



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Steve Koper, Assistant Community Development Director  
Karen Perl Fox, Senior Planner

**DATE:** 2/22/2021

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### **SUBJECT:**

Introduction to Tualatin's Housing Production Strategy and Discussion on Tualatin's Housing Strategies

### **EXECUTIVE SUMMARY:**

The presentation of this item will provide an overview of a Housing Production Strategy, its purpose, what input is requested from City Council, and a discussion on the draft Housing Strategies. The Housing Production Strategy is part of implementation of the Tualatin|2040 project, and is supported by ECONorthwest and funded by a grant from the Oregon Department of Land Conservation and Development. The materials presented incorporate input and feedback from the Tualatin Planning Commission acting in their policy advisory capacity to the City Council.

- **What is a Housing Production Strategy (HPS)?** It is a housing policy document that would be adopted by the City Council. Based on recommendations from the Tualatin Planning Commission, public outreach, and final policy-making by the City Council it will include specific policies, strategies, and actions to support Tualatin's housing needs. These housing needs are based on the 2019 Housing Needs Analysis adopted by Council. Examples of policies and strategies to support Tualatin's housing needs could include: making development code changes, participating in a tax exemption program for creation of affordable housing, or participating in partnerships with other government agencies or nonprofits that support underserved communities.
- **Why adopt a Housing Production Strategy?** The Housing Production Strategy is a part of the broader implementation of the Tualatin|2040 project, which is intended to help increase housing choice and affordability and economic opportunities in Tualatin. Earlier work in the Tualatin|2040 project included the City Council's adoption of Housing Strategies in 2019, many of which needed further refinement or study. The Housing Production Strategy's policies, strategies, and actions would provide specific measures to implement the 2019 Housing Strategies and help support future development of more diverse and potentially more affordable housing in Tualatin.
- **What input is being requested?** The City Council is asked to provide feedback and input on the Draft Policies, which are summarized below and included in the Presentation (Attachment A, slides 17-20). More detail on the Draft Policies is included in the Memoranda (Attachments B1-2). The Draft Policies are grouped by topic and typically include a policy with related strategic actions. The types of strategies include items such as changes to: development code, policy, and financial incentives offered. Based on this information:
  - Are there any key policy topics missing? Any comments or questions?
  - Do you have comments or questions about the policies or strategic actions?

- **Draft Policies** Below are the draft policies for consideration by the City Council:
  - Affordable Housing: Strongly prioritize, encourage and support affordable rental housing development to increase affordable housing for households earning 0% to 60% of MFI.
  - Affordable Homeownership: Encourage and support affordable homeownership to create opportunities for wealth creation.
  - Preservation of Affordable Housing: Preserve affordable housing to prevent the loss of existing affordable housing units and to prevent resident displacement.
  - Preservation of NOAH: Preserve naturally occurring affordable housing (NOAH), where possible, to prevent loss of affordable units and to mitigate for resident displacement.
  - Racial and Social Equity for Housing: Implement all housing policies, projects, programs and partnerships through a racial and social equity lens.
  - Workforce Housing: Encourage, plan for, and support the development of workforce housing for households earning 61% to 80% of MFI, for owners and renters, to increase the jobs-housing balance, reduce commute times, and provide attainable housing for workers in Tualatin.
  - Housing Stabilization: Prevent and address homelessness to provide for safe living conditions for everyone living in Tualatin.
  - Housing Rehabilitation: Plan for and support housing programs and initiatives that are responsive to the safety and health needs of households earning 0% to 80% of MFI.
  - Accessible and Specialized Design: Encourage and support Universal Design, Lifelong Housing Certification, and other similar standards.
  - Mixed Use Housing and Redevelopment: Encourage and support development of mixed-use, mixed-income, and multifamily housing in commercial zones and urban renewal areas for households earning 0% and 80% of MFI.
  - Regulatory and Zoning Changes: Increase housing development opportunities through regulatory and zoning changes to accommodate a diverse range of housing types and price points to meet Tualatin's housing needs.
  - Transportation and Public Infrastructure: Plan for and develop infrastructure to support affordable, workforce, mixed use, and mixed income housing.

#### **NEXT STEPS:**

- Based on feedback from the City Council, the Planning Commission will revise the Draft Policies into Final Policies.
- The Planning Commission will provide its recommendation on Final Policies to the City Council on May 23, 2021.
- The City Council will be presented with the opportunity to accept the final Housing Production Strategy report that incorporates the Final Policies.

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#### **ATTACHMENTS:**

- Attachment A: Presentation
- Attachment B.1: Memo 12/1/20 on Tualatin's Housing Measures and Gaps from ECONorthwest
- Attachment B.2: Memo 2/1/21 Summary of Strategies for HPS