



# **Housing Production Strategy Adoption**

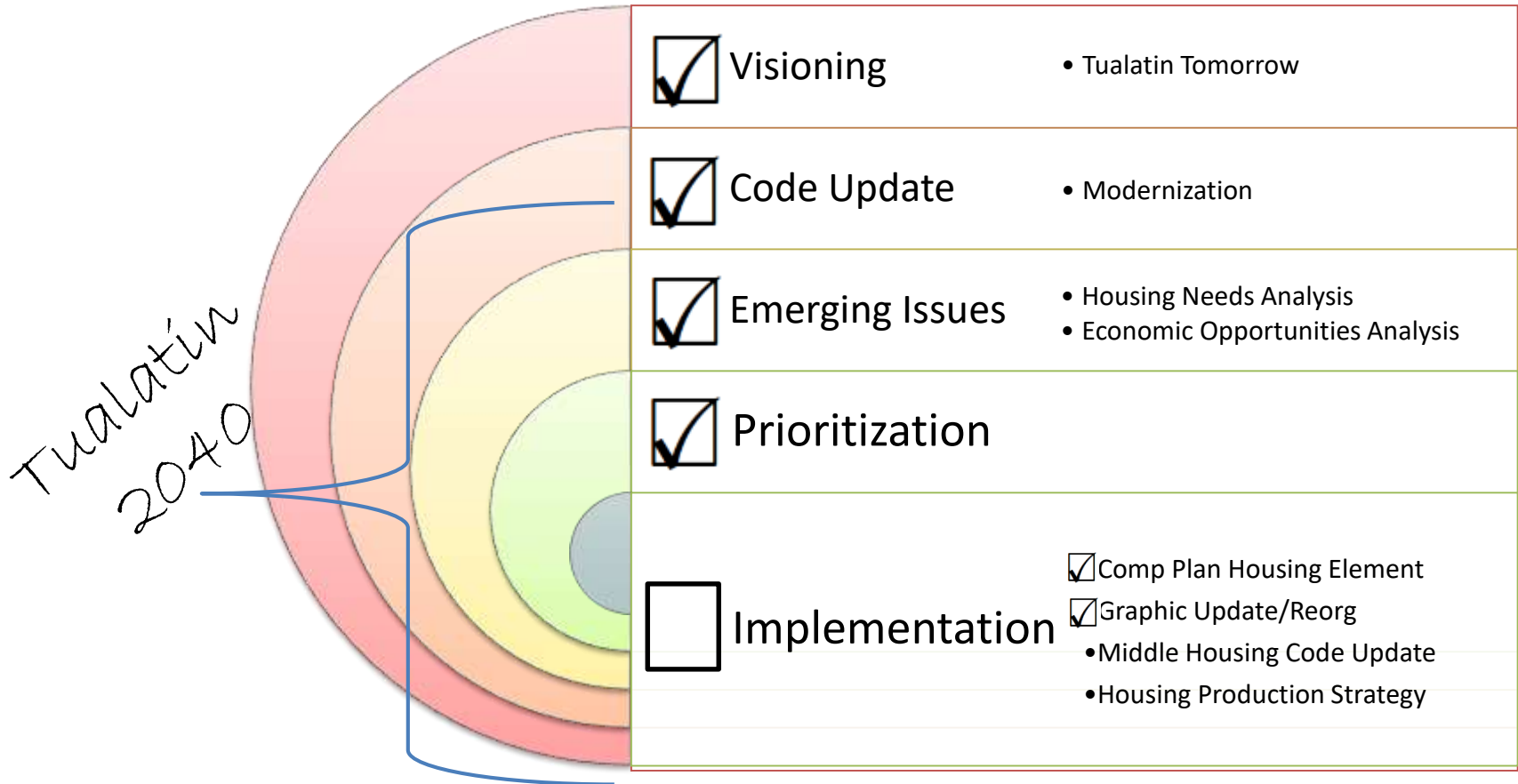
## **City Council Meeting**

August 9, 2021

# Overview

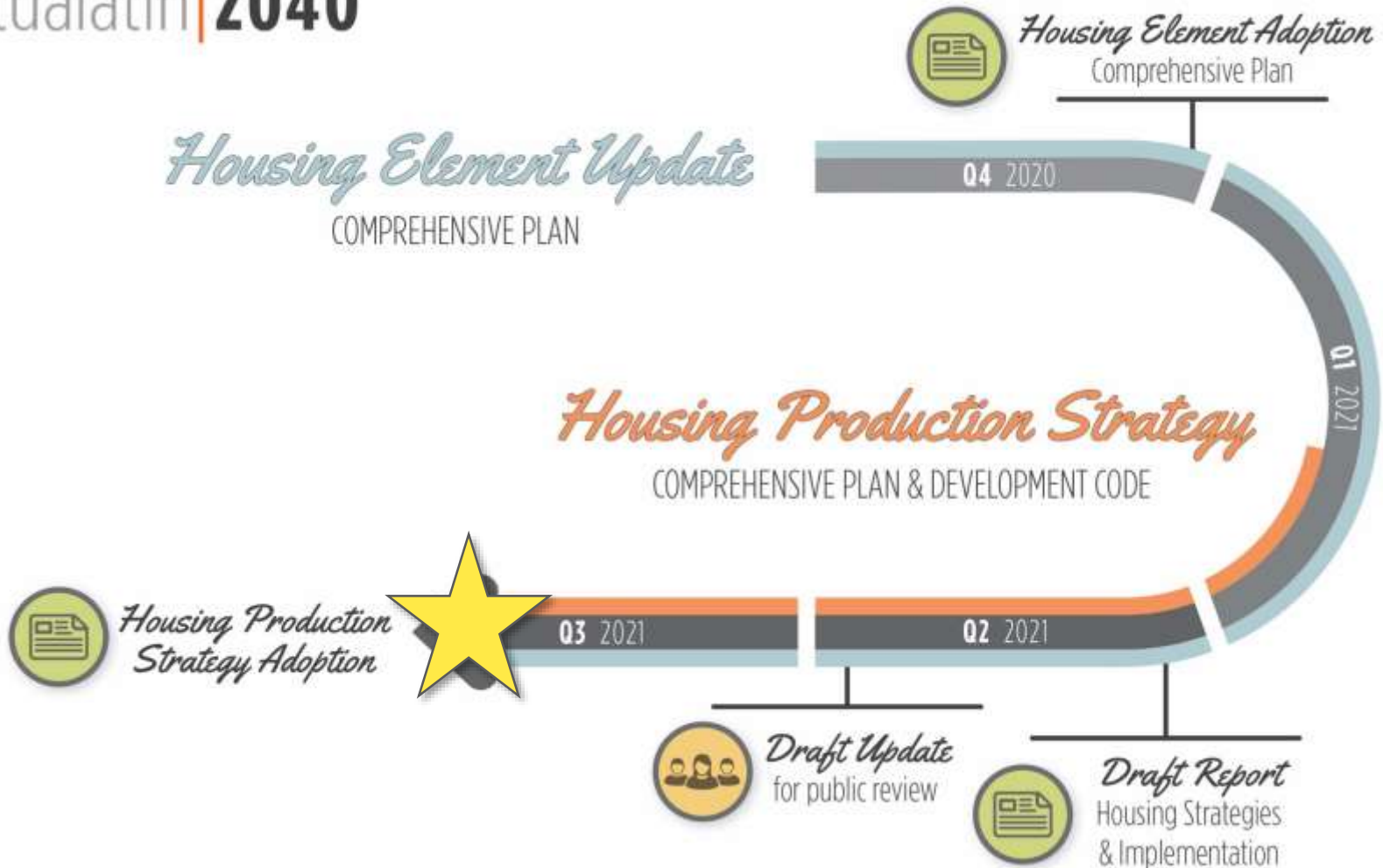
- Where We've Been
- Project Process
- Recap of Housing Bill 2003 and Housing Production Strategy Purpose
- Development and Implementation Process
- Goals and Impact
- Next steps
- Request for Adoption

# Tualatin 2040 Implementation



# Process

tualatin|2040



# What is House Bill 2003?

House Bill 2003 was passed in 2019, to help communities meet the diverse housing needs of Oregonians.

- Cities over 10,000 people required to develop strategies to address those needs based on their most recent housing needs survey (analysis).
- Tualatin adopted its *Housing Needs Analysis* into its Comprehensive Plan in late 2020.
- The draft *Housing Production Strategy* identifies Tualatin's future commitment to implement policies or strategic actions to address its housing needs.

# Process for Developing & Implementing the HPS

- Engagement with community through Tualatin 2040 and housing outreach events
- Four meetings for discussion and input from the Planning Commission to develop the HPS
- Finalize the HPS report and bring it to Council for adoption by resolution

# Goals in the HPS

- **Goal 1. Affordable Housing:** Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.

Example Actions: (1.a) Evaluate a low-income housing property tax exemption for affordable rental housing, (1.c) Evaluate implementation of a Construction Excise Tax, and (1.d) Evaluate support for affordable housing as a part of Urban Renewal

- **Goal 2. Affordable Homeownership:** Encourage and support affordable homeownership to create opportunities for wealth creation.

Example Actions: (2.a) Evaluate impediments to homeownership and their removal and (2.b) Partner with a nonprofit to promote homeownership education

# Goals in the HPS Cont'd

- **Goal 3: Preservation of Affordable Housing:** Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.

Example Actions: (3.a) Evaluate how to support preservation regulated affordable rental housing and (3.b) Evaluate developing a Healthy Housing Initiative

- **Goal 4. Preservation of Naturally Occurring Affordable Housing (NOAH):** Preserve naturally occurring affordable housing, where possible, to prevent loss of affordable units and to mitigate for resident displacement.

Example Action: (4.b) Evaluate using the Multiple Unit Property Tax Exemption to slow rental cost increases



# Goals in the HPS Cont'd

- **Goal 5. Housing for Underserved Communities:**

Implement housing policies, projects, programs, and partnerships to further support racial and social equity.

Example Actions: (5.a) Consider development of a funding action plan to implement the HPS and (5.c) Evaluate ways to best ensure opportunities for education about Fair Housing issues are provided

- **Goal 6. Workforce Housing:** Encourage, plan for, and support the development of workforce housing for households earning 61%-80% Median Family Income, for both owner and renter, in order to increase the jobs-housing balance, reduce commute time and provide attainable housing for workers in Tualatin.

Example Action: (6.b) Evaluate potential partnerships with employers on employer assisted housing

# Goals in the HPS Cont'd

- **Goal 7. Housing Stabilization:** Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.

Example Actions: (7.a) Evaluate opportunities to partner on a rental and utility assistance and (7.b) Evaluate ways to develop housing options and services to address and prevent homelessness

- **Goal 8. Housing Rehabilitation:** Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0-80% of MFI.

Example Action: (8.a) evaluate establishing a local housing rehabilitation program

# Goals in the HPS Cont'd

- **Goal 9. Accessible and Specialized Design:** Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.

Example Action: (9.a) Evaluate development of specialized design standards and incentives to accommodate special needs

- **Goal 10. Mixed Use Housing and Redevelopment:** Encourage and support development of mixed-use, mixed-income and multifamily housing in commercial zones and urban renewal areas for households earning between 0-80% MFI

Example Actions: (10.a) Evaluate redevelopment opportunities for creation of mixed-use development districts to support development of affordable and workforce housing and (10.b) Evaluate opportunities for conversion of commercial buildings to residential uses

# Goals in the HPS Cont'd

- **Goal 11. Regulatory and Zoning Changes:** Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet the housing needs in Tualatin.

Example Actions: (11.a) Evaluate updating density standards for multifamily housing in Medium Density, High Density, and Mixed-use zones and (11.c) Evaluate the feasibility of targeted reductions to off-street parking requirements

- **Goal 12. Transportation and Public Infrastructure:** Plan for and develop infrastructure to support affordable, workforce, mixed use, and mixed income housing.

Example Action: (12.a) Evaluate ways to prioritize capital improvements for affordable housing

# Impact of Different Strategies

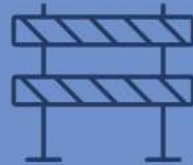
## Types of Strategies to Support Housing Production



**Produce  
Informational  
Resources**



**Partner to  
Leverage  
Efforts and  
Resources**



**Remove  
Regulatory  
Barriers**



**Waive or  
reduce up-  
front or  
on-going  
charges on  
development**



**Allocate  
Funding**



**Land  
Acquisition  
and  
Disposition**

Less Impactful

More Impactful

The degree of impact varies depending on context.

# Next Steps

- Begin to implement the strategic actions based on the six-year schedule in the report
  - On-going interaction with Council
  - City has applied for additional grants to fund future work
- Staff will provide a biennial report to Council on progress
- Staff will update DLCD and adjust as needed
- Strategies not identified in the report can also be implemented
- DLCD will not penalize good faith attempt at implementation

# Housing Production Strategy Adoption

- Staff respectfully requests that the City Council adopt Resolution No. 5565-21, which will:
  - Adopt the final Housing Production Strategy Report (Exhibit 1 to the resolution)
  - Direct staff to begin evaluation and implementation of the strategic actions in the report
- Thank you for your support!