

## Daniel Bachhuber's Questions – TPC July 16, 2020

- Why do they want to make the change? Is single family more profitable?
- Is this change in alignment with our desired mix of housing types?
  - From Tualatin 2020 HNA:
    - Between 2020 and 2040, of 1,014 new units about 406 dwelling units will be single-family detached types (40%), 152 will be single-family attached (15%), and 456 will be multifamily (45%).
    - Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City's housing needs.
- What percentage of Basalt Creek is this developer responsible for? Would it be fair that they get to claim so much of the allotted single family detached?
- What's the likely percentage of single family detached before and after the change?
- How many units per acre are we likely to get before and after the change?
- What's the typical prices of a single family vs. comparable townhouse?
- What percentage of Basalt Creek's total residential does this represent? How much additional medium-low density is there?
  - 49 total Medium-Low Density
- When is the last time TDC 5.010. - Background was updated?
  - "The most controversial issue discussed during the preparation of the Plan was housing, particularly the issues of housing type and density. Over the last two years, the community has seen extremely rapid apartment growth in the City that has created considerable negative feelings toward additional apartment development. These feelings are related to the community's concern about the esthetic quality of existing apartment development; concern about a large transient population within the City; concern about the effect of apartments on traffic congestion; and a concern about the effect apartment development has on single-family neighborhoods and the general livability of the City."
- Our Townhouse requirement is 1400 square feet but Duplex is 10,000 square feet?
- How does this compare to Stafford Farms?
- Can we increase density?
- Did Villebois have single-family detached by right?

"Attached housing has been viewed as a more affordable option for home ownership; however, small-lot detached homes can reach the same price range as attached homes and are in greater demand by the market."

- Citation?

"Attached housing projects perform better on smaller development sites adjacent to urban services."

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- Citation?

Is the Planned Text Amendment in alignment with TDC 33.070(5)?

"The proposed change in development code (Exhibit B) will encourage the development of additional housing types within the RML zone that are consistent with neighboring areas and at densities encouraged by the TDC and the City's HNA."

- Allowing more single family detached by right will encourage additional housing types?

"The proposed text amendment will permit the opportunity for housing units that meet the City's present and future housing needs at a density appropriate for the location. The density provisions of the zone remain the same but can now be met with single-family detached homes and related lot development standards." "The proposal aims to amend City code in order to provide additional housing types that are functionally and characteristically similar to neighboring housing developments within the RML District."

- Will mostly single family detached be as affordable as duplexes and townhouses?