



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Tualatin Planning Commissioners  
**THROUGH:** Steve Koper, Assistant Community Development Director  
**FROM:** Karen Perl Fox, Senior Planner  
**DATE:** 2/18/2021

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### **SUBJECT:**

Discussion of draft Housing Policies of Tualatin's Housing Production Strategy.

### **EXECUTIVE SUMMARY:**

The Planning Commission will be presented an opportunity to provide feedback and input on the Draft Policies of Tualatin's Housing Production Strategy. The Draft Policies will include potential policies and strategic actions to support future development of Tualatin's housing needs.

- **What input is needed Strategies?** The Planning Commission is asked to provide feedback and input on the Draft Policies, which are summarized below and included in the Presentation (Attachment A, slides 17-20). More detail on the Draft Policies is included in the Memoranda (Attachments B1-2). The Draft Policies are grouped by topic and typically include a policy with related strategic actions. The types of strategies include items such as changes to: development code, policy, and financial incentives offered. Based on this information:
  - Are there any key topics missing? Any comments or questions?
  - Do you agree with the policy concepts? Any comments or questions?
  - Do you have comments or questions about the policies or strategic actions?
- **Draft Policies** Below are the draft policies for consideration by the City Council:
  - Affordable Housing: Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.
  - Affordable Homeownership: Encourage and support affordable homeownership to create opportunities for wealth creation.
  - Preservation of Affordable Housing: Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.
  - Preservation of NOAH: Preserve naturally occurring affordable housing (NOAH), where possible, to prevent loss of affordable units and to mitigate for resident displacement.
  - Racial and Social Equity for Housing: Implement all housing policies, projects, programs and partnerships through a racial and social equity lens.
  - Workforce Housing: Encourage, plan for, and support the development of workforce housing for households earning 61% to 80% of MFI, for owners and renters, to increase the jobs-housing balance, reduce commute times, and provide attainable housing for workers in Tualatin.

- Housing Stabilization: Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.
- 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.
- Accessible and Specialized Design: Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.
- Mixed Use Housing and Redevelopment: Encourage and support development of mixed-use, mixed-income, and multifamily housing in commercial zones and urban renewal areas for households earning 0% and 80% of MFI.
- 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 Tualatin's housing needs.
- Transportation and Public Infrastructure: Plan for and develop infrastructure to support affordable, workforce, mixed use, and mixed income housing.

**NEXT STEPS:**

- Based on feedback from the City Council, the Planning Commission will revise the Draft Policies into Final Policies.
- The Planning Commission will provide its recommendation on Final Policies to the City Council on May 23, 2021.
- The City Council will be presented with the opportunity to accept the final Housing Production Strategy report that incorporates the Final Policies.

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**ATTACHMENTS:**

- Attachment A: Presentation
- Attachment B: Memo dated 2/1/21 Summary of Strategies for HPS – from ECONorthwest