

Tualatin Planning Commission

MINUTES OF March 18, 2021

TPC MEMBERS PRESENT:

William Beers, Chair
Alan Aplin, Commissioner
Janelle Thompson, Commissioner
Daniel Bachhuber, Commissioner
Mitch Greene, Commissioner
Ursula Kuhn, Commissioner

STAFF PRESENT:

Steve Koper
Karen Perl Fox
Lindsey Hagerman

GUESTS:

Beth Goodman, Becky Hewitt - EcoNorthwest
Anne Debbaut, Sean Edging- DLCD

TPC MEMBERS ABSENT:

Mona St. Clair, Vice Chair

CALL TO ORDER AND ROLL CALL:

Chair Beers called the meeting to order 6:30pm. Roll call was taken.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:

None.

REVIEW OF MINUTES:

Review of Tualatin Planning Commission minutes dated December 18, 2020
Commissioner Greene moved to MOTION and was SECONDED by Commissioner Ursula with minor changes.

COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

ACTION ITEMS:

None.

COMMUNICATION FROM STAFF:

Discussion on Draft Housing Strategy with Policies and Selected Strategic Actions

Beth Goodman, ECONorthwest's Senior Policy Advisor and Project Director introduced her team members to help answer in depth questions. She went over the draft schedule for implementation of the Housing Production Strategy (HPS). The schedule roughly describes when the Housing Production Strategy adoption and implementation for each action will take place. She indicated the goal is to be complete the draft of that schedule by May 2021.

Mr. Steve Koper, Assistant Community Development Director, explained the Planning Commission will be asked to make a recommendation to City Council. He acknowledged the tight deadline due to the grant the City has received for this project. He explained the recommendation could also be helpful for future actions for the City has well.

Mrs. Goodman introduced the 12 policies with examples of strategic actions in a table format. In this table she explained what colors were represented on the timeline of action implementation used by the City. After each policy and action was presented Commissioners opened the floor for discussion and questions. This draft schedule along with policies/ strategic actions can be found in the meeting agenda packet.

Mrs. Goodman went through Policy 1: Affordable Housing slides and discussed strategic actions which included the following: Adopt a Property Tax Exemption, Change SDCs to support development of affordable rental housing, Adopt a Construction Excise Tax (CET), Include a TIF set aside for affordable housing in new Urban Renewal Areas, Develop a Housing Trust Fund Initiative, Identify public and Other land suitable for Affordable Housing, Encourage Development of Diverse Affordable Rental Housing Types, and Evaluate Flexible Regulatory Concessions for Affordable Housing.

Becky Hewitt, Project Manager, ECONorthwest, spoke about the flexibility of having Non-Profit Low-Income Rental Housing Tax Exemption as compared with a Low-Income Rental Housing (which may not be owned or operated by a non-profit entity) and how this could benefit the City. She said affordable housing developers work across different district/ cities and need local support to be competitive for funding.

Ms. Fox stated she also leans more towards nonprofit as they generally provide more services to the residents living in the affordable housing. She mentioned this would have a positive impact for those with lower incomes in need of affordable housing with a range of services.

Commissioner Kuhn mentioned an idea of faith based organizations teaming up to provide nonprofit housing. It was brought up that these are private entities and not city.

Mrs. Goodman went thru Policy 2: Affordable Homeownership which included the following strategic actions: Identify and remove impediments to homeownership, Encourage education

about homeownership opportunities, Partner with organizations that develop affordable ownership housing, and Encourage Diverse Housing Types for Affordable Homeownership.

Commissioner Thompson asked if there would be enough staff to support implementation of strategic actions. Mr. Koper explained that there is currently enough staff and that these actions are not limited to current timeline.

Mrs. Goodman went over Policy 3: Preservation of Regulated Affordable Housing which included the following strategic actions: Encourage Conversion of Low-Cost Regulated Rental Housing to Subsidized Affordable Housing, and Implement a Healthy Housing Initiative for Regulated Multifamily Housing.

Mrs. Goodman went over Policy 4: Preservation of Naturally Occurring Affordable Housing. This included the following strategic actions: Develop incentives to preserve and Stabilize low-cost market rate apartments, and Identify ways to slow rental cost increases.

Mrs. Goodman went over Policy 5. Racial and Social Equity. This included the following strategic actions: Develop an equitable housing plan, Identify impediments to Fair Housing, Ensure there are opportunities for education about Fair Housing, and Encourage Diverse Housing Types in High Opportunity Neighborhoods.

Commissioner Bachhuber mentioned his personal view with adding this particular policy wording into the policy. He felt the wording was too much in stating racial equity.

Ms. Fox indicated this policy could be re-worded slightly, but overall was important aligned with the City's direction on racial and social equity and the State's direction for the HPS, which emphasizes equitable outcomes and serving the historically underserved communities.

Ms. Hewitt spoke about a similar policy she helped with in Wilsonville about equity.

Mrs. Goodman spoke about Policy 6 Workforce Housing Equity which included the following strategic actions: Incentivize inclusion of workforce housing units within new multifamily development, Partner with Employers on Employer Assisted Housing, and Participate in a Land Bank.

Mrs. Goodman spoke about Policy 7 Housing Stabilization which included the following strategic actions: Partner on a local rental assistance program, and Develop Housing Options and Services to Address and Prevent Houselessness.

Commissioner Kuhn wanted to know where potential funding for rental assistance would come

from.

Ms. Fox stated she has been working on developing a local rental assistance partnership for Tualatin the last several months.

Mrs. Goodman moved to Policy 8 Housing Rehabilitation which included the following strategic actions: Establish and develop a local housing rehabilitation program, and Implement a Healthy Housing Initiative for detached Single-Family Housing.

Mrs. Goodman explained Policy 9 Accessible Design and Other Specialized Design with the following strategic actions: Develop specialized design standards to accommodate special needs, and Provide incentives to increase development of units that accommodate special needs.

Mrs. Goodman went to Policy 10 Mixed Use Housing and Redevelopment which included the following strategic actions: Identify opportunities to rezone land for mixed-use, Identify underutilized commercial areas for mixed-use redevelopment, Identify redevelopment opportunities to create mixed-use districts, Identify opportunities for conversion of commercial space to residential uses and above ground floor development, and Identify incentives to support mixed-use development, such as the Vertical Housing Development Zone Program.

Mrs. Goodman explained Policy 11 Regulatory and Zoning Changes which included the following strategic actions: Update development standards for multifamily housing in High and Medium density zones to allow more efficient development, Identify residential land to zone to higher density, Reduce Off-Street Parking Requirements, Allow small dwelling unit developments, Expedite Permitting for Affordable Rental Housing and Affordable Homeownership, and Provide additional information to developers of needed housing.

Mrs. Goodman explained the last Policy 12 Transportation and Public Infrastructure which included the following strategic actions: Evaluate increasing density near transit stations and Prioritize Capital Improvements Programming (CIP) for affordable housing.

Mrs. Goodman moved onto the slide titled draft strategic actions and explained the timing of these actions listed in the draft schedule.

The Commissioners discussed funding, developing partnerships, and timing of these 12 strategic housing strategies.



UNOFFICIAL

FUTURE ACTION ITEMS

PGE Unconditional use setbacks for equipment in the roadway

ADJOURNMENT

MOTION by Commissioner Alpin to adjourn the meeting at 8:40 pm.