



TUALATIN CITY COUNCIL

OFFICIAL SPECIAL MEETING MINUTES

FOR SEPTEMBER 30, 2024

PRESENT: Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco, Councilor Octavio Gonzalez

Call to Order

Mayor Bubenik called the meeting to order at 6:00 p.m.

Mayor Bubenik stated the work session is a mandatory requirement due to the city of Tualatin having over 25% of its households considered rent-burdened. The aim was to discuss housing barriers and solutions, focusing on permanently affordable housing to decrease the percentage of household income spent on rent.

Management Analyst Cody Field outlined the session's agenda: an event overview, a panel discussion, a question-answer session, and public comment. Introductions of all committee members and panelists followed.

Senior Planner Erin Engman detailed House Bill 4006 passed in 2018, triggered when a city reaches a threshold of 25% rent-burdened households. In Tualatin, 26.8% of households are classified as severely rent-burdened. Planner Engman provided insights into Tualatin's housing documents and emphasized the median rent has surged by 73% over 7 years, while median incomes have grown by only 45% in 5 years, highlighting a growing disparity. Planner Engman also covered various planning documents such as the 2019 Housing Needs Analysis, which revealed insufficiencies in affordable housing and the necessity for higher housing densities.

PANEL DISCUSSION

Molly Rogers disclosed Washington County's ongoing efforts and accomplishments in stabilizing and expanding housing options. Ms. Rogers highlighted new mission and vision statements centered around affordable housing access, commitment toward preventing homelessness, and serving people needing supportive services. Several priorities were mentioned, including promoting equity, expanding housing options, and bridging affordability gaps. Ms. Rogers emphasized useful tools that cities could adopt to stimulate affordable housing choices and explained how housing bonds and incentive programs could facilitate housing affordability on various income levels.

Patricia Rojas from Metro illustrated their regional approach to coordinating housing issues through collaborative funding measures. She stated the Metro affordable housing bond from 2018 aims to build affordable housing projects, whereas the 2020 supportive housing services measure specifically targets service provision to accompany housing efforts. Ms. Rojas also discussed current project distribution, progress, and plans across the region, emphasizing the need for comprehensive projects that not only address housing but incorporate essential services required for sustainable living.

Rachael Duke discussed CPAH's mission-driven focus on developing and maintaining affordable housing. She underscored the importance of resident services which include youth programs,

eviction prevention, housing stabilization, and community integration initiatives. Ms. Duke shared CPAH's projects, notably the upcoming completion of Plambeck Gardens in Tualatin, which would launch a lottery for housing allocation to maintain fairness and equity in access to this new housing offering.

QUESTIONS AND ANSWER

During the question and response section, council members expressed interest in addressing transportation needs linked to housing projects and proposed further engagement with Clackamas County. They highlighted the regional fragmentation in service provision and resources accessibility, and shared aspirations toward systematic improvements that intertwine home ownership pathways and affordable transit options.

PUBLIC COMMENT

Several individuals shared personal testimonies illustrating challenges in accessing housing assistance. Comments indicated a pronounced need for improved communication, emergency resources, and organizational responsiveness.

Community advocates and seniors highlighted deficiencies in mobility, increased living costs affecting fixed incomes, hunger, and children needing a stable learning environment while couch surfing. The conversation illuminated where public systems fell short and the heightened human impact deriving from insufficient infrastructure and support.

Council members expressed gratitude toward participating residents for sharing their stories. It reaffirmed a unified commitment to improving housing security, relieving rent burdens, adjusting inequities, and ensuring no resident is left unaided amid Tualatin's unfolding housing processes and policies.

Adjournment

Mayor Bubenik adjourned the meeting at 7:42 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor