



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
Jonathan Taylor, Economic Development Manager
Steve Koper, AICP, Planning Manager
Aquilla Hurd-Ravich, Community Development Director

DATE: December 9, 2019

SUBJECT:

Consideration of Resolution 5479-19, accepting the Tualatin 2040 work including the Policy Priorities, Housing Needs Analysis, Housing Strategy, Economic Opportunities Analysis, and Economic Development Strategy.

RECOMMENDATION:

At the City Council meeting of November 25, 2019, the Planning Commission Chair provided a recommendation that the Council acknowledge the Tualatin 2040 work and draft Policy Priorities. The Council accepted the Planning Commission's recommendation and directed staff to draft a resolution for acceptance at the December 9, 2019 City Council meeting.

Acceptance of the Resolution (5479-19) would finalize the policy priorities work from the Tualatin 2040 project and its associated documents (Policy Priorities, Housing Needs Analysis, Housing Strategy, Economic Opportunities Analysis, and Economic Development Strategy).

EXECUTIVE SUMMARY:

What is the Tualatin 2040 project?

The Tualatin 2040 project builds on the visioning of Tualatin Tomorrow and the success of the 2018 Development Code modernization project, with the goal of identifying community and City Council goals and desires for land development in the City of Tualatin over the next 20 years. Along with robust community engagement, four technical and policy documents were created in the areas of housing and the economy, which fed into a policy priorities document which summarizes the overall community and Council goals and desires for the future of Tualatin.

How was public engagement done?

Community engagement and input was sought from a representative cross-section of Tualatin's diverse community and included joint advisory groups, individual and group stakeholder interviews,

open houses and community events, a 16-member community advisory committee, a dedicated web site (www.tualatin2040.com), an online survey, and Spanish translation of key documents and a translator at events.

What are the Policy Priorities, Housing Needs Analysis, Housing Strategy, Economic Opportunities Analysis, and Economic Development Strategy and why are they being accepted?

The Policy Priorities document summarizes community and Council goals and desires for the future of Tualatin. The policy areas identified are organized around stakeholder feedback into the areas of: Community and Livability, Housing, and the Economy. Based on feedback from the community and Council that further study was needed in the areas of housing and the economy, the City hired a consultant (EcoNW) to prepare a Housing Needs Analysis and Economic Opportunities Analysis and associated strategies as supporting documents.

The Housing Needs Analysis provides data on land availability for residential population growth over the next 20 years in Tualatin. It also identifies gaps in housing affordability. The associated Housing Strategy document identifies potential strategies to mitigate for residential land and/or housing affordability deficits. The Economic Opportunities Analysis provides data on land availability for employment growth over the next 20 years in Tualatin. The associated Economic Development Strategy document identifies potential strategies to mitigate for deficits in commercial and industrial land and/or specific types of employment uses.

Once these documents are accepted by the Council, they will serve as a framework for a future work plan that will outline how best to meet the goals and desires identified by the community and the Council.

OUTCOMES OF DECISION:

Acceptance of Resolution 5479-19 by the City Council would finalize the policy priorities phase of the Tualatin 2040 project. Acceptance of the Resolution would also direct staff to begin preparation of a work plan to implement the Tualatin 2040 documents, including potential updates to the Comprehensive Plan, Development Code, and related plans.

ATTACHMENTS:

- Resolution 5479-19
- Exhibit 1: Tualatin Housing Needs Analysis Report, Final December 2019
- Exhibit 2: Tualatin Housing Strategy, Final December 2019
- Exhibit 3: Tualatin Economic Opportunities Analysis Report, Final December 2019
- Exhibit 4: Tualatin Economic Development Strategy, Final December 2019
- Exhibit 5: Tualatin 2040: Final Policy Priorities, Final December 2019