCA helps the City determine if it has enough land to meet projected housing needs for the next two decades. If there is a shortfall in housing capacity, the City must amend its urban growth boundary (UGB), allow more housing development within the existing UGB, or combine both approaches. Cities with a population larger than 2,500 have a broader responsibility to plan for a variety of housing types beyond single-family detached housing. They must include multi-unit housing, manufactured homes, renter occupied units, government assisted units, and other forms of housing in their planning. Collectively, this range of housing types, characteristics, and locations is known as "needed housing," and it must be affordable to community members' income levels. Housing designated as "needed housing" receives certain protection under state law, reducing costs, delays, or other barriers to its development.

### **OUTCOMES OF DECISION:**

Approval of Resolution 5906-25 will support the submission of a Housing Planning Assistance Grant application to the Oregon Department of Land Conversation and Development. If approved, DLCD will pay consultant fees for the City's next Housing Capacity Analysis (Exhibit A).

**ALTERNATIVES TO RECOMMENDATION:**

Denial and/or deferred approval of Resolution 5906-25 would delay commencement of the project, which could adversely impact on the City's compliance with applicable state rules.

**FINANCIAL IMPLICATIONS:**

No direct financial expenditure will be incurred; however, the City's planning staff will contribute staff time, expertise, and management of the legislative adoption process.

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**ATTACHMENTS:**

Resolution 5906-25

-Exhibit A – Tualatin 2025-2027 Housing Planning Assistance Application