



City of Tualatin

TUALATIN DEVELOPMENT COMMISSION Staff Report

TO: Tualatin Planning Commissioners
THROUGH: Steve Koper, AICP, Planning Manager
FROM: Tabitha Boschetti, AICP, Assistant Planner
DATE: December 17, 2020

SUBJECT:

This discussion will be an introduction the Middle Housing Code Update, a continuation of both housing policy work from the Tualatin 2040 project, and pursuing compliance with House Bill 2001. The anticipated outcome of this work will include changes to the Tualatin Development Code that support housing development.

EXECUTIVE SUMMARY:

Tualatin's analysis of available housing stock and demand has demonstrated a need for additional housing development, including a wider range of housing types to address household needs and budgets. Additionally, in 2019, the Oregon Legislature adopted HB 2001, which directs counties and municipalities to expand housing choice, limiting exclusionary zoning practices that limit residential development to more expensive detached single-dwelling development. This specifically includes finding additional opportunities to permit "middle housing" types, housing options in between detached single-dwelling homes, and large multi-family developments, (e.g., duplexes, quadplexes, cottage cluster developments). HB 2001 specifically requires the City of Tualatin, as part of the Portland metropolitan region, to make changes to our development code by June 30, 2022. More background on HB 2001 can be found in the attached Code Audit Report (Attachment 1).

To better understand the specific changes needed to comply with HB 2001, the City of Tualatin successfully applied for an in-kind grant through the Department of Land Conservation and Development and is working with MIG, Inc. to identify specific code changes that enable development of middle housing. The current phase of work being presented at this meeting includes an analysis of where Tualatin's code stands today. This analysis is summarized in Attachment 1; a table of specific Tualatin Development Code sections identified for possible updates can be read in Appendix A.

Broadly, the Code Audit identifies needed changes to specific chapters for residential zones, as well as site design standards and review processes. MIG identified barriers and prohibitions applicable to all middle housing types in all residential zones. Current code also sets a longer and more complex review process for middle housing types than detached single-family development, which can further deter development of these housing types and create uncertainty for both developers and the broader community. Additional standards related to parking, residential density, and site standards such as setbacks and minimum lot size, have also been identified for future discussion.

Appendix B contains additional analysis of existing Comprehensive Plan policies; it does not reflect the ongoing Housing Element Comprehensive Plan Update (PTA 20-0004) which TPC voted to recommend at their last November meeting. MIG's recommendations were effectively applied to the descriptions of the

residential zoning districts and density descriptions in the final draft that goes before City Council on December 14, 2020, such that issues such as density and permitted housing types would be appropriately dealt with in the Tualatin Development Code and considered in this next phase of code work.

FUTURE MILESTONES:

- Middle Housing Code Concepts: January 2021
- Revised Draft Code Amendments: March 2021
- Proposed Code Amendments to City Council: May 2021

Stakeholder interviews and two broader opportunities for public review and comment are also anticipated over this timeframe.

DISCUSSION QUESTIONS:

- Did anything in the MIG Code Audit surprise you?
- Is there anything you would like to better understand or discuss about how the Tualatin Development Code functions now and the potential recommendations?
- Does the Code Audit raise any new ideas for how we move forward in updating the Tualatin Development Code?

ATTACHMENTS:

- Attachment 1: MIG City of Tualatin Middle Housing Code Update: Code Audit Report
 - Appendix A: Tualatin Development Code Matrix
 - Appendix B: Comprehensive Plan Policies
 - Appendix C: Relevant Housing Needs Analysis Strategies
- Attachment 2: MIG Presentation on Code Audit