



Middle Housing Code Update

City Council Work Session

May 24, 2021

Overview

- Review project purpose and process
- Preliminary Community Survey results
- Discuss topics from April Council Work Session
- Next steps
- Questions and discussion



Help achieve “*a greater diversity of housing types in Tualatin,*” which was broadly supported by stakeholders and the community in the Tualatin 2040 project.

Objectives:

- Remove code barriers to different housing types.
- Remove any subjective development code requirements for middle housing.
- Coordinate with recent rules related to housing.

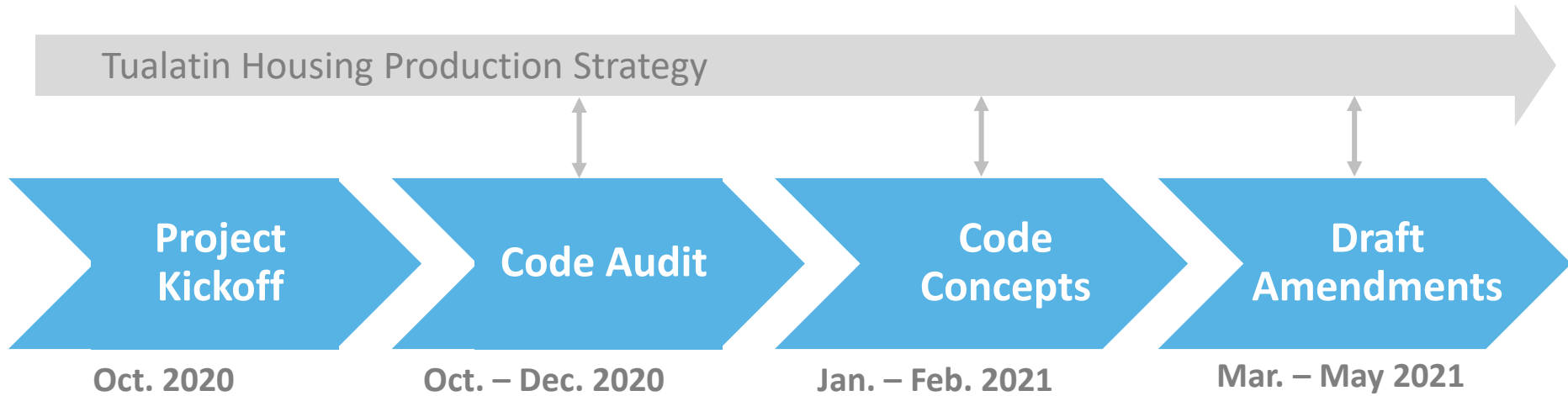
Project Purpose

Statewide Housing Rules: House Bill 2001

- Intended to expand housing options across Oregon
- “Large” Cities (25,000+): allow “upper-level” middle housing
 - Duplexes
 - Triplexes
 - Quadplexes
 - “Cottage cluster” developments
- Local code requirements may not cause “unreasonable cost or delay”



Project Schedule



Community Survey Results

Placeholder: Due to timing of survey, preliminary results will be provided during meeting

Council Work Session Topics

- **Parking:** what are some potential strategies?
- **Housing infill:** how do we preserve character?
- **Maintenance:** how do we ensure maintenance?
- **Environment, infrastructure and safety:** how do we uphold city-wide values?
- **Housing choices and certainty:** what can the City do to provide housing choice?

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Parking Strategies (continued)

- Tualatin is required to meet recent state rules for off-street parking:
 - Example:

Housing Type	Existing Standard	New Standard
Duplex	2 spaces per unit (min)	1 space per unit (max)
Townhouse	2 spaces per unit (min)	1 space per unit (max)
Triplex/ Quadplex	1-1.75 spaces per unit (min based on bedrooms)	1 space per unit (max)

Parking and Middle Housing

- Why did HB 2001 reduce parking?
 - Too much required parking can limit housing options:
 - Leads to higher costs for owning/renting. Cost can be \$5,000-\$10,000 per space.*
 - Parking area reduces building space
 - Parking maximums thought to help meet legislation goals of encouraging production of middle housing

*source: The Price of Parking, City Commentary (2016)

Parking Strategies

- Proposed approach to mitigate impacts:
 - Parking spaces inside a garage do not count towards minimums (similar to single-family detached housing)
 - Require minimum dimensions to clarify what is acceptable
 - Do not provide credit for on-street parking
 - Require minimum street frontage for middle housing

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Housing Infill Strategies

- Proposed approach to preserve character:
 - As much as possible, apply single-family residential standards to middle housing types:
 - Ex. Require windows on 12% of public facing façades
 - Balance by allowing flexibility by offering a menu of design features (same as single-family):
 - Ex. porches, variety of materials, etc.

Housing Infill Strategies (continued)

- Other approaches to preserve character:
 - Apply single-family detached setback standards to preserve space between structures
 - Introduce floor area ratio (FAR) standard from the state model code to control bulk and mass relative to lot size

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Maintenance Strategies

- Homeowners Associations (HOAs):
 - Pros: centralizes maintenance, can be tailored
 - Cons: higher monthly costs, city cannot enforce
- Proposed approach:
 - Continue existing Code Compliance program
- Additional strategies to explore in future:
 - Rental Housing Maintenance standards of code
 - Rental housing inspection opportunities

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Environment, Infrastructure and Safety

- Existing development standards apply to size of structure not number of units:
 - Ex. tree regs., stormwater mgmt., vision clearance
- Infill development supports City environmental and infrastructure goals
- “Cottage cluster” development type provides opportunity for small single-level detached living units suitable for seniors and people with disabilities

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Housing Choice and Certainty Strategies

- Proposed amendments support predictable review process
- Unpredictable processes add cost and can reduce housing supply in long run
- Encourage new housing types in Tualatin

Next Steps

Summer/Fall 2021

- Public notice/process for code amendment
- Public meeting at Planning Commission
- Final Code Amendments and Adoption by City Council at hearing open to the public



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Middle Housing



Tualatin staff are continuing to work on new ways to implement community priorities identified in the [Tualatin 2040](#) process, including housing. One aspect of this work is exploring changes to the Tualatin Development Code that will make it easier to build more kinds of housing in more neighborhoods. While large areas of Tualatin limit housing types primarily to detached single family homes, this project considers additional options for building homes like duplexes, or more than one home on a single lot, to create a wider range of housing options that better reflect community needs. Code changes will also bring the Tualatin's rules for housing up to speed with state-level changes to address Oregon's housing crisis.

Tualatin Middle Housing Survey:

Learn more about the current direction of proposed code changes for middle housing and weigh in on the City's direction for standards applied to these housing types. Please participate by May 21st:

<https://bit.ly/TualatinHousing>

Upcoming Meetings:

City Council Work Session, May 24, 2021

Past Meeting:

Webinar Thursday, February 25th, 5-6pm

A webinar was held to discuss how development code standards can influence housing opportunities. We covered current barriers to building "middle housing" like duplexes and triplexes, potential code changes that can influence how housing is built, and when you can expect to see and comment on proposed code changes in the near future.

Please find a webinar recording below for those who were unable to attend:

<https://www.youtube.com/watch?v=8wseZVNX4vQ>

Supporting Documents

-  **Code Audit** (148 KB)
-  **Appendices to Code Audit** (572 KB)
-  **Code Concepts Memo April 1, 2021** (1 MB)

Web Links

Planning

Comprehensive Plan & Development Code

- + Current Planning
- + Long Range Planning
- + Helpful Resources

Frequently Asked Questions (FAQs)

Projects

Contact Information

Questions

(503) 691-3026 or
planning@tualatin.gov

Hours of Operation:

Monday through Friday
8 a.m. - 5 p.m.

If you would like to meet with a Planner, please call 503-691-3026 or email planning@tualatin.gov to arrange an appointment.

Mailing Address:

10699 SW Herman Road
Tualatin, OR 97062-8233

(Note: City Offices are currently closed to the public)

[View Full Contact Details](#)



Questions and Discussion

- Do you have any additional concerns or questions on the proposed changes?
- Is there any additional information you would like to learn more about?