

# Tualatin's Housing Production Strategy

Planning Commission Meeting #2

February 18, 2020

**ECONorthwest**  
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- Review and discuss draft policies and strategic actions
  - Do you have feedback on the draft policies and strategic actions?
  - Are there policies or strategic actions that the City should consider that are not currently included?

# Project Schedule and Primary Tasks



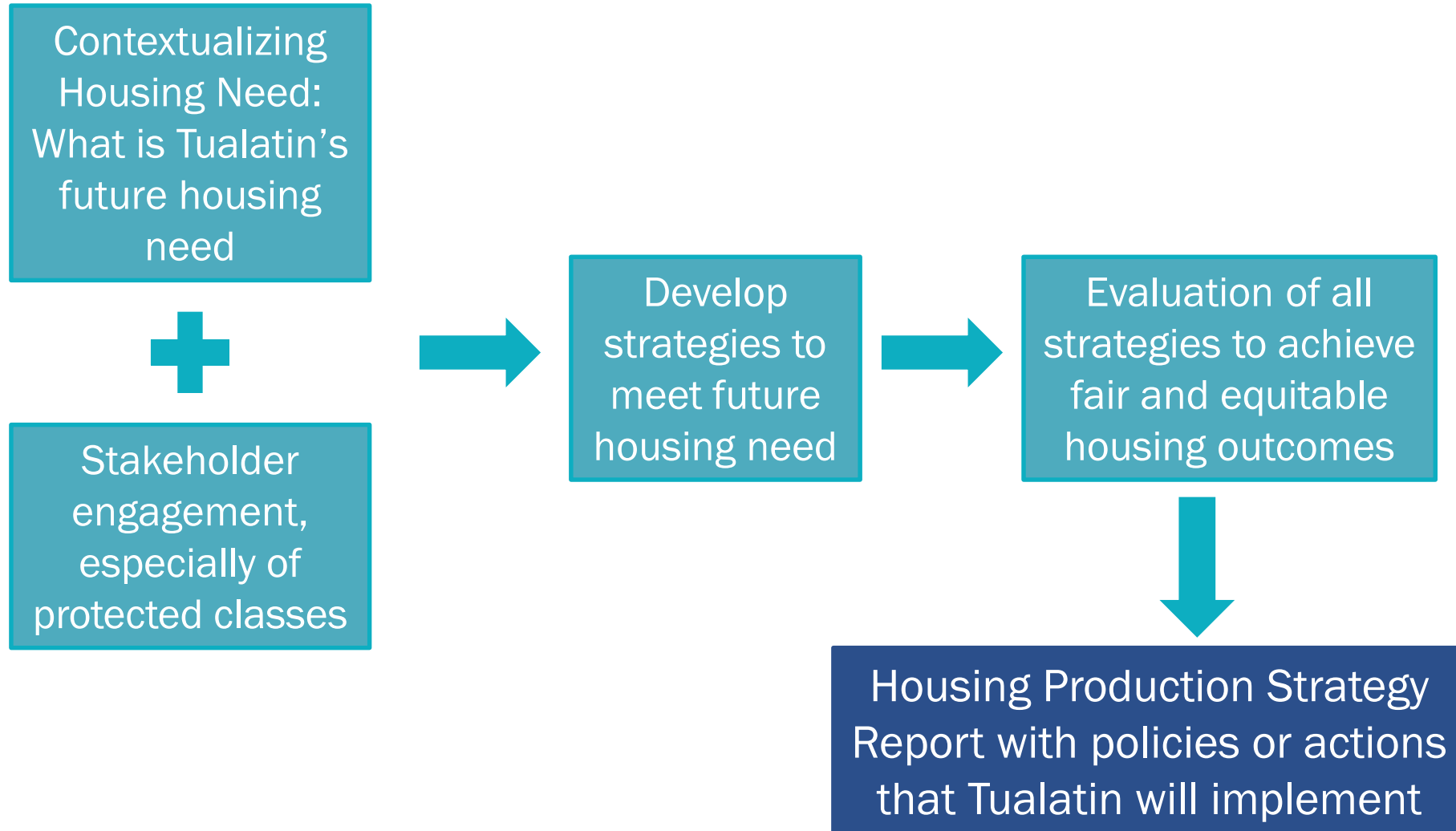
- X Project Kickoff Meeting
- Interviews
- Planning Commission Meeting
- Draft Deliverable
- City Council Meeting
- Final Draft Deliverable

We are here.



# Review and Discuss Preliminary Policies for the HPS Report

# A Housing Production Strategy is a 6 Year Action Plan



# Recap: How is the HPS Connected to the HNA?

## Housing Needs Analysis

- Buildable lands inventory
- Housing market
- Demographics & socioeconomic characteristics
- Housing affordability
- Forecast of new housing
- Assessment of land sufficiency



## Housing Production Strategy

- Refined understanding of housing need
- Evaluation of gaps in existing policies
- Identification of potential strategies
- Evaluation of new strategies
- Assessment of whether the strategies help achieve fair and equitable outcomes

# Reminder: Strategies in the HPS

- For strategies identified in the final HPS, the City of Tualatin will:
  - Commit to implementation.
  - Be required to update DLCD on implementation progress and be required to comment on its effectiveness in the future.
- Strategies not identified in the HPS may still be implemented, but the City of Tualatin will not be held to specific action by the State.

# Evaluating the Strategies Later in the Project

Considerations  
for each potential  
strategy

- What housing need does it meet?
- What is the City of Tualatin's role in implementation?
- Who are the implementation partners?
- What level of staff effort is required?
- What is the potential impact?
- What is the relative cost?
- What is the timeframe for implementation?

What outcomes  
will the strategies  
achieve together?

- Do they affirmatively further fair housing and housing choice?
- Do they create opportunities for production of affordable and workforce rental housing and homeownership?
- Do they increase housing stability and help provide housing options for people experiencing homelessness?
- Do they strive to meet statewide greenhouse gas emission reduction goals?
- Do they provide for racial and social equity for housing opportunity and attainability?
- Do they preserve the existing supply of lower cost housing?
- Do they improve housing safety, health and accessibility?



# 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.

# Survey: Draft Policies & Strategic Actions

- Tualatin Planning Commissioners were asked to respond to a survey to provide feedback on the draft policies and strategic actions in Tualatin's HPS.
- Responses are due February 15<sup>th</sup> and will be used to shape the focus of the discussion at the meeting on February 18<sup>th</sup>.
- The next several slides are draft. ECONorthwest will update them with survey results prior to the February 18<sup>th</sup> meeting.

# Policy 1: Affordable Housing

- Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.

# Policy 2: Affordable Homeownership

- Encourage and support affordable homeownership to create opportunities for wealth creation.

# Policy 3: Preservation of Affordable Housing

- Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.

# Policy 4: Preservation of NOAH

- Preserve naturally occurring affordable housing (NOAH), where possible, to prevent loss of affordable units and to mitigate for resident displacement.

# Policy 5: Racial & Social Equity for Housing

- Implement all housing policies, projects, programs and partnerships through a racial and social equity lens.

# Policy 6: Workforce Housing

- Encourage, plan for, and support the development of workforce housing for households earning 61% to 80% of MFI, for both owner and renter, in order to increase the jobs-housing balance, reduce commute time and provide attainable housing for workers in Tualatin.



# Policy 7: Housing Stabilization

- Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.

# Policy 8: Housing Rehabilitation

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

# Policy 9: Accessible & Specialized Design

- Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.

# Policy 10: Mixed Use Housing & 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% to 80% of MFI.

# Policy 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.

# Policy 12: Transportation & Public Infrastructure

- Plan for and develop transportation and public infrastructure to support affordable housing, workforce housing, mixed use housing and mixed income housing.

- Continue to refine the measures and actions highlighted in the HPS
- Continue to interview housing producers

## **Mark your calendar!**

The next Planning Commission Meeting

focused on the HPS is on:

**March 18, 2021**

# Factors that Influence Housing Development

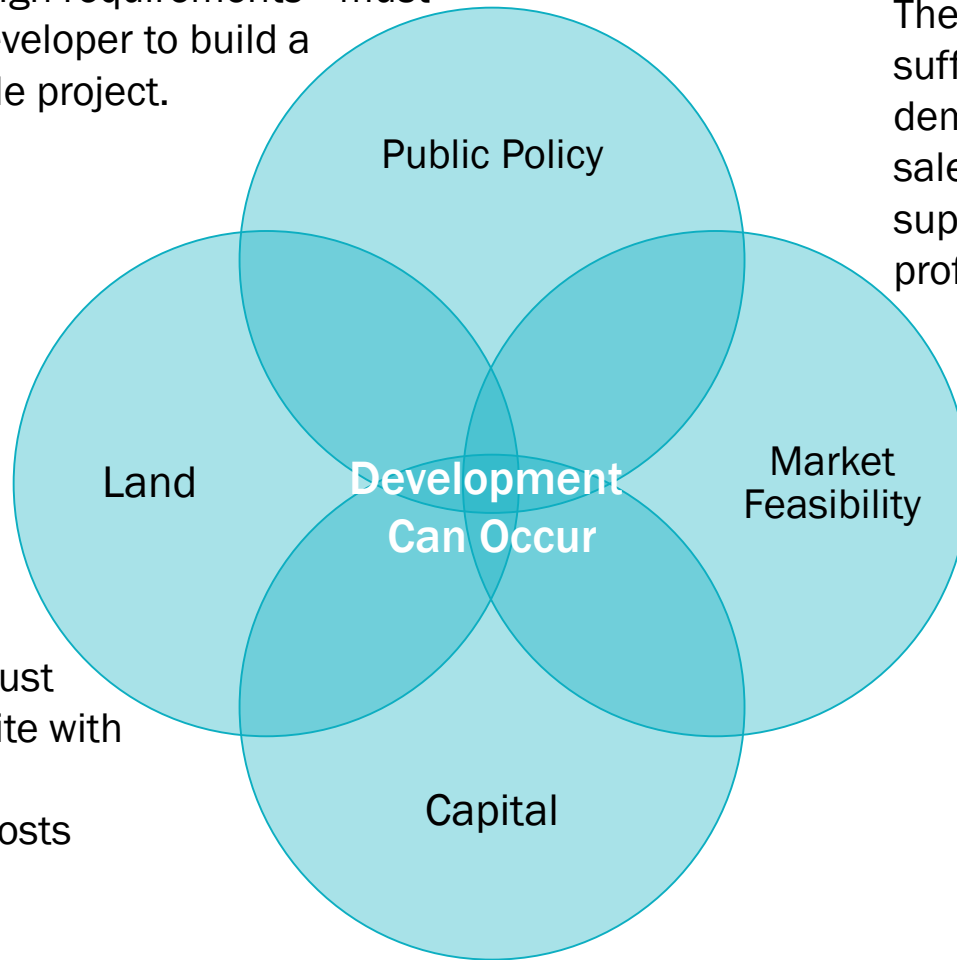
Policy—including zoning, density, and design requirements— must allow developer to build a profitable project.

There must be sufficient demand (rents, sales prices) to support a profitable project

Tualatin can directly influence public policy, land, and infrastructure.

Tualatin may have limited influence on market feasibility

Developer must control the site with reasonable acquisition costs



Developer must be able to access resources for investment (e.g., equity investment, bank loans)



Questions?