



Open House “Under One Roof”

Date and Time: Sept 18, 2019, 12 Noon-1:15PM

Open House Location: Marquis Auditorium, 19945 SW Boones Ferry Rd, Tualatin, OR 97062

Purpose of the Open House: To engage the community about Tualatin 2040 project and hold a public meeting on the topic of “severely rent-burdened” in the Tualatin.

Summary and Major Takeaways

1. Interacted with around 40 community members, representing a diverse range from affordable housing residents, to housing service providers, to elected officials. We received our first request to use Spanish translation services, which have been offered at all Tualatin 2040 community meetings.
2. The panel of experts recommended the following actions for the City of Tualatin to address affordable housing needs: land is costly so review what land is already in public control, change the zoning code to reduce barriers for affordable housing (especially parking and density), address the pay gap, and be ready for not-in-my-backyard (NIMBY) concerns.
3. Affordable housing is complex and a coalition is needed, similar to the panel at the meeting (Community Action + Washington County Department of Housing Services + Community Partners of Affordable Housing), but also to include advocates within the community.
4. A major theme from stakeholder feedback was a desire to achieve a greater efficiency in how we use land. Examples include changing the zoning code to increase the number of homes, improve connections to community amenities by access (transportation), or increasing the location of jobs, businesses, services, and green spaces near homes.
5. During question and answer, community members asked a range of housing questions – housing vouchers, shared/transitional housing, tiny homes, mobile or manufactured homes, and immediate assistance. Read the full meeting summary for responses.



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Attendees:

54 people attended, 39 were community members. Among the attendees were elected officials, school district representative, service providers, housing developers, people that work in Tualatin, but don’t live here and business owners.

City staff, project consultants, and housing professionals for panel

- Karen Perl Fox, City of Tualatin
- Jonathan Taylor, City of Tualatin
- Steve Koper, City of Tualatin
- Aquilla Hurd-Ravich, City of Tualatin
- Gareth Prior, City of Tualatin
- Erin Engman, City of Tualatin
- Tabitha Boschetti, City of Tualatin
- Maya Benham, City of Tualatin
- Councilor Paul Morrison
- Beth Goodman, ECONorthwest
- Matt Hastie, Angelo Planning Group
- Josh Crites, Assistant Director of Washington County Department of Housing Services
- Rachael Duke, Executive Director of Community Partners for Affordable Housing
- Katherine Galian, Director of Family and Community Resources for Community Action

Overview

The City of Tualatin held “Under One Roof” Open House, which was a public outreach event of the Tualatin|2040. The Open House consisted of a free provided lunch, an overview presentation of the Tualatin|2040 project and associated data, and a public meeting to address the “severely rent- burdened” in Tualatin. The event concluded with a question and answer period and comments from attendees.

Under One Roof Open House Summary

Tualatin 2040 Presentation

Beth Goodman, consultant on Tualatin’s Housing Needs Analysis and Economic Opportunity Analysis, provided key takeaways on those analyses. In Tualatin, as with the Portland Region, housing is becoming less affordable. Defining that - cost burdened is paying more than 30% or more for housing costs, with 50% or more being severely -cost burdened. For Tualatin 56% of



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its renters are cost burdened and 26% of those are severely cost burdened. Of Tualatin’s homeowners, 22% are cost burdened, with 8% of those severely cost burdened,

The forecast for needed new dwelling units is 1,014 for the period 2020-2040. The forecast for total new total dwelling units at full build out is 1,915. The recommended housing mix for the future is single-family detached (40%), single-family attached (15%), and multifamily (45%). To accommodate this growth, Tualatin has total buildable, unconstrained land of 322 acres. Regarding land sufficiency for growth, there is a surplus of 101 acres in low/medium-low density residential zoned areas, and a deficit of 11 acres in medium high and high/high rise residential zoned areas.

Within the economic opportunities, Ms. Goodman furthered described the commuting patterns of our residents. In Tualatin, seven percent of our residents live and work within Tualatin’s municipal limits, while 93% of Tualatin’s workforce lives outside the City. The forecast for the Tualatin’s annual growth rate is assumed to be 1.39%. By 2040, this will result in an additional 12,854 new employees. To accommodate this growth, with new and expanding industries, Tualatin has a total buildable inventory of 385 acres with 95% designated for industrial development. Regarding the land sufficiency, there is a deficit of 74 acres of industrial zone areas, and a deficit of 175 acres of retail/office zoned areas. There are currently no Tier 1 sites available in Tualatin (no 25+ acres parcels ready for development within the next year.)

With the provided analysis, Ms. Goodman outlined the public and technical involvement process involved in developing the strategy documents for both the housing needs and economic opportunities strategies. The key question was posed for the housing strategy was “given the existing, limited amount of buildable land available, what are the most effective ways to meet Tualatin’s existing and future housing needs, while improving the quality of life in Tualatin? These six housing policy categories were discussed and agreed to by the project’s Community Advisory Committee: *1. adequate land supply, 2. housing type variety, 3. affordability and affordable housing, 4. funding tools, 5. redevelopment opportunities, and 6. housing-transportation-other connections.*

The economic development strategies were based on the questions: “given the existing, limited amount of buildable land available, what are the most effective ways to build on the City’s economic assets, while improving the quality of life?” and “what do you think the City’s role should be in Economic Development and what resources are required?” The proposed policy

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strategies included: 1. *efficient use of buildable land*, 2. *redevelopment opportunities*, 3. *business retention, growth, and attraction*, and 4. *planning and economic development connections*.

Matt Hastie, from Angelo Planning Group provided a recap and overview of the public engagement for related to broad planning policy and development code regulations. Mr. Hastie identified the top two areas of interest to outline the extensive stakeholder engagement: 1.) housing and livability, 2. transportation parking.

Panel and Forum on Severely Rent- Burdened

The City of Tualatin presented “Under One Roof,” and open house panel and forum regarding the recent designation of Tualatin as a rent-burdened city. Karen Perl Fox, Tualatin 2040 Project Manager and moderator for this panel introduced the panelists: Josh Crites, Assistant Director of Washington County Department of Housing Services; Rachel Duke, Executive Director of Community Partners; and Katherine Galian, Director of Family and Community Resources at Community Action. Each panelist was asked two key questions on this topic. The first question had three-parts, which addressed the challenges, impacts and potential solutions on this topic. The second question was about available resources.

Question 1 (three-parts):

- **Challenges:** What do you think are the top two challenges Tualatin faces within the housing and/or economic development sphere?
- **Impacts:** How does that impact those severely rent burdened?
- **Solutions:** What ideas for solutions to those challenges do you suggest for Tualatin?

Responses to Question 1:

Washington County Department of Housing Services:

- **Challenges:**
 1. Ensuring that there is an affordable housing stock as the prices continue to increase.
 2. Preventing naturally occurring affordable housing from disappearing.
- **Impacts:** Noted positive impacts from Washington County’s efforts in meeting these challenges through the voucher programs.

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- **Solution(s):** Need to identify what assets the City of Tualatin currently owns, and if no stock, then consider purchasing land near high value assets like schools, shopping centers, and transportation modes.

Community Partners for Affordable Housing:

- **Challenges:**
 1. Tualatin’s zoning code.
 2. Parking requirements in the code are too stringent for affordable housing development.
 3. NIMBY Issue: Those that take the position of “not-in-my-back-yard.” Many studies provide an alternative dialogue that identify many misconceptions about affordable housing in that regard.
- **Impacts:** The above challenges create unnecessary barriers to developing affordable housing.
- **Solution(s):**
 1. Change the zoning code to reduce barriers for affordable housing.
 2. Reduce parking requirements in the code for affordable housing development.
 3. Educate the public to correct misconceptions about affordable housing.

Community Action:

- **Challenges:**
 1. Challenges in Tualatin are essentially a “math problem.”
 2. Just under half the jobs pay enough money for a two-bedroom apartment
- **Impacts:** 55% of people are paying more than they can afford for housing costs.
- **Solution(s):** Address the pay-gap and provide education on this topic, which is really about having adequate income to pay.

Question 2: Tells us about the resources your agency or organization can offer to City of Tualatin in these areas (housing and services, severely rent burdened).

Responses to Question 2:

Community Action

This agency provide rental assistance, short-term subsidies and employment support. The purpose of what we do is help people who have lost their housing find housing and to help people from loosing their housing. This agency is a “gap filler.”

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Community Partners for Affordable Housing

Develops affordable housing (non-profit) and provides services for their residents.

Washington County Department of Housing Services

Currently oversees the Metro Affordable Housing Bond Funding for Washington County and jurisdictions. In addition, they provide vouchers, programs that house veterans, and currently looking at other program like individuals aging out of the foster home system.

Open Q & A with Attendees

Summary of Questions:

1. **How to lower the cost of living so that low-income folks can afford their homes?**
 - a. There are programs and vouchers that could “buy-down” the cost of home costs.
 - b. Efforts should also focus on increasing skills to increase wages.
2. **Do you talk to people about shared housing?**
 - a. There are programs and vouchers that could “buy-down” the cost of home costs.
 - b. Efforts should also focus on increasing skills to increase wages.
3. **Do your plans include shared housing?**
 - a. Only in Portland
4. **Can landlords take vouchers?**
 - a. Yes. We do not prohibit it.
5. **How do you decide to focus your efforts? How do we make Tualatin more attractive?**
 - a. Tualatin can make land available and use incentives to spur further development, as well as update the zoning code.
6. **Has any consideration been made for the development of tiny-houses?**
 - a. Yes, in Oregon, though tiny houses are not necessarily in expensive.
7. **Can bond funding be used for transitional housing?**
 - a. No.





40+ people attended

Diverse range

1st request to use Spanish translation services, which has been offered at all Tualatin 2040 meetings

Stakeholders want to see efficient use of land!

- Zoning code changes
- Improve connections within Tualatin
- Offer more jobs, services, entertainment or gathering spaces closer to home

Panel recommendations...

1. Land is costly, public control is crucial
2. Reduce regulatory barriers to affordable housing (parking and density)
3. Be ready for Not In My Backyard (NIMBY)

Affordable housing is complex, a coalition is needed

- Community Action
- Washington County
- Community Partners of Affordable Housing
- City Council
- Advocates in Tualatin

Q & A topics...

- Housing vouchers
- Tiny homes
- Shared/transitional housing
- Mobile or manufactured homes
- Immediate assistance with housing cost



A group of people are seated at round tables in a meeting room. In the background, a large presentation screen displays a slide titled "What We Learned" with a small tree icon and the words "apartments" and "ADUs" visible. The room has a modern, open-plan design with light-colored walls and wooden floors. The foreground shows the back of a person's head and shoulders, along with a table set with water bottles, a soda can, and some papers.

For complete results
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Tualatin2040.com