



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING WORK SESSION FOR MAY 24, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Absent: Councilor Bridget Brooks

Mayor Bubenik called the meeting to order at 5:00 p.m.

1. Middle Housing Development Code Update (Tualatin 2040 Implementation)

MIG Consultant Jon Pheanis and MIG Principle Consultant Matt Straite presented on Middle Housing Code updates. Consultant Pheanis stated the project purpose is to help achieve a greater diversity of housing types in Tualatin. Strategies to meet this goal include removing code barriers to different housing types, removing any subjective development code requirements, and coordinating on recent rules related to housing. He briefly recapped House Bill 2001 stating that it is intended to expand housing options across Oregon. Consultant Pheanis presented community survey results. He stated survey priorities included opportunities for first-time home seekers, housing affordability, housing for older residents to age in place, and housing for multi-generational living. Consultant Pheanis noted there was a desire in the survey to make middle housing types look and feel like single-family houses today with difference just on the inside. He presented discussion points and strategies for parking, housing infill, maintenance, environment and infrastructure, and housing choices and certainty. Consultant Pheanis spoke to parking strategies for off-street parking due to the reduction in parking from HB 2001. He spoke to housing infill strategies including preserving the character of the neighborhood and allowing flexible design features. Consultant Pheanis spoke to maintenance of middle housing. He stated strategies that can be used include HOAs, code compliance, rental housing maintenance standards in the code, and rental housing inspections. Consultant Pheanis spoke to environment, infrastructure, and safety and how middle housing can uphold the city's values. He stated existing development standards apply to the size of the structure and not units, infill development supports city environmental and infrastructure goals, and the use of Cottage Clusters provide opportunity for small single-level detached units suitable for seniors and people with disabilities. Consultant Pheanis spoke to housing choice and certainty and how the city can provide it. He stated proposed amendments support a predictable review process that encourages new housing types in Tualatin. Consultant Pheanis stated next steps in the process include a public notice for the proposed code amendments, a public meeting at the Planning Commission, and final code amendments will then come before council for consideration.

Councilor Pratt asked if the city could promote or eliminate HOAs in some of the developments. Manager Koper stated the city could require them but the cost could be burdensome to owners. He stated staff is not recommending requiring them.

Councilor Pratt expressed concerns with parking and the lack of available on street parking.

Councilor Sacco asked what the infill process would look like and the impacts on parking in a neighborhood. Planner Boschetti explained the application process, noting it is on a case-by-case basis.

Councilor Sacco asked if Tualatin is doing anything beyond the state requirements. Consultant Pheanis stated the minimum requirements are being met and at this time, there is nothing specific above that.

Councilor Sacco asked if the city would have any tools available to make sure this housing type remains affordable. Manager Koper stated the focus on the changes have been focused on livability. He stated there could be opportunities to add incentives for affordable housing opportunities.

Councilor Reyes asked if the parking spaces include the garage or are in addition to it. Consultant Pheanis stated the proposed parking is in addition to the garage or driveway.

Councilor Grimes expressed concerns with infill in Tualatin and how that can create problems with parking and housing affordability.

Councilor Hillier expressed concerns with parking and the costs of HOA and how that affects affordability. She asked if the city has the capacity to support a code enforcement officer to support these new regulations. Manager Koper stated the city currently has a Building Code Enforcement Officer that could run new programs.

Mayor Bubenik stated HB 2001 was written for large cities and not the suburbs. He noted many cities are struggling to implement these new regulations.

2. Review and Discussion on Tualatin's Housing Production Strategy

Planning Manager Steve Koper and EcoNorthwest Consultant Beth Goodman presented on Tualatin's Housing Strategy. Manager Koper stated the Tualatin 2040 project is in the implementation phase. He presented the draft Housing Production Strategy noting it identifies Tualatin's future commitment to implementing policies and strategic actions to address housing needs. Consultant Goodman recapped Tualatin's key housing needs. Consultant Goodman presented preliminary goals and examples for the Housing Production Strategy including affordable housing, affordable homeownership, preservation of affordable housing, preservation of naturally occurring affordable housing, housing for underserved communities, workforce housing, housing stabilization, housing rehabilitation, accessible and specialized design, mixed use housing and redevelopment, regulatory and zoning changes, and transportation and public infrastructure.

Planning Commission Chair Bill Beers stated the committee met four times and discussed the Housing Production Strategy goals and actions.

Manager Koper stated next steps include finalizing the strategies and adoption in July 2021. He noted Tualatin will begin to implement the strategies over the next six years.

Councilor Pratt thanked staff for the great overview.

Councilor Sacco stated affordable housing, preservation of affordable housing, and housing for the underserved are high priorities for her. She asked how the city supports filling the needs under the special needs category. Consultant Goodman stated that strategy is related to people

with disabilities and encompasses a wide range of people. She stated they would look to existing best practices for that type of housing design.

Council President Grime stated she is very interested in senior housing and the ability for them to age in place. She asked what a Life Long Housing Certification is. Consultant Goodman stated that certification is related to senior housing. She stated there is not one type of housing structure for seniors specifically but in general they look for homes with less maintenance.

Councilor Reyes concurred with the recommendations from Councilor Sacco. She stated she wants to also include goal eight.

Mayor Bubenik stated goals 10, 11, and 12 are the most critical when looking at urban renewal rezoning.

Adjournment

Mayor Bubenik adjourned the meeting at 6:50 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor