

City of Tualatin Middle Housing Code Update: Code Audit Report

APPENDIX C: RELEVANT HOUSING NEEDS ANALYSIS STRATEGIES

The following matrix provides strategies from the Tualatin Housing Needs Analysis that relate to the HB 2001 state requirements.

Strategy 1: Ensure an Adequate Supply of Land that is Available and Serviceable	
<p>Goal: Ensure that sufficient land is designated and has urban services to support development so the supply is adequate for all needed housing types at the needed densities. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.</p>	
	<p>Action 1.1. Evaluate opportunities to increase development densities within Tualatin’s existing zones by modifying the Development Code.</p> <p>Recommendation 1.1a: Tualatin should evaluate increasing densities in the residential High and Residential High Density / High Rise designations by allowing buildings that are five to eight stories tall (or higher). The City could increase densities to 60 to 100 dwelling units per acre. Alternatively, the City could allow the zoning standards to dictate the number of new dwelling units, based on standards such as building height limitations, parking requirements per unit, lot coverage ratios, setback requirements, and other zoning standards.</p> <p>Recommendation 1.1b: Tualatin should conduct an audit of the City’s Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. For example, the code audit could include these evaluating dimensional standards in all zones to understand the potential impact of development of vacant land (especially smaller or irregularly shaped lots) to identify barriers to infill development.</p> <p>Recommendation 1.1c: Tualatin should evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars, such as seniors or low-income affordable housing, close proximity to transit stop, and/or additional provision of bicycle parking. The City could</p>

		<p>consider changes that allow for alternative ways to meet parking requirements or reduce (or eliminate) parking requirements:</p> <ul style="list-style-type: none"> - Requiring off-street parking, but not necessarily requiring parking garages. - Allowing some on-street parking within a set distance of the development to account for some off-street parking requirements. - Requiring less off-street parking when close (such as within ¼ mile) of a transit stop. - Requiring additional provision of bicycle parking to reduce parking requirements for the building. <p>Recommendation 1.1d: Adopt a (Planned Unit Development) PUD ordinance to allow flexibility in both development standards and housing types (subject to a maximum density) in exchange for provision of protected open space through a land use application process; this would require a hearing on the proposed development with the Planning Commission.</p>
	<p>Action 1.2. Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development.</p>	<p>Recommendation 1.2a: Identify opportunities to rezone industrial or commercial land for mixed-use that includes employment and residential uses. The City should exclude industrial sanctuary land (i.e., land in the Southwest Tualatin Concept Plan area) from this evaluation, as this land has been identified as regionally significant industrial areas.</p> <p>Recommendation 1.2b: Evaluate opportunities to rezone Residential Low Density and Residential Medium Low Density residential land for higher-density housing.</p> <p>Recommendation 1.2c: Evaluate merging the High Density zone and the High Density / High Rise zones into one zone, and evaluate increasing the maximum density and maximum height limit allowed in the revised zone, consistent with Action 1.1.</p>
<p>Strategy 2: Encourage Development of a Wider Variety of Housing Types</p>		
<p>Goal: Allow and encourage the development of a broader diversity of housing types, including middle-density housing types and higher-density housing types.</p>		

	<p>Action 2.1. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones.</p>	<p>Recommendations 2.1a: Allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density residential zone. Tualatin will also need to revise the Development Code to include development standards for these housing types. As part of implementation of House Bill 2001, the Oregon Department of Land Conservation and Development (DLCD) will be developing a model code for cities to accommodate these housing types. Given that the model code may not be available before December 2020 and the deadline for adoption of policies to meet the requirement of House Bill 2001 is June 30, 2022, Tualatin should begin the process to identify changes necessary to implement HB 2001 before the model code is available.</p> <p>Recommendations 2.1b: Allow cottage cluster housing in the Medium-Low Density and Medium-High Density residential zones, at densities appropriate for the zones.</p>
	<p>Action 2.2. Identify opportunities to increase development of commercial and residential mixed-use development.</p>	<p>Recommendation 2.2a: Identify opportunities for more mixed-use development, either through rezoning land to a mixed-use zone and/or through redevelopment (consistent with Action 5.1).</p>
	<p>Action 2.3. Identify opportunities to allow and support development of innovative housing types.</p>	<p>Recommendation 2.3a: Evaluate allowing and supporting development of other housing types in Tualatin, such as single-room occupancy (more than four unrelated living in the same dwelling with shared kitchen and bathrooms); reuse of cargo containers for housing; tiny homes (dwelling units between 100 and 500 square feet); and higher amenity housing on larger lots.</p>
<p>Strategy 5: Identify Redevelopment Opportunities</p>		
<p>Goal: Redevelop selected areas of Tualatin to create vibrant mixed-use districts that include new housing opportunities.</p>		
	<p>Action 5.1. Identify districts within Tualatin with opportunities for redevelopment for housing and employment uses.</p>	<p>Recommendation 5.1a: Initiate a process to identify opportunities for redevelopment of mixed-use districts and initiate an area planning process to guide redevelopment.</p> <p>Recommendation 5.2a: Identify underutilized commercial areas that are ripe for redevelopment and work with landowners and developers to support redevelopment.</p>