

From: Jean Dahlquist <jdahlqu1@gmail.com>
Sent: Friday, December 4, 2020 8:33 AM
To: Tabitha Boschetti
Subject: Re: PAPA PTA 20-0004

Follow Up Flag: Follow up
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Good morning Tabitha,

Glancing through this HNA, I think Econorthwest did a great job! They are really getting much better at making concrete suggestions and doing detailed analysis. On the Goal 10 findings, my initial feedback is that they are so perfunctory that my initial assumption is to not view the HNA favorably. I loved the below paragraph. Not that "vibe" is a required part of findings, however it can persuade people to view things more favorably. If you copied and pasted the below into the Goal 10 findings, I do not believe we should have any problems. It really shows Tualatin in a favorable light. As a serial Redfin watcher, I have seen some amazing townhomes and condos come online within the Tualatin area, so from that vantage point you're doing a fantastic job!

"More specifically, Tualatin, like much of the Portland Metropolitan Region is and has been for several years, in the middle of a housing crisis with no sign of relief, making it harder for members of its own community to afford existing housing and harder yet for prospective members of the community to afford new housing here. The City Council, seeing this and recognizing that the trajectory of these trends were contrary to the public interest, directed staff to complete a Housing Needs Analysis. Completed in 2019, the Housing Needs Analysis quantified the extent of this crisis (the need and deficiency) and to begin to draft the goals and policies (solutions to the need and deficiency), which while apparent, had not previously been quantified."

Thoughts?

--Jean

From: Marissa Houlberg <marissa@houlbergdevelopment.com>
Sent: Monday, December 7, 2020 4:50 PM
To: Tabitha Boschetti
Subject: Re: City Council Agenda Available: PTA 20-0004: Housing Element Comprehensive Plan Update

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Thank you so much for the overview! I guess it is the times but I find myself being easily overwhelmed so your summary is very helpful.

If I am reading correctly this only tells Council what is needed by 2040. Changes in the Tualatin Development Code is needed to actually help lower the cost of housing.

Wishing you a holiday season filled with simple joys,
Marissa

From: Jean Dahlquist <jdahlqu1@gmail.com>
Sent: Tuesday, December 8, 2020 12:45 PM
To: Tabitha Boschetti
Cc: Steve Koper
Subject: Re: PAPA PTA 20-0004

Hi Tabitha,

I certainly understand repeating yourself seems useless and kills far more trees when you print. However, to be part of a factual basis for Goal 10, things have to be within the Goal 10 findings section of the staff report, or at least referenced within that section. Nonetheless, these are not bad. I can post to the board and see what they think.

--Jean

On Mon, Dec 7, 2020 at 4:21 PM Tabitha Boschetti <tboschetti@tualatin.gov> wrote:

Jean,

Thanks for sharing your thoughts. In my original draft of these findings, I did have a bit more language regarding Goal 10, but that was trimmed down in that section during editing and review, leaning into references elsewhere in the findings, with the language you have identified focused on the local approval criteria related to the changes being in the public interest. There is also language regarding our housing needs and the HNA in the proposed Comp Plan language itself--on that note, the full Council packet is now online. The code changes proposed as part of the Comp Plan housing element start on page 40 of the Ordinance 1450-20 document.

- 2.Consideration of **Ordinance No. 1450-20** a Plan Text Amendment to Update the Comprehensive Plan Housing Element, Incorporate the 2019 Housing Needs Analysis, and Reorganize and Format the Comprehensive Plan (File No. PTA 20-0004 and Ordinance No. 1450-20)
 - [Attachment A- Staff Report- PTA 20-0004.pdf](#) (0.04 MB)
 - [Attachment B - Council Presentation PTA 20-0004.pdf](#) (2.53 MB)
 - [Attachment C - Document Comparison.pdf](#) (0.71 MB)
 - [Attachment D Comprehensive Plan Design Concept.pdf](#) (6.89 MB)
 - [Ordinance 1450-20 with Attached Exhibits.pdf](#) (50.60 MB)

If you have questions about any of the documents, let me know, and of course testimony is also welcome.