



UNOFFICIAL

TUALATIN PLANNING COMMISSION
MINUTES OF December 10, 2020

TPC MEMBERS PRESENT:

STAFF PRESENT

William Beers, Chair
Mona St. Clair, Vice Chair
Commissioner Alan Aplin
Commissioner Janelle Thompson
Commissioner Daniel Bachhuber
Commissioner Ursula Kuhn
Commissioner Mitch Greene

Steve Koper
Tabitha Boschetti
Erin Engman
Karen Perl Fox

GUESTS: Beth Goodman- Senior Policy Project Director - ECONorthwest
Sadie DiNatale- Associate - ECONorthwest
Sean Edging – DLCD

1. CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30 PM and reviewed the agenda. Roll call was taken.

2. ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION

None.

3. REVIEW OF MINUTES:

The Planning Commission members voted unanimously to adopt the Tualatin Planning Commission Minutes of November 19, 2020.

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4. ACTION ITEMS

None.

5. COMMUNICATION FROM CITY STAFF

Discussion on and Introduction to Tualatin's Housing Production Strategy.

Karen Perl Fox, Senior Planner introduced Beth Goodman of ECONorthwest, who has been working as a consultant with Tualatin over the past year, and has done housing studies for other cities in the area for over 15 years. The Oregon DLCDC has provided a consultant assistance grant to connect ECONorthwest and Tualatin. Ms. Goodman explained her presentation has a lot of data and about Tualatin's Housing Production Strategy.

Ms. Goodman explained how the Housing Production Strategy takes a look at a variety of issues including the following: Buildable Lands Inventory, housing market, demographics/socioeconomic characteristics, affordability, forecast for new housing, and assessment of land sufficiency. She also explained how they received information from the public from the following: 15 interviews, group stakeholder interview with Tualatin Aging Task Force, 4 meetings with the Technical Advisory Committee, 7 meetings with Community Advisory Committee, a pop-up event and online survey, 2 Severely Rent Burdened public forums (Under One Roof Luncheon (2019), and Our Home, Our Health Event (2020)). Ms. Goodman asked if Ms. Perl Fox had anything she wanted to add. Ms. Perl Fox mentioned Tualatin has a head-start relative to other cities by starting development of its Housing Production Strategy at this time. Ms. Goodman opened up the floor for questions before moving onto the next slides.

Chair Beers had a question on identifying housing producers/service providers and understanding what a service providers is. Ms. Goodman answered that a service provider might be for example a non-profit organization in working with people with disabilities who have a more in-depth understanding of their housing needs. She mentioned her colleagues have done a fair amount of work in the region, including with Tigard, and have a few ideas of people they would like to talk with and get input. Steve Koper, Assistant Community Development Director added in that one of two housing developers were a part of the Tualatin|2040 vision planning on their perspectives on middle income housing. Commissioner Thompson asked if there was a certain timing that needed to have this plan completed. Ms. Goodman answered that Tualatin is a part of a test case of three cities for the Housing Production Strategy and

that a new Housing Needs Analysis will need to be done every 6 years, and a Housing Production Strategy will need to be completed 1 year after that..

Ms. Goodman explained the upcoming stakeholder engagement which will include: 6 interviews with housing producers and service providers focusing on key housing needs, and additional discussions with stakeholders if needed. She went thru data highlighting how different groups of people in the city have varying degrees of cost burden and ability to afford housing. Ms. Goodman also provided data showing income levels, and ages of Tualatin residents.

Ms. Goodman presented the data explaining housing burden can differ by racial or ethnic groups as well as by disability. She stated a big take away is that 62% of people in the Portland Region are rent burdened. She discussed people Age 65 and older and their ability to pay for housing. Ms. Goodman explained that seniors have a variety of factors to think about when comes to housing including physically accessible housing, access to affordable unit, access to housing with needed services and access to housing without discrimination.

Vice Chair St. Clair asked to clarify what physically accessible housing means. Ms. Goodman responded that physically accessible housing might include modifications of a home such as: ramps, doors wider, bathroom space, location and access to transit, etc.

Ms. Goodman stated that that another group of people to consider is those experiencing houselessness. She stated the data correlated with this issue and the unique housing needs for this group include, emergency assistance, including rent support, permanent supportive housing with services and access to an affordable unit.

Ms. Goodman explained before getting into the specific strategies, it would be useful to look at the factors that influence housing development. She mentioned that Tualatin can directly influence public policy, land, and infrastructure by looking at policies and the Development Code.

The Commissioners present discussed whether rezoning would help all categories for affordable housing, and what that would look like. The discussion also included what they could possibly do for seniors and involving RVs and manufactured homes. Ms. Goodman asked the group members to do a “round robin” of each of their concerns they had after hearing the presentation and what they are interested in knowing more about to help with affordable housing in Tualatin.

Commissioner Alpin wanted to know how much land is available to rezone and stated that Tualatin is a bedroom community and not much other than single family homes. Ms. Goodman answered there are opportunities in commercial zoning as of now and could intergrade. Mr. Koper added in that Tualatin does have some of these vertical housing opportunities in the Bridgeport Village area now.

Vice Chair St. Clair said her concerns were about the homeless and also where all the seniors are going to go. She mentioned concerns about sustainability and what the City can do.

Commissioner Kuhn expressed concerns about young people who have kids who can't afford housing. She mentioned her personal experience of trying to own a house and the affordability was tough.

Chair Beers wanted to know more on senior housing in particular people who are ageing and have disabilities. He added that more housing options near transit corridors would be something he would like to see explored.

Commissioner Thompson expressed interest in looking at transit oriented areas and downtown Tualatin for rezoning. She also mentioned that newer floor plans often include multiple generation living.

Commissioner Greene mentioned the traffic and lack of robust downtown area. He noted he likes how Tualatin is a bedroom community but really close to I-5 and Boones Ferry becomes a parking lot. Putting up more housing on Boones Ferry would make it worse.

Commissioner Bachhuber stated that he would like to evaluate potential impacts and timelines to frame conversation. He mentioned that the gap is not having the right incentives and how much Tualatin has failed to produce low income housing. He noted that while there are vacant areas of downtown, Tualatin also has big industrial employers and the idea of workforce housing is a bit unexplored.

Ms. Perl Fox added that Tualatin has been working on incentives and that there will be a wide range to review in the future as part of the Housing Production Strategy.

ADJOURNMENT

MOTION by Aplin to adjourn the meeting at 8:24pm